IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE
PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION & VARIANCE – * ZONING COMMISSIONER
W/S Greenspring Ave., 540' S of Old Court Road
(Greenspring Quarry) * OF BALTIMORE COUNTY
3rd Election District
2nd Council District * Case Nos. III-299 & 04-365-SPHXA

The Arundel Corporation, Owners; *
Beazer Homes Corporation, Contract Purchaser/Developer

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 the development review regulations codified in Title 26 thereof, the Owners/Developers seek approval of a three-page red-lined development plan, prepared by Daft-McCune-Walker, Inc., for the proposed residential development of the subject property with 83 single family and 510 condominium dwelling units. In addition to development plan approval, zoning relief is requested as follows: 1) Special exception relief is requested, pursuant to Sections 1B01.2.B.2, 502, and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.4.a of the Comprehensive Manual of Development Policies (C.M.D.P.) to allow maximum building widths of 330 feet in lieu of the maximum allowed 300 feet for Buildings K-1 through K-5 in Area K, and 460 feet in lieu of the maximum permitted 300 feet for Lots 4 and 5 in Area F; and from Sections 205.3.B.2 and 502 of the B.C.Z.R. to permit a freestanding restaurant as an "eating or drinking establishment" in an O-2 zone for Lots 1, 6, 7 and 8 in Area F. 2) Special Hearing relief is requested, pursuant to Section 409.4 of the B.C.Z.R., seeking approval of a use permit to allow business parking in a residential zone for Lots 1, 2, 3, 4 and 5 in Areas F, G and H, and from Sections 409.4 and 409.5 of the B.C.Z.R. to approve a modified plan to allow loading, service, and uses other than parking in a residential zone for Lots 3, 4, and 5 in Areas F and G. 3) Lastly, variance relief is requested for multiple developable areas of the property,

including those areas proposed for development with single family detached units, multi-family dwelling units, and commercial and office uses, all as more particularly described within the schedule attached to the Petition for Variance. The details of the proposed subdivision and requested zoning relief are more particularly described on the three-page, redlined development plan submitted into evidence and marked as Developer's Exhibits 1A, 1B and 1C.

As to the history of this project through the development review process codified in Title 26 of the Baltimore County Code, a concept plan of the proposed development was prepared and a conference held thereon on July 14, 2003. As the name suggests, the concept plan is a schematic representation of the proposed subdivision and is reviewed by and between representatives of the Developer and the reviewing County agencies at the Concept Plan Conference (CPC). Thereafter, as required, a Community Input Meeting (CIM) is scheduled during evening hours at a location near the property to provide residents of the area an opportunity to review and comment on the plan. The CIM for this project was held on September 18, 2003 at the Pikesville High School. Subsequently, a development plan is prepared, based upon the comments received at the CPC and CIM, and submitted for further review at a Development Plan Conference (DPC) which is again held between the Developer's consultants and reviewing County agencies. In this case, the DPC was held on February 11, 2004. Following the DPC, comments are submitted by the appropriate County reviewing agencies and a revised development plan incorporating these comments is submitted at the Hearing Officer's Hearing, which in this case was held on March 11, 2004. By agreement of the parties, the record of the case was held open until Friday, March 12, 2004. Pursuant to the development regulations, this written opinion follows and must be issued on or before the close of business on Monday, March 29, 2004.

Appearing at the public hearing required for this project were David Carney and Joe Fortino on behalf of Beazer Homes Corporation, Contract Purchasers/Developers, and Patricia A. Malone, Esquire and Robert A. Hoffman, Esquire, attorneys for the Owners/Developers. Also appearing were Rick Hoehn, Lyndon Hart, Mitchell Kellman, Eric Hadaway and John

Seefried, on behalf of Daft, McCune, Walker, Inc., the consultants who prepared the development plan. In addition, Tom Obrecht, John Bremermann and Russ Emerson of Obrecht Properties appeared, as did Steven S. Koren of Koren Development, and Glenn Cook, a traffic engineer with The Traffic Group. 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): Donald Rascoe, Project Manager; Bob Bowling and Rahee Famili, Development Plans Review; Donald A. Gabriel, Land Acquisition; and, Jeffrey Perlow, Zoning Review. Also appearing on behalf of the County were Kathy Schlabach, Office of Planning (OP); R. Bruce Seeley and Betty Kelley, Department of Environmental Protection and Resource Management (DEPRM); and Jan Cook, Department of Recreation and Parks (R&P). Appearing from the surrounding community were Marla Shuman, Marian and Jerome Shuman, Howard Simons, Barry Blane, Ronald Diener, Flora Aisenberg, Howard Green, Alegra J. S. Best, and Valerie Binder. Appearing as spokesperson for the group and on behalf of the Pikesville-Greenspring Community Coalition was Neville Jacobs, President of that organization.

This ambitious project relates to a large, undeveloped tract of land known as the Greenspring Quarry. As the names suggests, the property was formerly the site of a quarry mining operation which concluded on or about December 31, 1991. In accordance with law, the property has undergone reclamation since that time and an extensive redevelopment of the site is proposed in accordance with the development plan under consideration in this case.

The subject property is located on the west side of Greenspring Avenue, between Smith Avenue and Old Court Road in the Greenspring/Pikesville area of central Baltimore County. The property contains approximately 260 acres in area, and due to its large size, features several zoning classifications, including D.R.1, D.R.2, D.R.3.5, D.R.5.5, O-2, B.L. and B.M. The largest portion of the site is zoned D.R.3.5 and occupies approximately 193 acres; however, the O-2 zone contains approximately 33 acres, and the D.R.1 zone, approximately 23 acres.

Due to the mixed zoning of the property and the natural features of the land within the overall tract, a diverse development is proposed. The diversity of the plan is reflected by the fact that some areas of the property are flat and developable whereas other areas contain significant environmental constraints, including steep slopes, streams, wetlands and forests. Moreover, there is a large lake in the interior of the property that was created during the mining operation around which much of the development will be clustered. The development plan also shows that the project will be segregated into a series of sections or pods. Section A is located in the northern most portion of the tract and will contain six single-family homes. Vehicular access to these six homes will be by way of a new public road leading into the site from Greenspring Avenue. Moving in a southerly direction from Section A, the next portion of the tract proposed for development is Section E. This Section features a series of hillside condominium buildings. Section E abuts Section D, which is shown on the plan as containing a group of seven single-family dwellings clustered around a small loop road. Section C also features eight single-family dwellings, which are clustered around a private road that will terminate as a cul-de-sac. Section F is located immediately south of Section D and abuts the lake on the north side. Section F features four four-story office buildings, as well as two parking garage buildings. Section G is also immediately adjacent to the north side of the lake and east of Section F. This Section features the commercial/retail component of the development and will include several freestanding restaurant buildings and related parking. Section H is also north of the lake and will feature a seven-story inn/hotel building. Adjacent to Section H is Section F, which will contain a 6,000 sq.ft. community center and clubhouse building, as well as related recreational amenities (swimming pool, tennis courts, etc.). Section K is located on the west and south sides of the lake and will feature five, four-story lakeside condominium buildings. Finally, Sections J and I are located in the southern portion of the tract and will contain the largest section of single family homes. The buildings constructed in Section J will be built around the extension of Lightfoot Drive, which presently terminates immediately west of the subject site. That road will be extended into the property, however, will not be connected as a through road but will terminate

as a cul-de-sac. To the east Section I contains the balance of the single family dwelling lots. Access thereto will be by way of the construction of a new public road that will lead into the site from Greenspring Avenue, immediately opposite Green Summit Road.

In sum, the development plan proposes a large, integrated residential/commercial/ retail office use. There are 83 single family dwellings and 510 condominium units proposed. Additionally, the office use, restaurants and parking garages will total 583,929 sq.ft. The retail area will encompass 60,000 sq.ft. and the inn/hotel will total 97,000 sq.ft. As noted above, the community center will equal 6,000 sq.ft. Due to limitations of space, all of the details of the proposal cannot be set forth within this written opinion; however, it is shown in great detail on the three-page redlined development plan as well as the other exhibits submitted at the hearing, including elevation drawings and a pattern book. The pattern book shows the architectural design of all of the various structures proposed, including the residential, commercial and office buildings. Testimony and evidence was offered at the hearing from a number of the developer's consultants. These engineers, architects, and planners described development of the proposed plan and the details associated with the project. It is clear that great care was taken in designing this community.

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, this hearing, which was originally scheduled for multiple hearing dates, took less than one day to complete, although the record of the case was held open for a second day. The speed at which the hearing was completed is a testament to the ongoing negotiations between the Developer, representatives of the County, and the community. The development of such a large parcel with multiple uses could normally expect to generate *significant community opposition.* However, the community appeared in general support of the plan evidencing a lengthy negotiations and give and take process between the parties.

One issue identified, however, related to the potential extension of Lightfoot Drive from the west. As noted above, that road will be extended into the subject property to provide

access to the single-family dwellings in Section J. Both the neighbors and the Developer prefer that Lightfoot Drive terminate within the subject property as a cul-de-sac and not be extended as a through road. The neighbors are concerned that a through road will result in a change of character in Lightfoot Drive. That is, rather than continuing to serve as a local neighborhood street, the neighbors fear that a through extension would change the nature of the road to a busy, high-speed roadway. In addition, Baltimore County's Department of Environmental Protection and Resource Management (DEPRM) opposes the extension of Lightfoot Drive. That agency notes the existence of environmental constraints in that area of the property and that any extension would require an alternatives analysis and a possible adverse impact on the environmental resources. The termination of the road would leave those environmental resources intact and undisturbed.

The sole party that objects to this proposal is Baltimore County's Department of Public Works (DPW). On behalf of that agency, Bob Bowling and Rahee Famili testified that Lightfoot Drive was originally designed to be a through road. That is, Lightfoot Drive currently exists on both the east and west sides of the subject property and it is evident that at one time in the past a through connection was anticipated. DPW argues that in view of this original design, the road should be connected. That agency also notes that such a connection would improve traffic circulation in the area, would provide a connection to adjacent communities, and would promote ease of access by emergency vehicles and other traffic.

The Developer and surrounding community are steadfastly opposed to this connection. As noted above, they adopt the concern of the environmental impacts raised by DEPRM. Additionally, they produced certain documents indicating that Baltimore County considered this issue many years ago and that the residents were advised by certain public officials at that time that the road connection would not be made.

Upon due consideration of the testimony and evidence offered by both sides, I will approve the plan as submitted and decline to require the road connection. The overwhelming factors leading to this decision are as follows. First, I am sensitive to the concerns raised

regarding environmental impacts and believe that disturbance in environmentally sensitive areas should not be required unless necessary. Secondly, the existing road network in this area already provides an inter-connection between adjacent neighborhoods and the extension of Lightfoot Drive for this purpose is not necessary. As more particularly shown on the area map, traffic to the west of the site can connect with traffic to the east through Dogwood Road, Laurelwood Road, and Timberlane Road. These roads already provide a means of access between neighborhoods and more importantly, provide multiple means of access to this site for emergency vehicles. Even in the event that a particular road is blocked due to accident or road-closure, vehicles could enter the site from Smith Avenue towards the south by way of multiple locations. On balance, I believe these factors support a finding that Lightfoot Drive should not be extended. In sum, I find that the reasons enunciated by DPW in support of their contention are not warranted in view of the concerns of the community and character of the existing road network.

The second issue raised relates to proposed improvements to Greenspring Avenue at that portion of the site near Section A. As noted above, Section A is in the northern portion of the subject property and will be developed with a new private road to serve the six single-family homes proposed in that area. Certain residents believe that road improvements to Greenspring Avenue (i.e., a full deceleration lane) are warranted to serve these houses. I do not share their conclusion, given the minimal traffic that will be generated by these six houses. However, in an effort to resolve this issue, the Developer indicated a willingness to construct a limited 90-foot deceleration lane for southbound traffic on Greenspring Avenue that would turn right into Section A. This would provide residents and visitors to that Section with an area in which they could move off the more heavily traveled portions of Greenspring Avenue to slow their speed and turn into the site. Additionally, this 90-foot decel lane, although less than the typical length, would avoid environmental constraints that exist in that area.

The record of the case was held open to allow the community additional time to consider this issue. On Friday, March 12, 2004, the undersigned was advised that the community had reviewed and accepted this proposal. Thus, the plan shall be amended by the

addition of a 90-foot decel lane for southbound Greenspring Avenue traffic. The location and dimension of this decel lane is subject to approval by the Department of Public Works and the Department of Environmental Protection and Resource Management. However, in the judgment of the undersigned Zoning Commissioner, the addition of a decel lane is appropriate, as it will provide an additional measure of traffic safety while not interfering with adjacent environmentally sensitive areas.

The extension of Lightfoot Drive and the decel lane on Greenspring Avenue were the major issues raised at the hearing. The record of the case will show that the Developer modified its redlined plan to bring same into compliance with other County concerns. For example, certain improvements to Greenspring Avenue, which are off-site and not along the property's frontage, will be constructed at the Developer's expense (see Developer's Exhibits 3A through 3D). Other notes were modified and/or added to resolve outstanding issues.

Based upon the testimony and evidence, I find that the development plan is in compliance with all County standards, rules and regulations for development and should therefore be approved. As noted above, only two issues were raised for resolution by the Hearing Officer, namely, the extension of Lightfoot Drive, and the construction of a decel lane on southbound Greenspring Avenue. The resolution of these issues is provided above. Other issues identified at the hearing were resolved by either redlined changes to the plan or notes or amendments that were added during the proceedings.

It is also to be noted that this plan appears in compliance with the agreements and understandings reached between the community and this Developer. In this regard, Mr. Jacobs on behalf of the community, read into the record a lengthy document that summarized the community's concerns. It appears that these concerns have been addressed and incorporated into the plan. Thus, the plan should be approved, consistent with the three-page redlined development plan submitted, (Developer's Exhibits 1A and 1B), the details shown in the pattern book (Developer's Exhibit 2A), as well as the off-site road improvements specifically shown on Developer's Exhibits 3A through 3D.

Turning to the zoning relief, special hearing, special exception and variance relief is requested as set forth above. The need for some of this relief is generated by the fact that certain areas of the property, including that portion of the site identified as the Groom property, is governed by the current requirements of the B.C.Z.R., whereas, the balance of the property is subject to the C.M.D.P., which were in effect in the 1980s. These regulations are applicable due to the prior use of the property as a quarry and the reclamation plan that was previously approved. I easily find that the Petition for Special Exception should be granted to permit the condominium buildings in Area K and the retail buildings in Area F to exceed the maximum building widths permitted. The design of this project is outstanding and the relief requested is driven by the environmental constraints and the unique features of this site. Additionally, I find that special exception relief should be granted to allow freestanding restaurant buildings to be located in a visually pleasing location along the lake's frontage and that the relief requested complies with the requirements of Section 502.1 of the B.C.Z.R.

. Similarly, special hearing relief should be granted. Relief here relates in part to the parking requirements set out in Sections 409.4 and 409.5 of the B.C.Z.R. and is necessitated by the location of the zoning lines which transect the site and the unique features of the land.

Finally, a series of variances have been requested. In sum, I believe that all of the relief should be granted and that each individual case meets the requirements of Section 307 of the B.C.Z.R. The uniqueness of the land, the integrated design and proposed development of this property with multiple uses are the driving factors, which support the variance relief. In conclusion, the plan appears to be a well thought out and outstanding project, which when completed will be a highly desirable, mixed use community. The Developer should be encouraged to proceed with this project and applauded for its ongoing negotiations with the surrounding community, which in many cases, exceed the requirements for development in Baltimore County. The plan and related zoning relief shall therefore be approved.

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 29th day of March 2004 that the three page, red-lined development plan for Greenspring Quarry, identified herein as Developer's Exhibits 1A, 1B and 1C, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception seeking relief pursuant to Sections 1B01.2.B.2, 502, and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.4.a of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit maximum building widths of 330 feet in lieu of the maximum allowed 300 feet for Buildings K-1 through K-5 in Area K, and 460 feet in lieu of the maximum permitted 300 feet for Lots 4 and 5 in Area F; and from Sections 205.3.B.2 and 502 of the B.C.Z.R. to permit a freestanding restaurant as an "eating or drinking establishment" in an O-2 zone for Lots 1, 6, 7 and 8 in Area F, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing seeking relief pursuant to Section 409.4 of the B.C.Z.R. for a use permit to allow business parking in a residential zone for Lots 1, 2, 3, 4 and 5 in Areas F, G and H, and approval of a modified plan to allow loading, service, and uses other than parking in a residential zone for Lots 3, 4, and 5 in Areas F and G, pursuant to Sections 409.4 and 409.5 of the B.C.Z.R.; be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief for multiple developable areas of the property, including those areas proposed for development with single family detached units, multi-family dwelling units, and commercial and office uses, in accordance with the scheduled attached thereto and the three-page redlined development plan marked into evidence as Developer's Exhibits 1A, 1B and 1C, be and is hereby GRANTED, subject to the following restriction:

ORDER RECEIVED FOR FILING
Date 3/29/04
By

1) The plan shall be amended by the inclusion of a 90-foot decel lane for southbound Greenspring Avenue traffic, the location and dimension of which is subject to approval by the Department of Public Works and the Department of Environmental Protection and Resource Management.

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

ER RECEIVED FOR FILING
Date 3/24/14
By 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

March 29, 2004

Robert A. Hoffman, Esquire
Patricia A. Malone, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING and
PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCE
W/S Greenspring Avenue, between Old Court Road and Smith Avenue
(Greenspring Quarry)
3rd Election District – 2nd Council District
The Arundel Corporation, Owners; Beazer Homes Corporation, Contract Pur./Developer
Cases Nos. III-299 and 04-365-SPHXA

Dear Mr. Hoffman & Ms. Malone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The development plan has been approved and the Petitions for Special Hearing, Special Exception, and 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: Ms. Marsha J. Himes, The Arundel Corporation, 34 Loveton Circle, Sparks, Md. 21152
Mr. Joseph Fortino, Beazer Homes Corp., 8965 Guilford Rd., #290, Columbia, Md. 21046
Daft-McCune-Walker, Inc., 200 E. Pennsylvania Avenue, Towson, Md. 21286
Mr. Tom Obrecht, Obrecht Prop., 15 W. Aylesbury Rd., Suite 400, Timonium, Md. 21093
Mr. Steven S. Koren, Koren Development, 8815 Centre Park Drive, Columbia, Md. 21045
Mr. Glenn Cook, The Traffic Group, 9900 Franklin Sq.Dr., #H, Baltimore, Md. 21236
Mr. Neville Jacobs, 10 Calypso Court, Pikesville, Md. 21208
Marian & Jerome Shuman, 17 Branchwood Court, Baltimore, Md. 21208
Ms. Marla Shuman, 3323 Katewood Court, Baltimore, Md. 21209
Ms. Flora Aisenberg, 9 Taverngreen Court, Baltimore, Md. 21209
Mr. Howard Green, 6523 Copperfield Road, Baltimore, Md. 21209
Ms. Alegra J. S. Best, 7907 Humboldt Road, Baltimore, Md. 21208
Ms. Valerie Binder, 3117 Old Court Road, Baltimore, Md. 21208
Don Rascoe, DPDM; DEPRM; DPW; OP; R&P; People's Counsel; Case File

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at SW/S of Greenspring Avenue, 540 feet South of Old Court Road

which is presently zoned DR1, DR2, DR3.5, DR5.5, OR2, BL and BM

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

SEE ATTACHED

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:

Beazer Homes Corp.
Name - Type or Print

Signature

Joseph D. Fortino, Vice-Pres.
8965 Guilford Road (410) 720-5071
Address Telephone No.
Suite 290
Columbia, Maryland 21046
City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print

Signature

Venable LLP
Company
210 Allegheny Avenue (410) 494-6200
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

The Arundel Corporation
Name - Type or Print

Signature

Marsha J. Himes, Treasurer
Name - Type or Print

Signature

34 Loveton Circle (410) 329-5000
Address Telephone No.
Sparks, Maryland 21152-5000
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name
210 Allegheny Avenue (410) 494-6200
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

ORDER RECEIVED FOR FILING
Date 3/29/04
By B2V 9/15/98

Case No. 04-365 SPHXA

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JCM Date 2.6.04

PETITION FOR SPECIAL HEARING
Greenspring Quarry
SW/S of Greenspring Avenue,
540 feet South of Old Court Road

SH-1 Special Hearing, pursuant to BCZR Section 409.4, for a use permit to allow business parking in a residential zone (Lots 1, 2, 3, 4, and 5, Areas F, G, and H);

SH-2 Special Hearing, pursuant to BCZR Sections 409.4 and 409.5, for approval of a modified plan to allow loading, service, and uses other than parking in a residential zone (Lots 3, 4, and 5, Areas F and G).

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at SW/S of Greenspring Avenue, 540 feet South of Old Court Road

which is presently zoned DR1, DR2,

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, leg owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto a made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use t herein described property for

SEE ATTACHED

DR3.5, DR5.5, oR2, BL and BM

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by t 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:

Beazer Homes Corp.
Name - Type or Print

Signature

Joseph D. Fortino, Vice-Pres.
8965 Guilford Road (410) 720-5071
Address Suite 290 Telephone No.
Columbia, Maryland 21046
City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print

Signature

Venable LLP
Company
210 Allegheny Avenue (410) 494-6200
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

The Arundel Corporation
Name - Type or Print

Signature

Marsha J. Himes, Treasurer
Name - Type or Print

Signature

34 Loveton Circle (410) 329-5000
Address Telephone No.
Sparks, Maryland 21152-5000
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name
210 Allegheny Avenue (410) 494-6200
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

ORDER RECEIVED FOR FILING
Date 3/29/04
By B

Case No. 04-365 SPHXA

REV 09/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____
Reviewed By _____ Date 2.6.04

PETITION FOR SPECIAL EXCEPTION
Greenspring Quarry
SW/S of Greenspring Avenue,
540 feet South of Old Court Road

SE-1 Special Exception, pursuant to BCZR Sections 1B01.2.B.2, 502, and 504 and CMDP Section V.B.4.a., to allow maximum building widths of 330 feet in lieu of the maximum permitted 300 feet (Buildings K1-K5, Area K);

SE-2 Special Exception, pursuant to BCZR Sections 1B01.2.B.2, 502, and 504 and CMDP Section V.B.4.a., to allow maximum building widths of 460 feet in lieu of the maximum permitted 300 feet (Lots 4 and 5, Area F);

SE-3 Special Exception, pursuant to BCZR Sections 205.3.B.2 and 502, to permit a free standing restaurant as an "eating or drinking establishment" in an O-2 zone (Lots 1, 6, 7, and 8, Area F).

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at SW/S of Greenspring Avenue, 540 feet South of Old Court Road

which is presently zoned DR1, DR2, DR3.5, DR5.5, OR2, BL and BM

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)

SEE ATTACHED

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate *hardship or practical difficulty*)

To be determined 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 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:

Beazer Homes Corp.
Name - Type or Print

Signature
Joseph D. Fortino, Vice-Pres.
8965 Guilford Road (410) 720-5071
Address Telephone No.
Suite 290
Columbia, Maryland 21046
City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print

Signature
Venable LLP
Company
210 Allegheny Avenue (410) 494-6200
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

The Arundel Corporation
Name - Type or Print

Signature
Marsha J. Himes, Treasurer
Name - Type or Print

Signature
34 Loveton Circle (410) 329-5000
Address Telephone No.
Sparks, Maryland 21152-5000
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name
210 Allegheny Avenue (410) 494-6200
Address Telephone No.
Towson, Maryland 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By JCM **Date** 2-6-04

ORDER RECEIVED FOR FILING
Date 2/9/04
By

Case No. 04-365-SPHXA

REV 9/15/98

PETITION FOR VARIANCE
Greenspring Quarry
SW/S of Greenspring Avenue,
540 feet South of Old Court Road

The following petitions for variance are requested for Areas C, D, I, and J (single-family detached units):

V-1 Variance from BCZR Sections 1B01.2.C.2.b and 504 and CMDP Section V.B.6.c to permit the centers of facing windows of different dwellings to be as close as 12 feet in lieu of the required 40 foot separation (Lots C1-C8, D1-D7, I1-I36, I43-I48, J1-J14);

V-2 Variance from BCZR Section 504 and CMDP Section V.B.6.b to permit window to lot line setbacks of 3 feet in lieu of the required 15 foot separation (Lots C1-C8, D1-D7, I1-I36, I43-I48, J1-J14);

V-3 Variance from BCZR Section 504 and CMDP Section V.B.6.a to permit a window to street right-of-way setback of 21 feet in lieu of the required 25 foot separation (Lots C1-C8, D1-D2, D4, D6-D7, I1-I36, I44-I48, J1-J4, J6-J12, J14);

V-4 Variance from BCZR Sections 1B01.2.C.1 and 504 and CMDP V.B.3.b to permit a minimum horizontal distance of 20 feet in lieu of the required 40 feet between buildings not mutually attached for building heights between 30 feet and 40 feet (Lots C1-C8, D1-D7, I1-I36, I43-I48, J1-J14);

V-5 Variance from BCZR Section 102.4 to allow single-family dwellings on lots containing less than 20,000 square feet which do not abut on a right-of-way at least 30 feet wide over which the public has an easement of travel (Lots C1-C8, D1-D7, I1-I48).

PETITION FOR VARIANCE
Greenspring Quarry
SW/S of Greenspring Avenue,
540 feet South of Old Court Road

The following petitions for variance are requested for Area E (multi-family dwelling units):

V-6 Variance from BCZR Section 400.1 to permit accessory structures (detached garages) to be located in the front and side yards in lieu of required location in the rear yards.

V-7 Variance from BCZR Section 400.3 to permit accessory buildings (detached garages) to be a maximum height of 17 feet in lieu of the maximum permitted height of 15 feet;

V-8 Variance from BCZR Sections 1B01.2.C.1 and 504 and CMDP Section V.B.3.b to permit a minimum distance between buildings of 60 feet in lieu of the required 75 foot separation for buildings in excess of 50 feet in height (Buildings E1-E10);

V-9 Variance from BCZR Sections 1B02.2.A and 504 and CMDP Section V.B.3.a to permit a maximum building height of 65 feet in lieu of the maximum permitted height of 50 feet (Buildings E1-E10);

The following petitions for variance are requested for Area K (multi-family dwelling units):

V-10 Variance from BCZR Sections 1B01.2.C.1 and 504 and CMDP Section V.B.3.b to permit a minimum separation between buildings of 37 feet in lieu of the required 75 feet for buildings over 50 feet in height (Buildings K1-K5);

V-11 Variance from BCZR Sections 1B01.2.C.2.b and 504 and CMDP Section V.B.6.c to permit the centers of facing windows of different dwellings to be as close as 37 feet in lieu of the required 40 foot separation (Buildings K1-K5);

V-12 Variance from BCZR Sections 1B02.2.A. and 504 and CMDP Section V.B.3.a to permit a maximum building height of 65 feet in lieu of the maximum permitted height of 50 feet (Buildings K1-K5).

ORDER RECEIVED/FOR FILING
Date 3/24/04
By

TO1DOCS1/DHK01/#177047v1

PETITION FOR VARIANCE
Greenspring Quarry
SW/S of Greenspring Avenue,
540 feet South of Old Court Road

The following petitions for variance are requested for Area F, G, and H (commercial and office):

V-13 Variance from BCZR Section 409.2.b to permit parking spaces on a different lot to be located in excess of 500 feet from the building they are intended to serve (Lots 6, 7, and 8, Area F);

V-14 Variance from BCZR Section 205.4.C.1 to permit a 10 foot side lot line setback in lieu of the required 35 feet (Lots 1, 6, 7, and 8, Area F);

V-15 Variance from BCZR Section 205.4.C.2 to permit a 10 foot street line setback in lieu of the required 35 feet (Lot 1, 6, and 9, Area F);

V-16 Variance from BCZR Section 205.4.D.1 to permit building to residential zone boundary setbacks of 8 feet, 90 feet, 120 feet, and 140 feet in lieu of the minimum required 180 feet (twice the height of the building) (Buildings F1-F4, Lots 4 and 5, Area F);

V-17 Variance from BCZR Section 205.4.D.2 to permit a building to street line setback of 15 feet in lieu of the required 65 feet (Lots 4 and 5, Area F);

V-18 Variance from BCZR Section 205.4.D.3 to allow a maximum floor area ratio of 0.5 in lieu of the maximum permitted 0.4 (Lot 4, Area F);

V-19 Variance from BCZR Section 205.4.D.3 to allow a maximum floor area ratio of 1.2 in lieu of the maximum permitted 0.4 (Lot 5, Area F);

V-20 Variance from BCZR Sections 231 and 234 to permit a maximum building height of 96 feet in lieu of the maximum permitted 40 feet (Lot 2, Area H);

V-21 Variance from BCZR Section 232.1 to permit a front building line to property line setback of 0 feet in lieu of the required 10 feet (Lot 3, Area G);

V-22 Variance from BCZR Section 232.1 to permit a front building line to centerline of street setback of 30 feet in lieu of the required 40 feet (Lot 3, Area G).

ORDER RECEIVED/FOR FILING
Date 3/29/04
By

TO1DOCS1/DHK01/#177047v1

Variance Petition Language for Greenspring Quarry
Case No. 04-~~356~~-SPHXA
365

Variance to permit the centers of facing windows of different dwellings to be as close as 12 and 37 feet instead of 40 feet;

Variance to permit window to lot line setbacks of 3 feet instead of 15 feet and window to street right-of-way setbacks of 21 feet instead of 25 feet;

Variance to permit a minimum horizontal distance of 20 feet instead of 40 feet between buildings not mutually attached (building heights between 30 feet and 40 feet);

Variance to allow single-family dwellings on lots smaller than 20,000 square feet which do not abut on a right-of-way at least 30 feet wide over which the public has an easement of travel;

Variance to permit accessory structures in front and side yards instead of rear yards and to be as high as 17 feet instead of 15 feet;

Variance to permit minimum separation between buildings of 37 feet and 60 feet instead of 75 feet (building heights over 50 feet);

Variance to permit maximum building heights of 65 feet instead of 50 feet and 96 feet instead of 40 feet;

Variance to permit parking spaces on a different lot to be located in excess of 500 feet from the building they are intended to serve;

Variance to permit side lot line and street line setbacks of 10 feet instead of 35 feet;

Variance to permit minimum building to residential zone boundary setbacks of 8 feet, 90 feet, 120 feet, and 140 feet instead of the minimum required 180 feet (or twice the height of the building);

Variance to permit building to street line setbacks of 15 feet instead of 65 feet;

Variance to allow a maximum floor area ratios of 0.5 and 1.2 instead of 0.4;

Variance to permit front building line to property line setbacks of 0 feet instead of 10 feet and front building line to centerline of street setbacks of 30 feet instead of 40 feet.

ORDER RECEIVED FOR FILING
Date 3/29/04
By BJR

Description

To Accompany Petition for Special Exception,

Special Hearing, and Zoning Variance

Lands of The Arundel Corporation

Third Election District, Baltimore County, Maryland

DMW

Daft•McCune•Walker, Inc.

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

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

Beginning for the same on the southwest side of Greenspring Avenue at the end of the second of the two following courses and distances as measured from the point formed by the intersection of the centerline of Greenspring Avenue with the centerline of Old Court Road, (1) Southeasterly along the centerline of said Greenspring Avenue 540 feet, more or less, and thence (2) Southwesterly 40 feet, more or less, to the point of beginning, thence leaving said beginning point and binding on the southwest side of Greenspring Avenue, the forty-three following courses and distances, viz: (1) South 26 degrees 43 minutes 13 seconds East 288.60 feet, thence (2) Southeasterly by a line curving to the right, having a radius of 1233.50 feet, for a distance of 586.21 feet (the arc of said curve being subtended by a chord bearing South 13 degrees 06 minutes 21 seconds East 580.71 feet), thence (3) South 00 degrees 30 minutes 32 seconds West 377.91 feet, thence (4) North 89 degrees 29 minutes 28 seconds West 55.00 feet, thence (5) South 00 degrees 30 minutes 32 seconds West 30.00 feet, thence (6) South 89 degrees 29 minutes 28 seconds East 55.00 feet, thence (7) South 00 degrees 30 minutes 32 seconds West 362.79 feet, thence (8) Southeasterly by a line curving to the left, having a radius of 7661.97 feet, for a distance of 614.92 feet (the arc of said curve being subtended by a

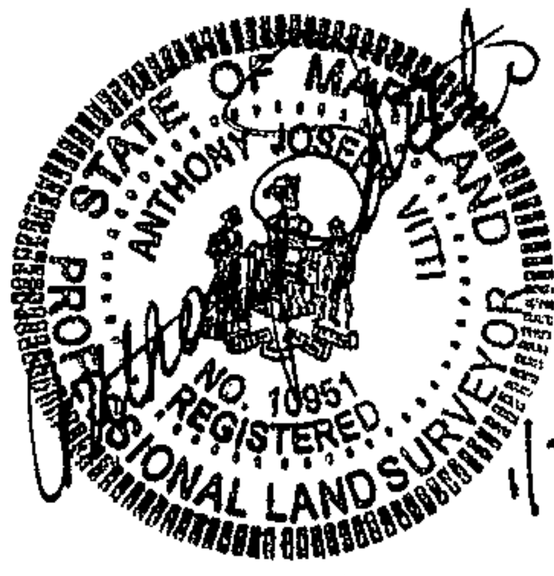
chord bearing South 01 degree 47 minutes 25 seconds East 614.75 feet), thence (9) South 04 degrees 05 minutes 22 seconds East 534.91 feet, thence (10) South 64 degrees 35 minutes 50 seconds West 49.93 feet, thence (11) South 25 degrees 24 minutes 10 seconds East 60.00 feet, thence (12) North 64 degrees 35 minutes 50 seconds East 26.53 feet, thence (13) South 04 degrees 05 minutes 22 seconds East 126.26 feet, thence (14) Southwesterly by a line curving to the right, having a radius of 2825.01 feet, for a distance of 539.23 feet (the arc of said curve being subtended by a chord bearing South 01 degree 22 minutes 43 seconds West 538.41 feet), thence (15) South 06 degrees 50 minutes 49 seconds West 379.64 feet, thence (16) Southeasterly by a line curving to the left, having a radius of 1567.89 feet, for a distance of 931.56 feet (the arc of said curve being subtended by a chord bearing South 10 degrees 10 minutes 27 seconds East 917.92 feet), thence (17) South 27 degrees 11 minutes 43 seconds East 86.43 feet, thence leaving said southwest side of Greenspring Avenue, (18) South 85 degrees 57 minutes 53 seconds West 1011.21 feet, (19) South 68 degrees 24 minutes 11 seconds West 1307.88 feet, thence (20) North 03 degrees 01 minute 11 seconds West 734.97 feet, thence (21) North 78 degrees 01 minute 31 seconds West 281.60 feet, thence (22) Northwesterly by a line curving to the left, having a radius of 525.00 feet, for a distance of 81.45 feet (the arc of said curve being subtended by a chord bearing North 82 degrees 28 minutes 11 seconds West 81.37 feet), thence (23) North 86 degrees 54 minutes 51 seconds West 256.27 feet, thence (24) North 13 degrees 35 minutes 28 seconds East 28.57 feet, thence (25) North 63 degrees 45 minutes 19 seconds West 1210.49 feet, thence (26) North 39 degrees 13 minutes 56 seconds East 552.13 feet thence (27) North 27 degrees 59 minutes 17 seconds West 376.55 feet, thence (28) North 62 degrees 00

minutes 44 seconds East 303.81 feet, thence (29) North 11 degrees 30 minutes 08 seconds West 423.26 feet, thence (30) North 78 degrees 29 minutes 52 seconds East 299.13 feet, thence (31) South 19 degrees 39 minutes 07 seconds East 50.00 feet, thence (32) North 55 degrees 59 minutes 05 seconds East 405.99 feet, thence (33) North 16 degrees 26 minutes 11 seconds West 185.48 feet, thence (34) North 65 degrees 13 minutes 25 seconds East 571.47 feet, thence (35) North 64 degrees 56 minutes 27 seconds East 391.72 feet, thence (36) North 60 degrees 05 minutes 18 seconds East 1480.51 feet, thence (37) North 29 degrees 54 minutes 42 seconds West 473.68 feet, thence (38) North 44 degrees 37 minutes 46 seconds East 427.90 feet, thence (39) North 41 degrees 04 minutes 14 seconds West 440.00 feet, thence (40) North 67 degrees 43 minutes 45 seconds East 332.36 feet, thence (41) South 29 degrees 05 minutes 59 seconds East 147.10 feet, thence (42) North 81 degrees 31 minutes 55 seconds East 100.48 feet, and thence (43) North 63 degrees 16 minutes 47 seconds East 139.22 feet to the point of beginning; containing 259.56 acres of land, more or less.

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

January 28, 2004

Project No. 83035.P (L83035.P)



Md. Reg. # 10951

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

365

No. 32606

DATE 2.6.04 ACCOUNT 001-006-6150

AMOUNT $ 800.00

RECEIVED FROM: ARUNDEL GREENSPRING QUARRY

FOR: SDHXA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
2/09/2004	2/06/2004	14:11:48	4

REG WS06 WALKIN KWCR KSH
>>RECEIPT # 232946 2/06/2004 OFLH
Dept 5 528 200106 VERIFICATION
CSH ND. 032606
Rcpt Tot $800.00
$800.00 CK $.00 CA
Baltimore 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 Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-365-SPHXA

SW/side of Greenspring Avenue
S/west side of Greenspring Avenue, 540 feet south of Old Court Road
3rd Election District – 2nd Councilmanic District
Legal Owner: The Arundel Corporation, Marsha Himes
Contract Purchaser: Beazer Homes Corp., Joseph Fortino, V.P.O

SPECIAL EXCEPTION: to allow maximum building widths of 330 feet in lieu of the maximum permitted 300 feet. To allow maximum building widths of 460 feet in lieu of the maximum permitted 300 feet. To permit a freestanding restaurant as an "eating or drinking establishment" in an O-2 zone. **SPECIAL HEARING:** for a use permit to allow business parking in a residential zone. For approval of a modified plan to allow loading, service, and uses other than parking in a residential zone. **VARIANCE:** to permit the centers of facing windows of different dwellings to be as close as 12 and 37 feet instead of 40 feet. To permit window to lot line setbacks of 3 feet instead of 15 feet and window to street right-of-way setbacks of 21 feet instead of 25 feet. To permit a minimum horizontal distance of 20 feet instead of 40 feet between buildings not mutually attached (building heights between 30 and 40 feet). To allow single-family dwellings on lots smaller than 20,000 square feet, which do not abut on a right-of-way at least 30 feet wide over which, the public has an easement of travel. To permit accessory structures in front and side yards instead of rear yards and to be as high as 17 feet instead of 15 feet. To permit minimum separation between buildings of 37 feet and 60 feet instead of 75 feet (building heights over 50 feet). To permit maximum building heights of 65 feet of 50 feet and 96 feet instead of 40 feet. To permit parking spaces on a different lot to be located in excess of 500 feet from the building they are intended to serve. To permit side lot line and street line setbacks of 10 feet instead of 35 feet. To permit minimum building to residential zone boundary setbacks of 8 feet, 90 feet, 120 feet, and 140 feet instead of the minimum required 180 feet (or twice the height of the building). To permit building to street line setbacks of 15 feet instead of 65 feet. To allow a maximum floor area ratios of 0.5 and 1.2 instead of 0.4. To permit front building line lot property line setbacks of 0 feet instead of 10 feet and front building line to centerline of street setbacks of 30 feet instead of 40 feet.

HEARING: Thursday, March 11, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) Hearings are handicapped accessible; for special accommodations, please contact the Zoning Commissioner's Office at 410-887-4386. (2) For information concerning the file and/or hearing, contact the Zoning Review Office at 410-887-3391.

JT 3/631 Mar. 2 C652530

CERTIFICATE OF PUBLICATION

3/4/, 2004

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 3/2/, 2004.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. **04-365 SPHXA**

Petitioner/Developer **Koren Development**

Date of Hearing/Closing **March 11, 2004**

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

Ladies and Gentlemen:

This letter is to certify under penalties of perjury that the necessary sign(s) required by law were posted conspicuously for the property known as

Greenspring Quarry

4 signs posted

The signs were posted on _____
(Month, Day, Year)

Sincerely,

Bud Height 2/25/04
(Signature of Sign Poster and Date)

BUD HEIGHT
(Printed Name)

Daft- McCune- Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286
(Address)

410-296-3333
(Telephone Number)

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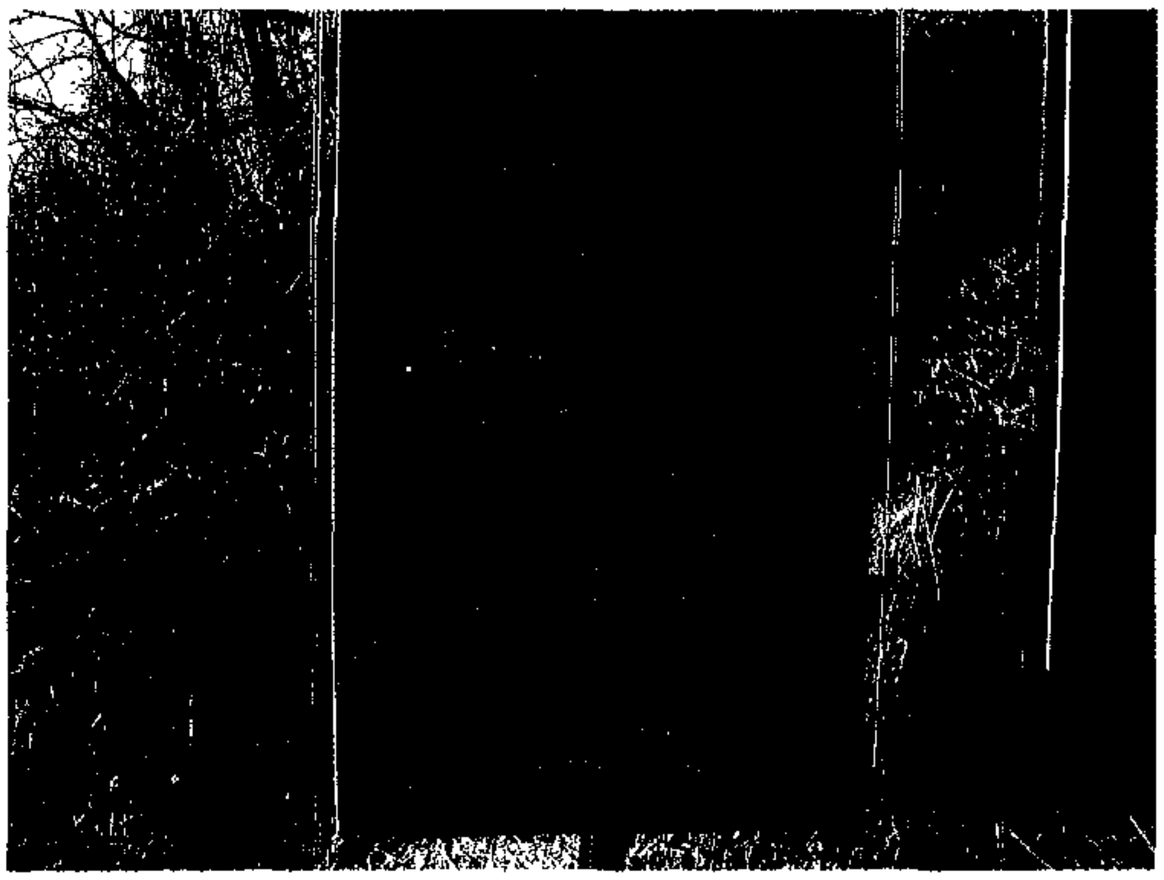

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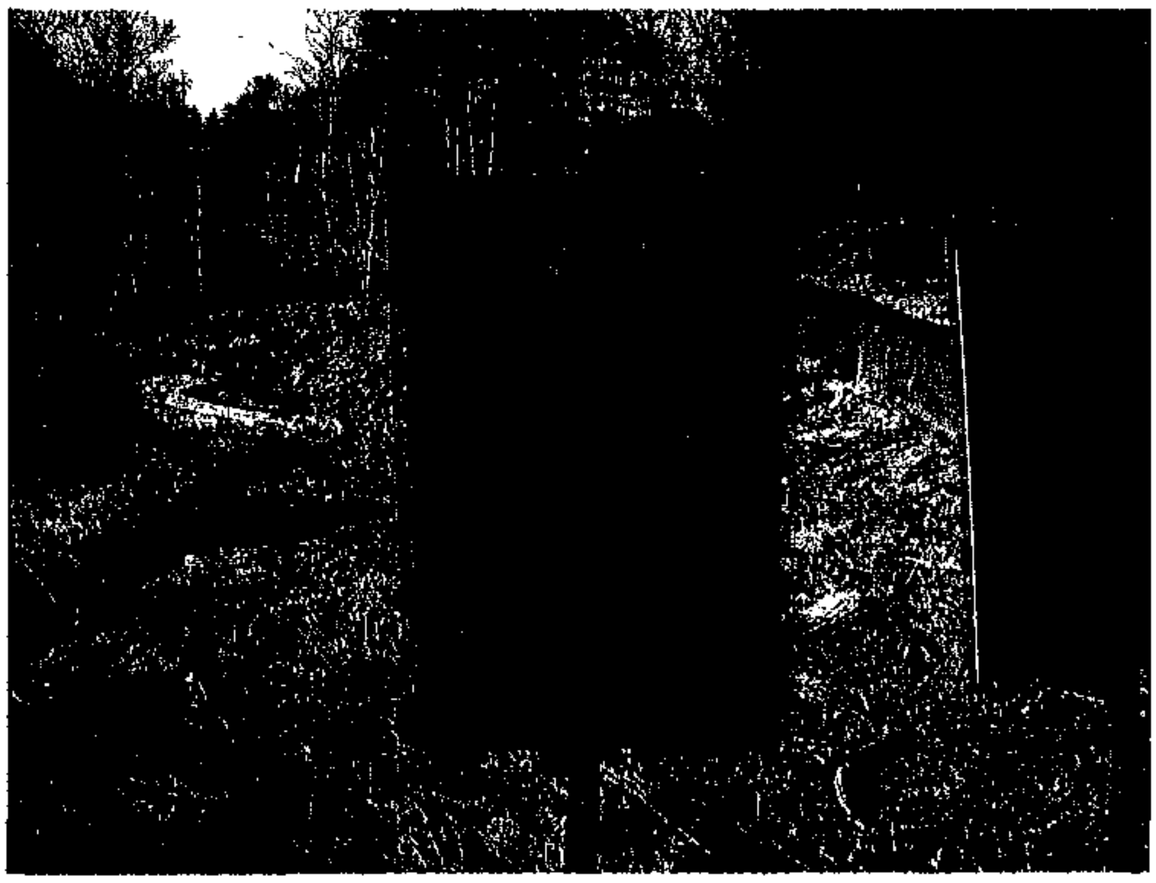

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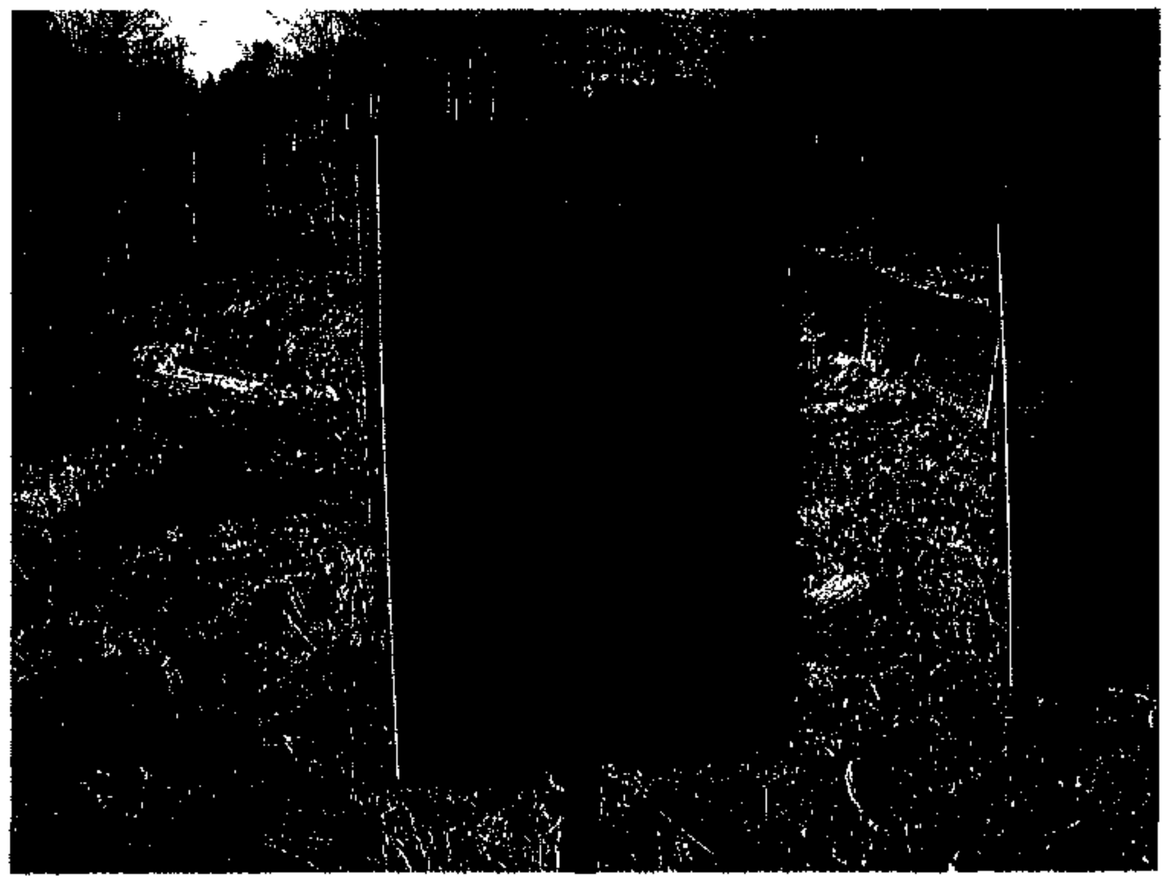

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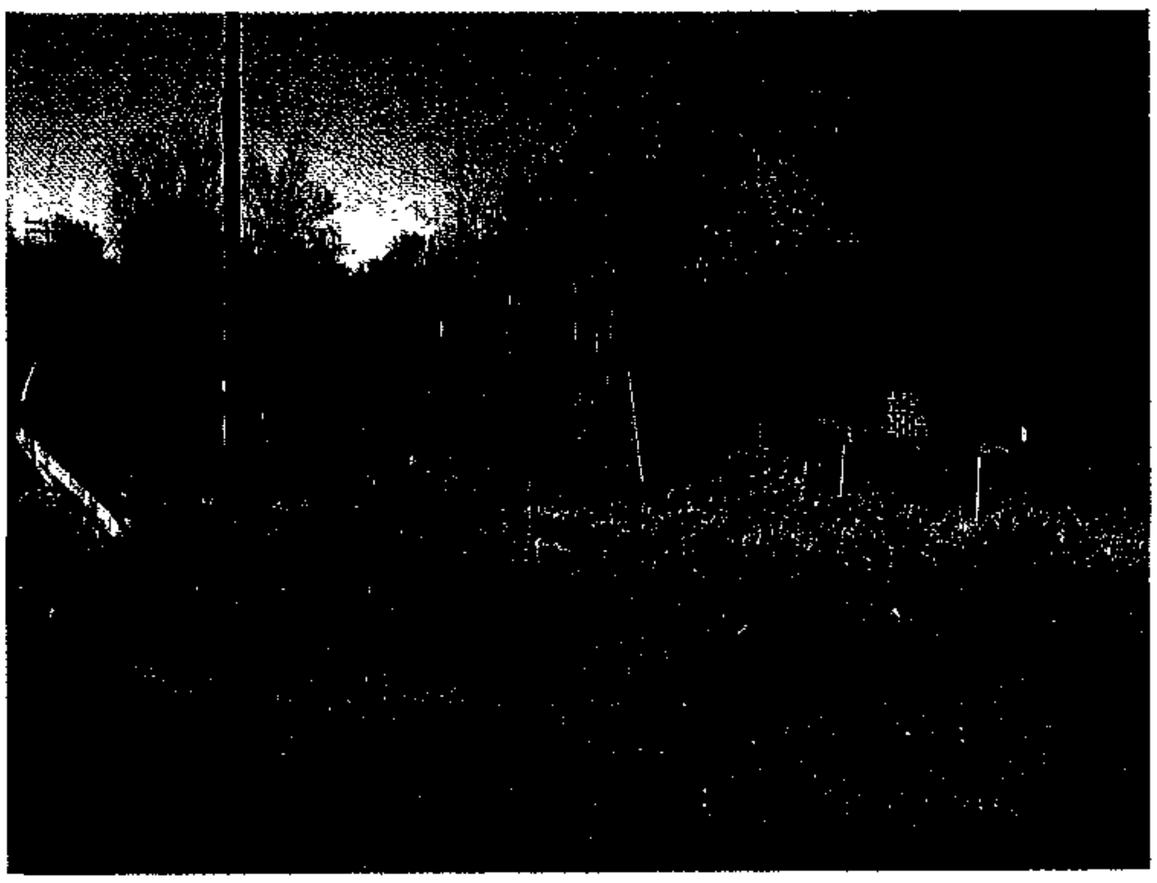

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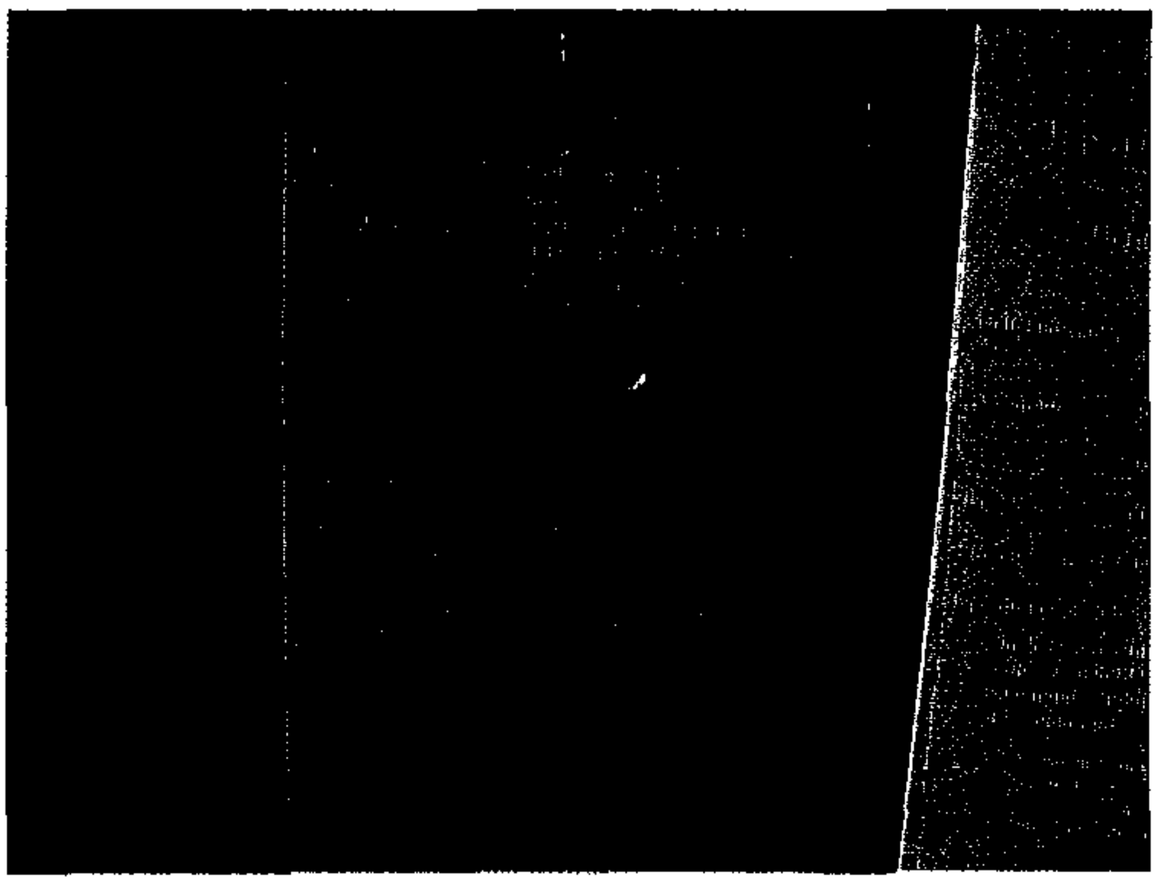

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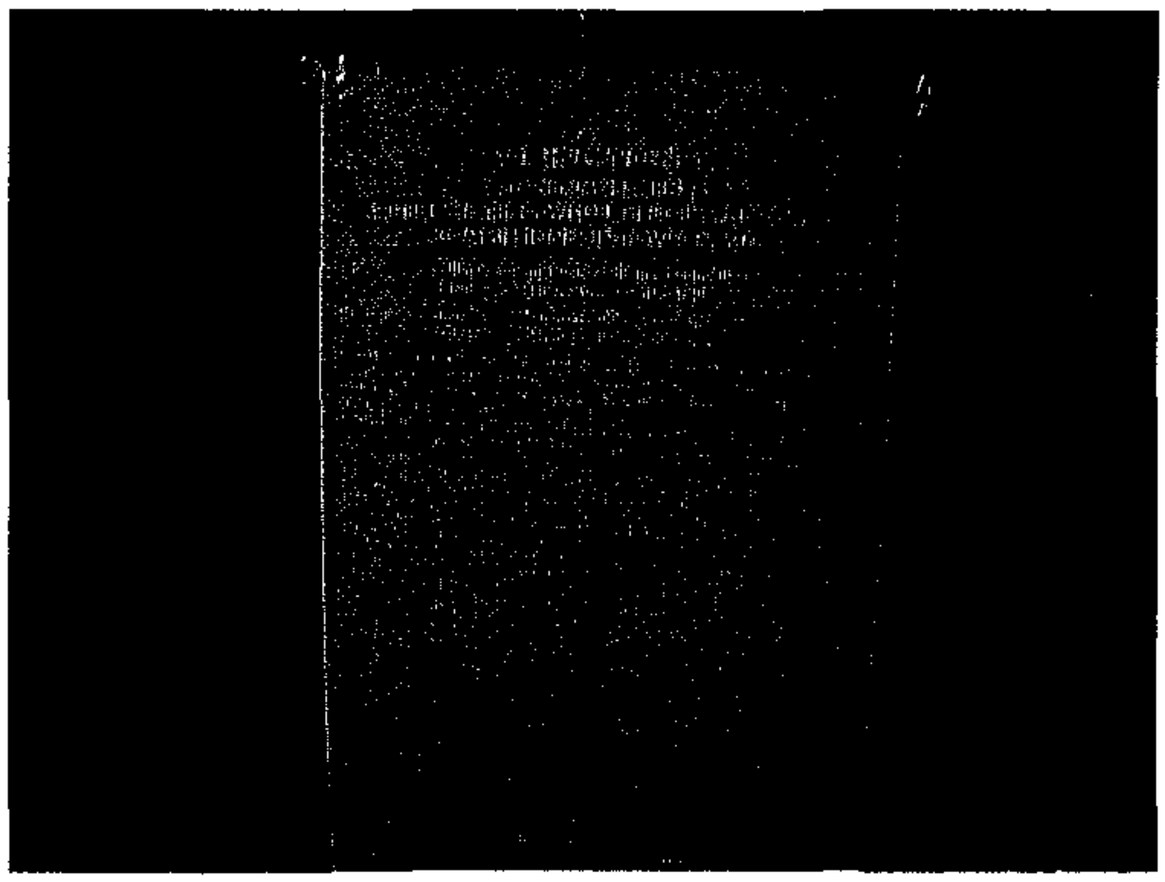

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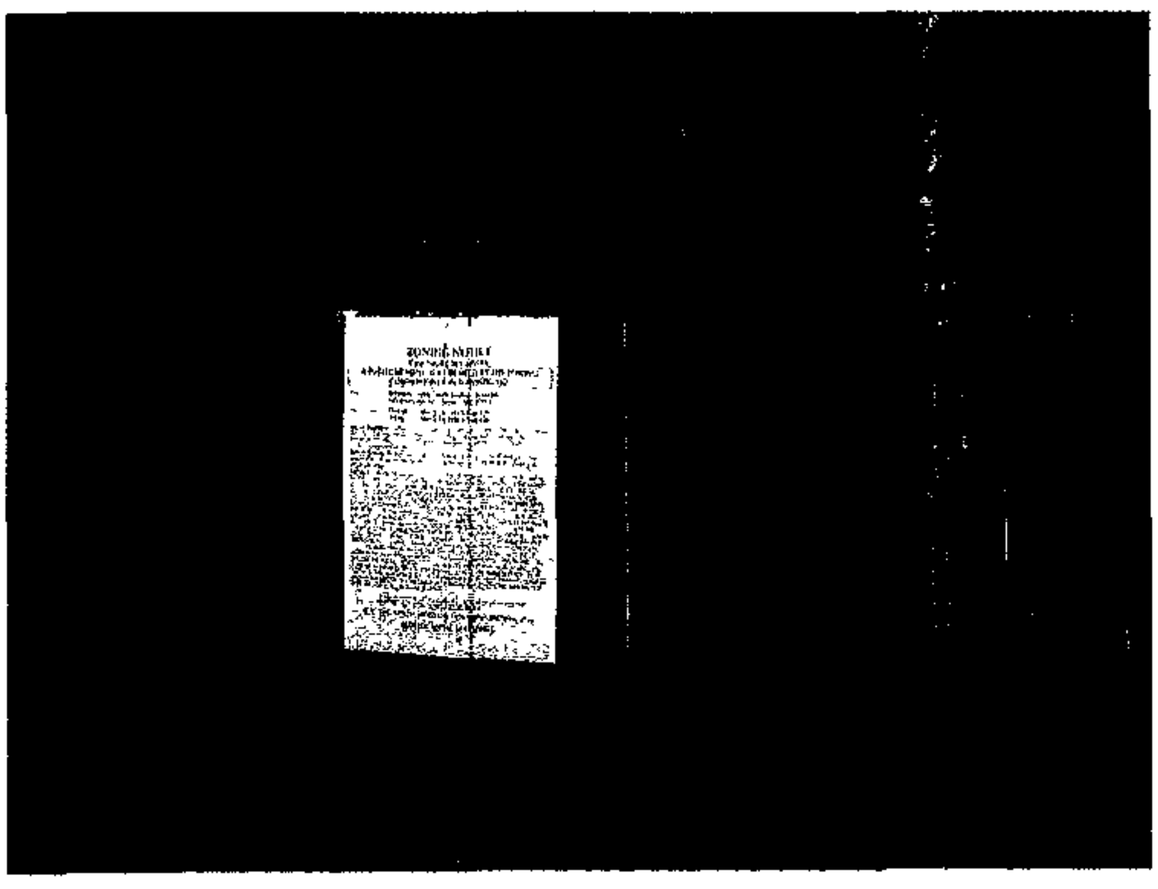

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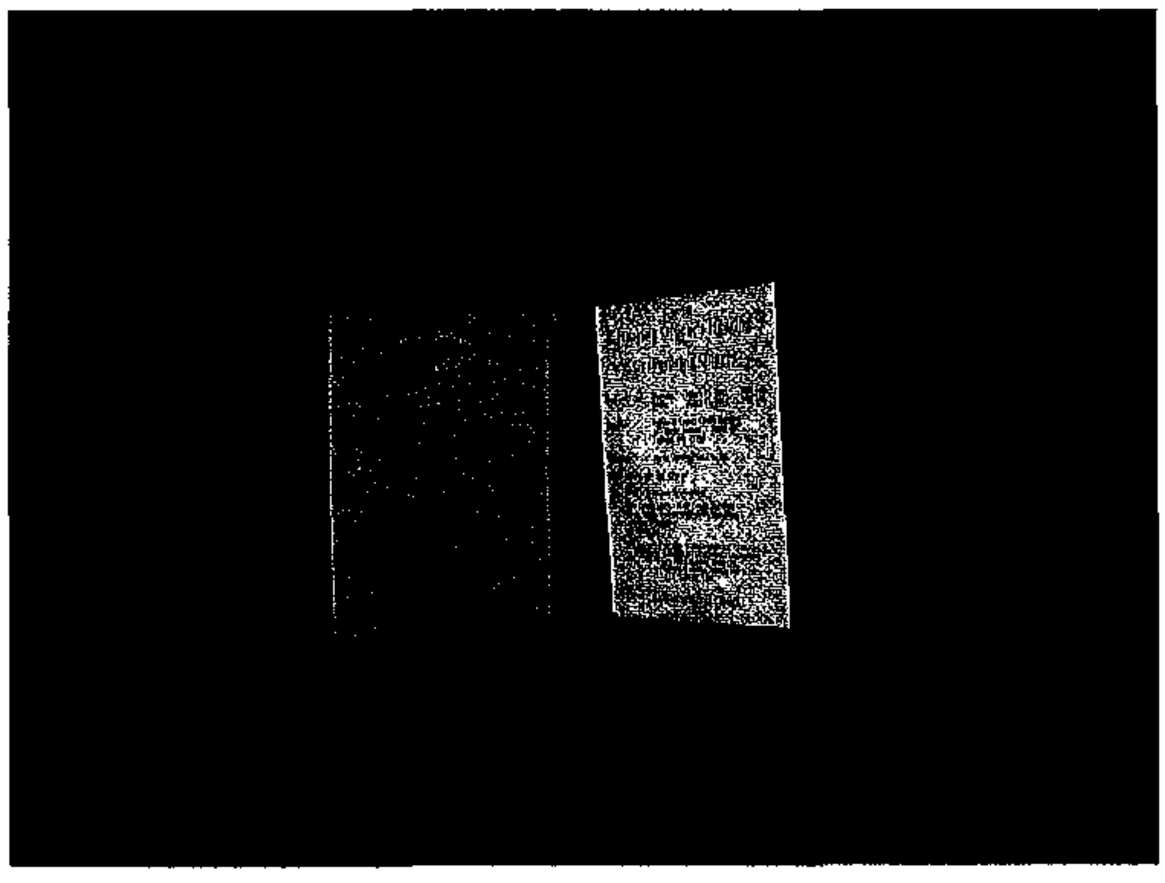

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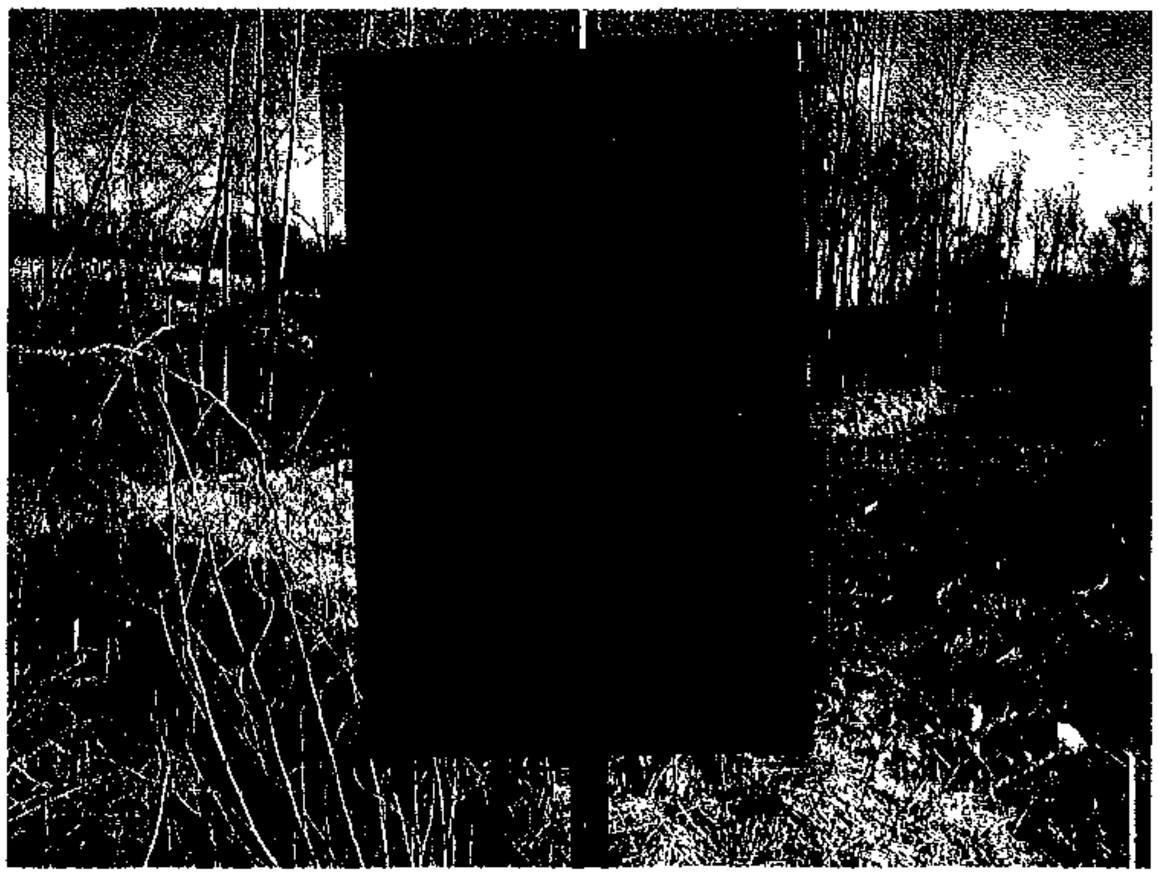

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2/25/04

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 2, 2004 Issue - Jeffersonian

Please forward billing to:
Robert Hoffman
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

410-494-6200

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: 04-365-SPHXA
SW/side of Greenspring Avenue
S/west side of Greenspring Avenue, 540 feet south of Old Court Road
3rd Election District – 2nd Councilmanic District
Legal Owner: The Arundel Corporation, Marsha Himes
Contract Purchaser: Beazer Homes Corp., Joseph Fortino, V.P.0

SPECIAL EXCEPTION to allow maximum building widths of 330 feet in lieu of the maximum permitted 300 feet. To allow maximum building widths of 460 feet in lieu of the maximum permitted 300 feet. To permit a freestanding restaurant as an "eating or drinking establishment" in an O-2 zone. SPECIAL HEARING for a use permit to allow business parking in a residential zone. For approval of a modified plan to allow loading, service, and uses other than parking in a residential zone. VARIANCE to permit the centers of facing windows of different dwellings to be as close as 12 and 37 feet instead of 40 feet. To permit window to lot line setbacks of 3 feet instead of 15 feet and window to street right-of-way setbacks of 21 feet instead of 25 feet. To permit a minimum horizontal distance of 20 feet instead of 40 feet between buildings not mutually attached (building heights between 30 and 40 feet). To allow single-family dwellings on lots smaller than 20,000 square feet, which do not abut on a right-of-way at least 30 feet wide over which, the public has an easement of travel. To permit accessory structures in front and side yards instead of rear yards and to be as high as 17 feet instead of 15 feet. To permit minimum separation between buildings of 37 feet and 60 feet instead of 75 feet (building heights over 50 feet). To permit maximum building heights of 65 feet of 50 feet and 96 feet instead of 40 feet. To permit parking spaces on a different lot to be located in excess of 500 feet from the building they are intended to serve. To permit side lot line and street line setbacks of 10 feet instead of 35 feet. To permit minimum building to residential zone boundary setbacks of 8 feet, 90 feet, 120 feet, and 140 feet instead of the minimum required 180 feet (or twice the height of the building). To permit building to street line setbacks of 15 feet instead of 65 feet. To allow a maximum floor area ratios of 0.5 and 1.2 instead of 0.4. To permit front building line lot property line setbacks of 0 feet instead of 10 feet and front building line to centerline of street setbacks of 30 feet instead of 40 feet

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Baltimore County

James T. Smith, Jr., County Executive
Timothy M Kotroco, Director

February 25, 2004

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: 04-365-SPHXA
SW/side of Greenspring Avenue
S/west side of Greenspring Avenue, 540 feet south of Old Court Road
3rd Election District – 2nd Councilmanic District
Legal Owner: The Arundel Corporation, Marsha Himes
Contract Purchaser: Beazer Homes Corp., Joseph Fortino, V.P.0

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instead

to

Hearing: Thursday, March 11, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman, Venable, 210 Allegheny Avenue, Towson 21204
Arundel Corp., Marsha Himes, 34 Loveton Circle, Sparks 21152-5000
Beazer Homes, Corp., Joseph Fortino, 8965 Guilford Rd., Ste. 290, Columbia 21046

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, FEBRUARY 25, 2004.**
(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.

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: 365

Petitioner: THE ARUNDEL CORP.

Address or Location: SWIS GREENSPRING Ave.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROBERT Hoffman, Esq.

Address: 210 ALLEGHENY Ave.
Towson, Md. 21204

Telephone Number: 410-494-6200

Revised 2/20/98 - SCJ

Department of Permits and Development Management

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

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

March 8, 2004

Mr. Robert A. Hoffman
Venable, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Dear Mr. Hoffman:

RE: Case Number: 04-365-SPHXA, SW/S Greenspring Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 6, 2004.

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: clb

Enclosures

c: People's Counsel
The Arundel Corporation Marsha Himes 34 Loveton Circle Sparks 21152
Beazer Corporation Joseph D. Fortino 8965 Guilford Road Columbia 21046

Fire Department

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

Baltimore County

James T Smith, Jr, County Executive
John J Hohman, Chief

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

February 24, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: February 17, 2004

Item No.: 355-366

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.

6. 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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 12, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For February 23, 2004
Item No. 365

The Bureau of Development Plans Review did not receive plans for this item.

RWB:CEN:jrb

cc: File

ZAC-02-23-2004-ITEM NO 365-02242004

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 15, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For March 1, 2004
Item Nos. 365, 367, 368, 370, 371,
372, 373, and 375

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

RWB:CEN:jrb

cc: File

ZAC-03-01-2004-NO COMMENT ITEMS 365-375-03152004

File - Bill
3/14
W/O

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

FEB 14 2005

ZONING COMMISSIONER

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: February 9, 2005

SUBJECT: Zoning Item # 05-365
Address South bird River Road & Ebenezer Road

Zoning Advisory Committee Meeting of January 31, 2005

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

__X__ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

1.) The floodplain to be impacted is riverine, not tidal, and does not contain streams or wetlands.
2.) There shall be no filling or disturbance of Forest Buffer Areas or associated surface water resources as part of this proposal.

Reviewer: Glenn Shaffer Date: February 9, 2005

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley

DATE: March 22, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of February 17, 2004

__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-356
04-357
04-359
04-365
04-366

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley RBS

DATE: March 22, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of February 23, 2004

__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

04-365
04-367
04-368
04-370
04-371
04-372
05-375

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

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

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

SHA
Driven to Excel
State Highway Administration

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2.20.04

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

RE: Baltimore County
Item No. 365

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

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

SHA
Driven to Excel
State Highway Administration
MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 2.24.04

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

RE: Baltimore County
Item No. 365 JCM

Dear. Ms.Matthews:

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,

K. A. McDonald

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

RE:	PETITION FOR SPECIAL HEARING SPECIAL EXCEPTION & VARIANCE	*	BEFORE THE
	SW/S of Greenspring Avenue, 540' South of Old Court Road	*	ZONING COMMISSIONER
	3rd Election & 2nd Councilmanic Districts	*	FOR
	Legal Owner(s): The Arundel Corporation, Marsha Himes, Treasurer	*	BALTIMORE COUNTY
	Contract Purchaser(s): Beazer Homes Corporation. Joseph D Fortino, VP Petitioner(s)	*	04-365-SPHXA

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

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.

RECEIVED

MAR 0 4 2004

Per.....

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 4th day of March, 2004, a copy of the foregoing Entry of Appearance was mailed to Robert A Hoffman, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

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

DMW

DAFT McCUNE WALKER INC

August 7, 2007

Mr. Timothy Kotroco
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Greenspring Quarry
Spirit and Intent Letter
Project No. 83035.TH

Dear Tim:

Daft-McCune-Walker, Inc. (DMW) is responsible for the engineering and planning of the Greenspring Quarry. On behalf of our client, Obrecht Realty Services, Inc., we are requesting modifications for both the office/commercial portion of the site as illustrated on the approved Third Amended Development Plan (copy enclosed).

The original Development Plan was approved with a special exception, special hearing, and zoning variance via Case Nos. III-299 and 04-365-SPHXA on March 29, 2004 by Lawrence E. Schmidt, Hearing Officer/Zoning Commissioner, and later signed by Donald T. Rascoe, Project Manager, on May 20, 2004. A spirit and intent letter was later signed by Jeffery Perlow on October 10, 2004 that approved the modifications to the site plan (First Amended Development Plan) of the referenced zoning case. Subsequently the Development Review Committee met and made the recommendation that the project met the requirements of the refinement to the Development Plan under Section 32-4-106(b)(2), and was later signed by Walter Smith, Project Manager on June 6, 2007.

In a meeting with Carl Richards, Director of Zoning, on August 2, 2007, we requested a confirmation from Mr. Richards that a proposed covered walkway falls under the approval to the previous "spirit and intent". Mr. Richards requested that a new "spirit and intent" letter be submitted to his office prior to approval of a covered walkway between the parking garage and the office building in Lot 3 of the commercial area of Greenspring Quarry. We are addressing that request with this letter.

The proposed walkway would not physically connect the Class B office building and the parking garage, but merely provide a covered space for pedestrians to cross from the parking garage to the office building and vice-versa. As the buildings will not be physically connected, we feel that these changes are within the scope of the granted zoning relief, the previous spirit and intent letters, and the Third Amended Development plan and ask that you consider the same.

We have included the Third Amended Development Plan, a copy of the original Zoning Order, the DRC approval letter, and the $50 processing fee.

If you need further assistance, please do not hesitate to contact us at your earliest convenience. We will be available to discuss or meet with you or the Zoning Staff at any time.

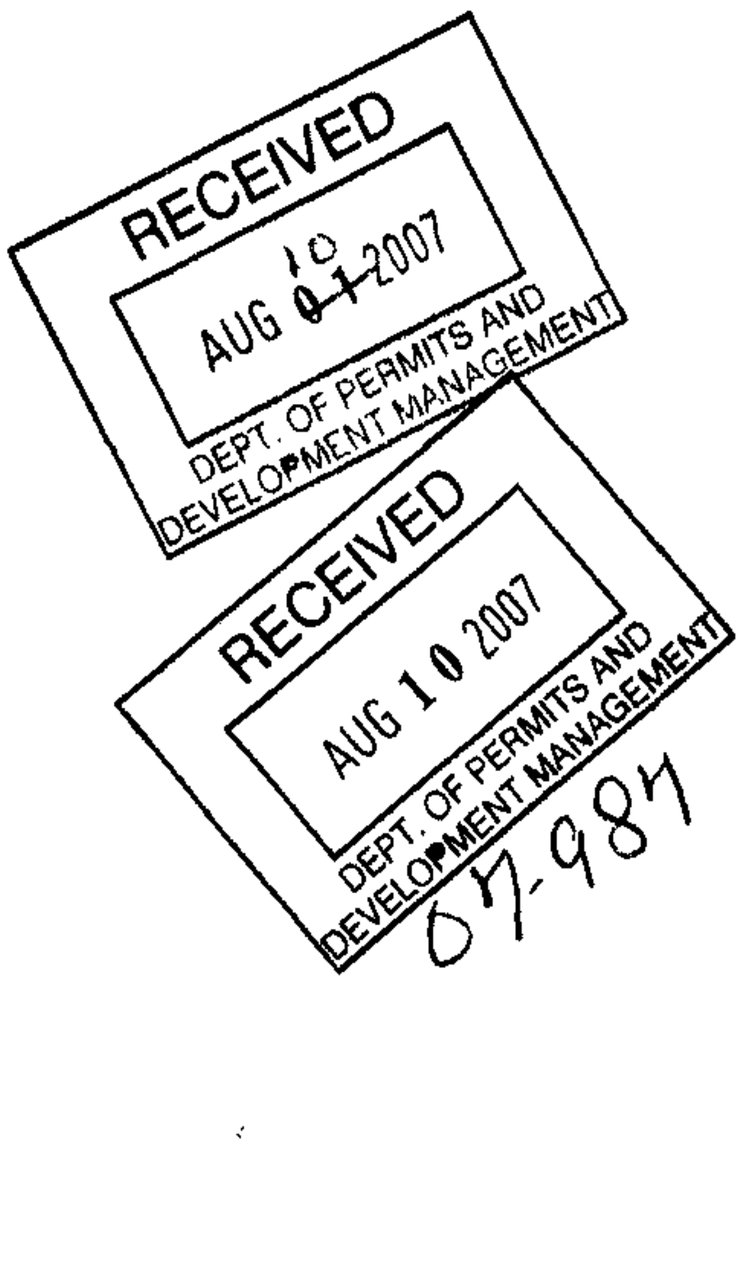
Sincerely,

Jared L. Barnhart, EIT
Project Manager

JLB/bah

Enclosures

cc: Mr. Tommy Obrecht



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

August 24, 2007

Mr. Jared L. Barnhart, EIT, Project Manager
Daft, McCune and Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Dear Mr Barnhart:

RE: Approval of Spirit and Intent (Case # 04-365-SPHXA), Greenspring Quarry, west side of Greenspring Avenue, south of I-695, Baltimore, MD 21209, 3rd Election District

Your recent letter to Timothy Kotroco, Director of Permits and Development Management, was forwarded to me for reply. Based on the information provided therein, my review of the available zoning records, and after consultations with Carl Richards, Zoning Review Supervisor, the following has been determined:

1. The proposed covered walkway between Office Building F-1 and the adjacent parking deck on Lot 7, as outlined in your letter dated August 7, 2007 and as shown on the accompanying site plans and elevation drawings, meets the spirit and intent of the Baltimore County Zoning Regulations, the order in zoning case # 04-365-SPHXA and any previous spirit and intent letters.

2. The approved addition/change, including a verbatim copy of this response, must be included in any future building permit plans, permit applications, and any amended development plans.

3. A copy of your letter and this response will be microfilmed and made a permanent part of the zoning case file.

4. This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Jeffrey N. Perlow

Jeffrey N. Perlow
Planner II
Zoning Review

JNP
c: Zoning Hearing File 04-365-SPHXA
File-Spirit & Intent Letters

ZAC AGENDA

Item Number: 365 **Case Number:** 4-365-SPHXA **Primary Use:** Commercial **Reviewer:** JCM

Type: Special Exception Special Hearing Variance

Legal Owner: The Arundel Corporation, Marsha Himes, Treasurer

Contract Purchaser Beazer Homes Corporation

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist** 3rd **Councilmanic Dist** 2nd

Property Address: Southwest side of Greenspring Avenue

Location: S/west side of Greenspring Avenue, 540-feet South of Old Court Road.

Existing Zoning: D.R.1,2, 3.5,5.5, OR2, BL & BM **Area:** 259.56 AC +/-

Proposed Zoning: SPECIAL EXCEPTION to allow maximum building widths of 330 feet in lieu of the maximum permitted 300 feet. To allow maximum building widths of 460 feet in lieu of the maximum permitted 300 feet. To permit a free standing restaurant as an "eating or drinking establishment" in an O-2 zone.

SPECIAL HEARING for a use permit to allow business parking in a residential zone. For approval of a modified plan to allow loading, service, and uses other than parking in a residential zone.

VARIANCE to permit the centers of facing windows of different dwellings to be as close as 12 and 37 feet instead of 40 feet. To permit window to lot line setbacks of 3 feet instead of 15 feet and window to street right-of-way setbacks of 21 feet instead of 25 feet. To permit a minimum horizontal distance of 20 feet instead of 40 feet between buildings not mutually attached (building heights between 30 and 40 feet). To allow single-family dwellings on lots smaller than 20,000 square feet which do not abut on a right-of-way at least 30 feet wide over which the public has an easement of travel. To permit accessory structures in front and side yards instead of rear yards and to be as high as 17 feet instead of 15 feet. To permit minimum separation between buildings of 37 feet and 60 feet instead of 75 feet (building heights over 50 feet). To permit maximum building heights of 65 feet* of 50 feet and 96 feet instead of 40 feet, To permit parking spaces on a different lot to be located in excess of 500 feet from the building they are intended to serve. To permit side lot line and street line setbacks of 10 feet instead of 35 feet. To permit minimum building to residential zone boundary setbacks of 8 feet, 90 feet, 120 feet, and 140 feet instead of the minimum required 180 feet (or twice the height of the building). To permit building to street line setbacks of 15 feet instead of 65 feet. To allow a maximum floor area ratios of 0.5 and 1.2 instead of 0.4. To permit front building line property line setbacks of 0 feet instead of 10 feet and front building line to centerline of street setbacks of 30 feet instead of 40 feet.

To 1

INSTEAD

Attorney: Robert A. Hoffman

Miscellaneous:

* 65 feet instead of 50

Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Baltimore County

James T. Smith, Jr., County Executive
Timothy M Kotroco, Director

October 10, 2004

Mr. Mitchell Kellman, Zoning Specialist
Daft, McCune and Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Dear Mr. Kellman:

RE: Spirit and Intent, Case # 04-365-SPHXA, Greenspring Quarry, west side of Greenspring Avenue, south of I-695, Baltimore, MD 21209, 3rd Election District

Your recent letter to Timothy Kotroco, Director, was forwarded to me for reply. Based on the information provided therein, my review of the available zoning records and after consultations with Carl Richards, Zoning Review Supervisor and Timothy Kotroco, Director, the following applies:

1. It has been determined that the proposed changes outlined in your letter dated 9/21/2004 and shown on your accompanying site plan meet the spirit and intent of the Baltimore County Zoning Regulations and the order in zoning case # 04-365-SPHXA.

2. A red-lined site plan showing the changes must be provided prior to the approval of any building permits

3. A copy of your letter, this response and the red-lined plan will be microfilmed and made a permanent part of the zoning case file.

4. A verbatim copy of this response must be included on all future plans (including amended development plans and building permit plans).

5. This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Jeffrey N. Perlow

Jeffrey N. Perlow
Planner II
Zoning Review

JNP

c: Zoning Hearing File 04-365-SPHXA
File-Spirit & Intent Letters

Department of Permits and Development Management

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

Baltimore County

James T. Smith, Jr., County Executive
Timothy M Kotroco, Director

July 12, 2005

Mr. Mitchell Kellman, Director of Zoning Services
Daft, McCune and Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Dear Mr. Kellman:

RE: Approval of Spirit and Intent (Case # 04-365-SPHXA) **and** Approval of 2nd Amended Development Plan (DRC Refinement # 040405B, PDM # III-299), Greenspring Quarry, west side of Greenspring Avenue, south of I-695, Baltimore, MD 21209, 3rd Election District

Your recent letter to Timothy Kotroco, Director, was forwarded to me for reply. Based on the information provided therein, my review of the available zoning records and after consultations with Donald Rascoe, Deputy Director, the following applies:

1. It has been determined that the proposed changes outlined in your letter dated July 8, 2005 and shown on the accompanying site plan meet the spirit and intent of the Baltimore County Zoning Regulations, the order in zoning case # 04-365-SPHXA and my previous spirit and intent letter dated October 10, 2004.

2. The approved changes must be reflected in any future building permit plans and permit applications.

3. A copy of your letter, this response and the red-lined plan will be microfilmed and made a permanent part of the zoning case file.

4. It has also been determined that you have complied with our previous comments dated June 10, 2005 (see attached 2nd Amended Development Plan comments) by providing a revised plan. This revised plan has been found to be acceptable by the Zoning Review Office for the development plan refinement (DRC # 040405B, PDM # III-299).

5. A verbatim copy of this response must be included on all future plans (including amended development plans and building permit plans).

6. This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Jeffrey N. Perlow

Jeffrey N. Perlow
Planner II
Zoning Review

JNP

Attachment

c: Zoning Hearing File 04-365-SPHXA
File-Spirit & Intent Letters

BALTIMORE COUNTY, MARYLAND

SUBJECT: 2nd AMENDED? DEVELOPMENT PLAN COMMENTS PLAN RECEIVED: 6/1/05

FROM: PDM - ZONING REVIEW COMMENTS: 6/10/2005

PROJECT NAME: **GREENSPRING QUARRY-REFINEMENT** PLAN DATE: 5/19/2005

LOCATION: W/S of Greenspring Avenue, S of Old Court Road DISTRICT: 3c2

PROPOSAL: Refine Development Plan to Remove Proposed PUD C ZONING: DR 1, DR 2, DR 3.5, DR 5.5, O-2, BL & BM

PDM # III-299

---

1. **Please be advised that these development plan comments are in no way final or comprehensive, but are intended to give the owner, developer, and developer's engineer general direction for ultimate plan approval. The owner, developer, and developer's engineer have the ultimate responsibility to insure compliance with all regulations and policies.**

2. **The plan amendment, as submitted, is not acceptable for the intended review. Please take the latest approved multi-sheet Development Plan and red-line said plan for all proposed changes that will be initiated by the removal of the future PUD-C area. This should include outlining the new tract boundaries of the PUD-C/Development Refinement and labeling same. Parking, density, and applicable bulk and area standards, etc. must all be changed and adjusted on this red-lined plan to accommodate the removal of this area.**

3. **Clarify why this is a proposed "Second Amended Development Plan" when this office is not aware of approving a "First Amended Development Plan".**

4. **Be aware that when the PUD-C is reviewed, relief from conflicts with the zoning regulations are approved through "modifications" requested as listed on the plan. How will these modifications affect the current hearing actions listed on the Development Plan? It is necessary to update the Development Plan refinement with the results of the hearing actions listed verbatim, as granted by the Hearing Officer, along with the case numbers. Accompanying this must be a list of those modifications that will impact the requested zoning hearing relief that has been granted. It is incumbent upon the Developer/Engineer to clearly resolve any conflicts.**

5. **Once this office receives an acceptable plan, review can commence**

6. An amended zoning Final Development Plan (FDP) will be required.

7. Final zoning approval is contingent first upon all plan comments being addressed on the **Red-Lined Development Plan**; secondly upon the final resolution of all comments; thirdly upon the outcome of any requested zoning hearings; and finally upon the approval of the amended Final Development Plan and the commercial checklist requirements. Continue to shadow any commercial areas on the FDP that is submitted for review.

John Lewis, Planner II
Zoning Review

Jeffrey Perlow, Planner II
Zoning Review

JNP

July 8, 2005

Mr. Timothy Kotroco
Department of Permits and Development Management
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Greenspring Quarry
Spirit and Intent Letter
Project No. 83035.U2

DMW

aft•McCune•Walker, Inc.

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

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

Dear Tim:

Daft-McCune-Walker, Inc. (DMW) is responsible for the engineering and planning of the Greenspring Quarry. On behalf of the owner and developers of the project, we are requesting modifications for both the commercial and residential portions of the site. These changes will be reflected on the Second Amended Development Plans should this "spirit and intent" request be approved by your staff. The commercial and the residential portions will have separate development plans as part of the Second Amendment. This spirit and intent request covers modifications for both the commercial and the residential Second Amended Development Plans.

The original Development Plan was approved with a special exception, special hearing, and zoning variance via Case Nos. III-299 and 04-365-SPHXA on March 29, 2004 by Lawrence E. Schmidt, Hearing Officer/Zoning Commissioner, and later signed by Donald T. Rascoe, Project Manager, on May 20, 2004. A spirit and intent letter was later signed by Jeffery Perlow, Planner of the Zoning Review Office, on October 10, 2004 that approved the modifications to the site plan (First Amended Development Plan) of the referenced zoning case.

By this letter and the accompanying red-lined plans, we would like to amend the development and zoning plans approved within the referenced zoning case and letter signed by Mr. Perlow. There are modifications to both the commercial and residential portions of the development; however, we feel that these changes are within the scope of the granted zoning relief and previous spirit and intent letter.

The modifications, as shown on the redlined plan, include but are not limited to the separation of the commercial and residential development and the reconfiguration and renumbering of the lots within Area C and Area D (now part of the residential plan) and those within the commercial portion of the plan (Areas F, G, and H). As the two portions were separated, all references for the residential plan have been stricken from the commercial plan and likewise, all references for the commercial portion stricken from the residential plan.

Since lots have been reconfigured and renumbered, certain uses and their corresponding variances have been removed or allocated to different lots; however, the scope and nature of any previously approved zoning relief has not been increased as part of the Second Amended Development Plan revisions.

Additional modifications include but are not limited to the re-location of commercial buildings and building areas, the removal of parking structures and adjustment of parking areas, and revisions to the road network to accommodate those changes. Again, the modifications do not increase the amount of zoning relief previously granted nor do these changes generate further deficiencies.

All of the modifications, as shown on the redlined plan, are proposed for the Second Amended Development Plan. We feel that these changes are within the scope of granted zoning relief, the previous spirit and intent letter, and the First Amended Development Plan and ask that you consider the same.

If you need further assistance, please do not hesitate to contact us at your convenience. We will be available to discuss or meet with the Zoning Staff at anytime.

Sincerely,

Mitchell J. Kellman
Director of Zoning Services

MJK/jm

Enclosures

I. SITE HISTORY AND BACKGROUND INFORMATION:

1. RECLAMATION DEVELOPMENT PLAN

Greenspring Quarry is the subject of a Reclamation Development Plan approved by the Baltimore County Planning Board on July 18, 1985. By action of the Planning Board on January 31, 1995, this plan was subsequently renewed and extended, without change, to expire on July 18, 2015. The purpose of the Reclamation Development Plan is to demonstrate the reclamation, use, and development of reclamation property. The 1985 Reclamation Development Plan addressed the future development of the property on both sides of Greenspring Avenue referring to each side as either the East Parcel or the West Parcel. The table below indicates the zoning, land use and maximum permitted density allowed on the Greenspring Quarry property as shown on the approved Reclamation Development Plan.

EXISTING ZONING	AREA (NET)	AREA (GROSS)	MAX. PERMITTED D.U.'S	LAND USE
West Parcel	268.23	271.47		Mixed
DR-1	25.64	26.26	26 D.U.'s	Residential
DR-2	0.52	0.52	1 D.U.'s	Residential
DR-3.5	201.50	204.04	714 D.U.'s	Residential
DR-5.5	2.78	2.86	16 D.U.'s	Residential
O-2	31.86	31.86		Offices, O-2 Uses
BL	2.79	2.79		Commercial
BM	3.15	3.15		125-room Inn, O-2 Uses
East Parcel	90.50	92.18		Residential
DR-1	4.00	4.10	4 D.U.'s	Residential
DR-3.5	86.50	88.08	308 D.U.'s	Residential
TOTALS	358.73	363.65	1,069 D.U.'s	

2. SUBSEQUENT DEVELOPMENT APPROVALS

A. The East Parcel was sold and developed into 302 dwelling units between 1987 and 1992. This portion of the property is currently known as "Greenspring East".
B. On September 17, 1998 the West Parcel was approved as a Minor Subdivision Plan. This plan split the West Parcel into two parts known as Parcel A and Parcel B.
C. The Development Plan for "The Enclave II at Greenspring Quarry" (also known as Parcel A) was approved on February 25, 1999 for the development of 6 dwelling units.
D. The remaining acreage of the West Parcel is the subject of this Development Plan.

3. EROSION AND SEDIMENT CONTROL FOR SURFACE MINING AND RECLAMATION PLAN

Greenspring Quarry is the subject of a Surface Mining and Reclamation Plan. In 1996, the Arundel Corporation prepared, processed and received approval for "Erosion and Sediment Control for Surface Mining and Reclamation Plan". The Soil Conservation District signed the plan on December 12, 1996. The purpose of the plan is to show the limits of permitted surface mining activity and to demonstrate how the owner will reclaim the property to a useful post-mining condition. This plan has since been updated on several occasions to reflect program and plan changes.

4. RESTRICTIVE COVENANT AGREEMENT

Greenspring Quarry is the subject of a Restrictive Covenant Agreement recorded in the Land Records of Baltimore County as Liber 6853, pages 59-74. The agreement was entered into between "The Community" and The Arundel Corporation on November 9, 1984 and received for recordation by Baltimore County on January 18, 1985. Contained within the agreement are the following "Use Restrictions" which remain applicable to this Development Plan:

a. The portions of the property depicted on Exhibit A (Liber 6853, pages 73 and 74) with cross hatched marks shall be limited to single family detached dwellings. There shall be a minimum fifty-foot (50') set back requirement for any structure located within the approximate 100' buffer strip along the northwest boundary of the property.

b. The BM portion of the property shall only be used either for an inn with a maximum of 125 rooms and/or for any use permitted in an O-2 (Office Park) zone (which uses must also be permitted as of right in the BM zone) with maximum net leasable floor area (NFLA) limited to 62,500 square feet in the event the subject parcel is developed for an O-2 use and maximum net rentable lodging floor (NRLF) area limited to 62,500 square feet in the event the subject parcel is developed as an inn.

c. The maximum net leasable floor area (NFLA) to be constructed upon the O-2 portion of the property shall be 287,500 square feet. (Note: The O-2 zoning classification was revised to the OR-2 zoning classification in 1994 by Bill No: 136-94. However, the O-2 zoning regulations effective in 1985 still apply.)

d. The maximum net leasable floor area (NLFA) to be constructed upon the BL portion of the property shall be 60,000 square feet, of which no individual use shall exceed 20,000 square feet.

Note: This Development Plan is in conformance with the Restrictive Covenant Agreements.

5. APPLICABLE DEVELOPMENT PROCESS/ZONING REGULATIONS

A. The development process is governed by the development regulations in effect at the time a plan is submitted to the County for processing. (Baltimore County Code Section 26-305 (a)).

B. "The development of reclamation property for which there is an approved reclamation development plan and any amendment thereto or renewal thereof shall be permitted at any time during its validity and governed in accordance with the county zoning regulations and uses permitted under the zoning classifications and regulations in effect as of the date of approval of the initial reclamation development plan by the county planning board, notwithstanding any subsequent zoning reclassification or change in uses of the reclamation property or any part thereof or any amendments to the zoning regulations." (Baltimore County Code Sec. 26-305 (b)).

C. In summary, this DEVELOPMENT PLAN is subject to the zoning regulations in effect on July 22, 1985 and is subject to the current Baltimore County Concept Plan/Development Plan approval process.

6. PRE-DEVELOPMENT COMMUNITY MEETINGS, ILLUSTRATIVE MASTER PLANS, AND DEVELOPMENT AGREEMENTS

Beginning in 1999, the Arundel Corporation began to formulate an Illustrative Master Plan concept to begin a dialogue with the surrounding community and with Baltimore County for the post-mining reclamation and redevelopment of the site in accordance with the above history, approved plans, and agreements.

A. August 1999 Illustrative Master Plan-
This plan proposed commercial and residential development in accordance with and as limited by the Restrictive Covenant Agreement and Reclamation Development Plan. The proposed residential mix was 66 single-family homes, 240 apartments, and 445 condominiums. The total number of dwelling units proposed was 751. Using this plan, a series of community and county meetings was performed by Koren Development Company, Inc. on behalf of The Arundel Corporation.

B. December 1999 Illustrative Master Plan-
In response to community and county comments the Arundel Corporation agreed to reduce the overall allowed residential density from 751 dwelling units to 593 dwelling units on December 20, 1999. This concession resulted in a density reduction of 158 units. The proposed residential mix proposed on the plan was 36 single family homes, 100 townhomes, and 457 condominium units. The proposed commercial program remained unchanged.

C. August 2001 Illustrative Master Plan-
In response to community and county comments, the Arundel Corporation agreed to provide a lakefront access/public open space area in lieu of townhomes. The proposed residential mix was comprised of 86 single-family homes, and 507 condominium units. The proposed commercial program remained unchanged. The total number of dwelling units proposed was 593 units.

ZONING CASE HISTORY:

1. Case 2567

Special permit for a contractor's storage yard granted on May 11, 1953, by the Zoning Commissioner; no restrictions.

2. Case 68-17-X

Special exception for three wireless transmitting and receiving structures granted on July 24, 1967, by the Zoning Commissioner, subject to approval of the site plan for the development of the property by State Roads Commission, Office of Planning and Zoning, and the Bureau of Public Services.

3. Case 78-224-X

Special exception for a research laboratory for the Arundel Corporation granted by the Deputy Zoning Commissioner on May 5, 1978, subject to the following restrictions:

a. No other construction, other than that required to renovate the existing buildings, including the added room to the main building, should be permitted.

b. The outward appearance of the building, including roof lines, shall remain as at present, so as to resemble a residence.

c. Hours of operation shall be from 7:30 a.m. to 4:00 p.m., Monday through Friday.

d. Trucks in excess of three-quarter ton shall not come onto the property.

e. No chemicals of volatile nature shall be introduced onto property, and only such chemicals as Sodium Hydroxide, shall be used there. No explosives or explosive materials may be brought onto the property.

f. Evergreen screening, consisting of pine trees, three to four feet in height on 3-foot centers, shall be planted between the subject property and Lightfoot Drive to the south.

g. Landscaping shall be installed and maintained, as indicated on an approved site plan.

h. Approval of a site plan by the Department of Public Works, the Department of Health, the Department of Traffic Engineering, and the Office of Planning and Zoning, to include landscaping approval by the Division of Current Planning and Development.

4. Case 87-494-SPH

Special hearing for a non-conforming use for a warehouse granted by the Zoning Commissioner on October 14, 1987, subject to the following restriction:

a. The letter dated August August 13, 1987, from counsel Arundel to Robert Goldman, is and shall be adopted and made part of the Order, in its entirety, and the Petitioner is thereby restricted and encumbered by and to numbered paragraphs therein 1, 2, 3 and 4. These restrictions conforming use to terminate for the subject property.

II. GENERAL NOTES:

1. Property Owner:
The Arundel Corporation
34 Loveton Circle POBox 5000
Sparks, Maryland 21152-5000
410-329-5000

2. Developer/Applicant:
Beazer Homes Corp.
8965 Guilford Road
Suite 290
Columbia, Maryland 21046
Attn: Joseph Fortino 410-720-5071

3. Preparer of Plan:
DMW, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286

4. Councilmanic District: 2
5. Election District: 3
6. Tax Account Numbers:

Map	Parcel	Deed Ref. No.	Block(s)	Tax Account #
68	142	WJR 3583/338	18,23,24	03-01074331
68	143	RJS 1398/318	23,24	03-01074326
68	144	JWB 1600/260	23 (5-M78)	03-01074328
68	145	CWB, JR 1007/517	23,24 (5,6-M78)	03-01074327
68	149	WJR 3732/529	23	03-01074332
78	149	SM 1298/199	6	03-07060150
78	150	GLB 2434/411	6	03-01074325
				03-01074329
78	460	RRG 4159/584	5	03-01074330

7. Census Tract: 4038.03
4035

Regional Planning District #: 313C
Watershed: 24
Subsewershed: 58 Moore's Branch
Baltimore County Zoning Map: NW 8D & 9D

8. All proposed community signs shall conform to Baltimore County signage regulations (Section 450 BCZR). Review and approval of signs shall occur prior to the issuance of building permit.

9. 100-Year Floodplain:
The 100-year floodplain shown hereon is based on preliminary hydrology and hydraulic analysis performed by Daft-McCune-Walker, Inc. Greenspring Quarry is shown on Federal Emergency Management Administration (FEMA) Flood Insurance Rate Map (FIRM) Community Panels 240010 0240B, and -0245B.

10. There are no Special Use Requirements with this development.

11. This development site is not within the Chesapeake Bay Criticle Area (CBCA).

12. This development site is not within a Historic District or registered on a Historic Inventory.

13. There are no Previous Commercial Permits known for this development site.

14. There are no existing or pending failures of Basics Services per Section 4A02, BCZR.

15. All proposed entrances to this site shall be curb and gutter per Baltimore County standards.

LAND USE / OFF STREET PARKING TABLE - COMMERICAL AREAS:

Lot 1 (F-8)
Zoning:
DR 3.5 ± 20,185 sf
O-2 ± 47,750 sf
Total Lot Area: ± 67,925 sf

Proposed Use: Restaurant
Proposed AGFA: ± 5,500 sf
Proposed NLFA: ± 5,500 sf
Proposed building height: 35 feet
Parking:
Required: 110 ps (20 ps per 1000 sf x 5,500 AGFA)
Provided: 118 ps
Amenity Open Space:
Required: ± 11,938 sf (25% of ± 47,750)
Proposed: ± 16,156 sf
FAR:
Permitted AGFA (O-2): 0.4 x Lot Area (O-2) = 0.4 x 47,740 sf = ± 19,100 sf
Proposed AGFA (O-2): ± 5,500 / 47,740 = ± 0.115 FAR

Lot 2 (H-1)
Zoning:
BM ± 63,970 sf
O-2 ± 8,490 sf
DR 3.5 ± 260 sf
Total Lot Area: ± 72,720 sf

Proposed Use: Hotel (7-story, 125 Rooms)
Proposed AGFA: ± 97,000 sf
Proposed NLFA: ± 62,500 sf
Proposed building height: ± 96 feet
Parking:
Required: 125 ps (1 per guest room)
Provided: 126 ps
Amenity Open Space:
Required: N/A – no building within O-2 zone
Proposed: N/A
FAR:
Permitted AGFA (BM): 4.0 x Lot Area (BM) = 4.0 x ± 63,970 sf = ± 255,880 sf
Proposed AGFA (BM): ± 62,500 sf / ± 63,970 sf = 0.977 FAR
Permitted AGFA (O-2): 0.4 x Lot Area (O-2) = 0.4 x ± 8,490 sf = ± 3400 sf
Proposed AGFA (O-2): 0.0

Lot 3 (G-6)
Zoning:
BL ± 87,450 sf
BM ± 54,990 sf
DR 3.5 ± 132,130 sf
O-2 ± 60,920 sf
Total Lot Area: ± 335,490 sf

Proposed Use: Retail
Proposed AGFA: ± 60,000 sf
Proposed building height(s): ± 40 feet
Parking:
Required: 300 ps (5 ps / 1000 x 60,000 sf)
Provided: 300 ps (An additional 290 spaces are provided on Lot 3 as part of cross easement parking agreements with Lots 6, 7 and 8)
Amenity Open Space:
Required: N/A - no building within O-2 zone
Proposed: N/A
FAR:
Permitted AGFA (BL): 3.0 x Lot Area (BL) = 3.0 x ± 87,450 sf = ± 262,350 sf
Proposed AGFA (BL): ± 60,000 sf / 87,450 sf = 0.686 FAR
Permitted AGFA (BM): 4.0 x Lot Area (BM) = 4.0 x ± 54,990 sf = ± 219,960 sf
Proposed AGFA (BM): 0.0
Permitted AGFA (O-2): 0.4 x Lot Area (O-2) = 0.4 x ± 60,920 sf = ± 24,370 sf
Proposed AGFA (O-2): 0.0

Lot 4 (F-3, F-4)
Zoning:
DR 3.5 ± 52,411 sf
O-2 ± 736,749 sf
BL ± 1,160 sf
BM ± 170 sf
Total Lot Area: ± 790,490 sf
Net Lot Area (O-2): ± 353,615 sf (less water area)

Proposed Use: Two (2) Office Buildings (3 Story Offices @ ±75,750 sf AGFA each)
(1 Story Parking Level @ ±25,250 sf AGFA)
Parking Garage (±200,584 sf AGFA)
Proposed AGFA: ± 316,486 sf (within O-2 zone)
Proposed NLFA: ± 132,000 sf (± 66,000 sf per Office Bldg.)
Proposed building height: 90 feet (Office Building) 50 feet (Parking Garage)
Parking:
Required: 370 ps
Provided: 687 ps (An additional ± 317 spaces are provided on lot 4 as part of cross easement parking agreements with Lot 6.)
Amenity Open Space:
Required: ± 88,403 sf (25% of ± 353,615 sf)
Proposed: ± 206,472 sf
FAR:
Permitted AGFA (BL): 3.0 x Lot Area (BL) = 3.0 x ± 1,160 sf = ± 3,480 sf
Proposed AGFA (BL): 0.0
Permitted AGFA (BM): 4.0 x Lot Area (BM) = 4.0 x ± 170 sf = ± 680 sf
Proposed AGFA (BM): 0.0
Permitted AGFA (O-2): 0.4 x Lot Area (O-2) = 0.4 x ± 736,749 sf = ± 294,700 sf
Proposed AGFA (O-2): ± 316,486 sf / ± 736,759 sf = 0.43 FAR

Lot 5 (F-1, F-2)
Zoning:
DR 3.5 ± 105,440 sf
O-2 ± 230,415 sf
Total Lot Area: ± 335,855 sf
Net Lot Area (O-2): ± 209,288 sf (without water area)

Proposed Use: Two (2) Office Buildings (3 Story Offices @ ±75,750 sf AGFA each)
(1 Story Parking Level @ ±25,250 sf AGFA)
Parking Garage (±200,584 sf AGFA)
Proposed AGFA: ± 243,943 sf (within O-2 zone)
Proposed NLFA: ± 132,000 sf (± 66,000 sf per Office Bdg.)
Proposed Building Height: 90 feet (Office bldg.) 50 feet (Parking structure)
Parking:
Required: 370 ps
Provided: 722 ps
Amenity Open Space:
Required: ± 52,322 sf (25% of ± 230,415 sf)
Proposed: ± 101,663 sf
FAR:
Permitted AGFA (O-2): 0.4 x Lot Area (O-2) = 0.4 x ± 230,415 sf = ± 92,166 sf
Proposed AGFA (O-2): ± 243,943 sf / ± 230,415 sf = ± 1.059 FAR

Lot 6 (F-5)
Zoning:
O-2 ± 20,840 sf
Total Lot Area: ± 20,840 sf
Net Lot Area (O-2): ± 15,551 sf (without water area)

Proposed Use: Restaurant
Proposed AGFA: ± 6,000 sf
Proposed NLFA: ± 6,000 sf
Proposed building height: 35 feet
Parking:
Required: 120 ps (20 ps per 1000 sf)
Provided: 120 ps (provided on Lot 3 and Lot 4 as part of cross easement parking agreement)
Amenity Open Space:
Required: ± 3,887 sf
Proposed: ± 11,747 sf
FAR:
Permitted AGFA (O-2): 0.4 x Lot Area (O-2) = 0.4 x ± 20,840 sf = ± 8,340 sf
Proposed AGFA (O-2): ± 6,000 sf / ± 20,840 sf = 0.288 FAR

Lot 7 (F-6)
Zoning:
BL ± 4,740 sf
O-2 ± 24,360 sf
Total Lot Area: ± 29,100 sf
Net Lot Area (O-2): ± 19,342 sf (without water area)

Proposed Use: Restaurant
Proposed AGFA: ± 6,000 sf
Proposed NLFA: ± 6,000 sf
Proposed Building Height: 35 feet
Parking:
Required: 120 ps (20 ps per 1000 sf)
Provided: 120 ps (Provided on Lot 3 as part of cross easement parking agreement.)
Amenity Open Space:
Required: ± 4,835 sf
Proposed: ± 15,633 sf
FAR:
Permitted AGFA (BL): 3.0 x Lot Area (BL) = 3.0 x ± 4,740 sf = ± 14,220 sf
Proposed AGFA (BL): 0.0
Permitted AGFA (O-2): 0.4 x Lot Area (O-2) = 0.4 x ± 24,360 sf = ± 9,740 sf
Proposed AGFA (O-2): ± 6,000 sf / ± 24,360 sf = ± 0.246 FAR

Lot 8 (F-7)
Zoning:
BL ± 3,190 sf
O-2 ± 21,620 sf
Total Lot Area: ± 24,810 sf
Net Lot Area (O-2): ± 16,602 sf (without water area)

Proposed Use: Restaurant
Proposed AGFA: ± 6,000 sf
Proposed NLFA: ± 6,000 sf
Proposed building height: 35 feet
Parking:
Required: 120 ps (20 ps per 1000 sf)
Provided: 120 ps (provided on Lot 3 as part of cross easement parking agreement)
Amenity Open Space:
Required: ± 4,150 sf
Proposed: ± 13,781 sf
FAR:
Permitted AGFA (BL): 3.0 x Lot Area (BL) = 3.0 x ± 3,190 sf = ± 9,570 sf
Proposed AGFA (BL): 0.0
Permitted AGFA (O-2): 0.4 x Lot Area (O-2) = 0.4 x ± 21,620 sf = ± 8,650 sf
Proposed AGFA (O-2): ± 6,000 sf / ± 21,620 sf = ± 0.278 FAR

Lot 9 (F-9)
Zoning:
DR 3.5 ± 31,040 sf
O-2 ± 105,485 sf
Total Lot Area: ± 136,525 sf
Net Lot Area (O-2): ± 105,485 sf (without water area)

Proposed Use: Community Center/Pool
Proposed AGFA: ± 6,000 sf
Proposed NLFA: ± 6,000 sf
Proposed Building Height: ± 35 feet
Parking:
Required: 42 ps
Provided: 42 ps
Amenity Open Space:
Required: ± 26,371 sf
Proposed: ± 88,318 sf
FAR:
Permitted AGFA (O-2): 0.4 x Lot Area (O-2) = 0.4 x ± 105,485 sf = ± 42,194 sf
Proposed AGFA (O-2): ± 6,000 sf / ± 105,485 sf = ± 0.057 FAR

COMMERCIAL SITE DEVELOPMENT PROPOSAL:

Zone	Gross Area	FAR Allowed (per zoning)	Use Restrictions as Per Restrictive Covenant Agreement (6853/59)	Proposed Use	Proposed S.F.
O2	± 32.7 Ac.	0.4 / 569,765 sf limited to 10% accessory commercial use	Maximum net leasable floor area (NLFA) shall be 287,500 sf.	Class C Office and restaurants; Lot 4 Parking Garage; Lot 5 Parking Garage; Community Center; Total (see detailed O-2 summary below)	287,500 sf (NLFA); ± 427,500 sf (AGFA); ± 316,486 sf (AGFA) in O-2; ± 41,943 sf (AGFA) in O-2; ± 6,000 sf (AGFA); ± 589,929 sf (AGFA) or 0.414 FAR
BL	± 2.67 Ac.	3.0 / 348,916 sf	Max. net leasable floor area shall be 60,000 sf of which no individual use shall exceed 20,000 sf	1 and 2-Story Retail (see detailed BL summary below)	60,000 sf (NLFA) (@ 0.52 FAR) of which no individual use shall exceed 20,000 sf
BM	± 2.96 Ac.	4.0 / 515,750 sf	An Inn with a max. of 125 rooms and max. net rentable lodging floor area limited to 62,500 sf and a maximum "functional area" (exclusive of common areas and net rentable lodging areas but including but not limited to restaurants, lounges, meeting rooms, and retail sales areas within the Inn) limited to 15,000 sf, and/or for any use permitted in an O-2 zone with max. net leasable floor area limited to 62,500 sf.	7 Story 125-room Inn (see detailed BM summary below)	62,500 sf (NRLFA); 15,000 sf of functional areas devoted to restaurants, lounges, meeting rooms, etc., and ± 19,500 sf of common areas. Total AGFA ± 97,000 sf

SITE PARKING INFORMATION (1985 BCZR EDITION):

Residential Areas Parking Chart

Type Use	Location (Area)	# Units	Required Parking Spaces (per Unit)	Proposed Parking Spaces (per Area)	Proposed Parking Spaces (per Unit)
Single Family Detached	A	6	1 ps per unit = 6 ps	12 ps	2 ps per unit
	C	8	1 ps per unit = 8 ps	16 ps	2 ps per unit
	D	7	1 ps per unit = 7 ps	14 ps	2 ps per unit
	I	48	1 ps per unit = 48 ps	96 ps	2 ps per unit
	J	14	1 ps per unit = 14 ps	28 ps	2 ps per unit
Multi-Family Condominiums	E	270	1 ps per unit = 270 ps	685 ps	± 2.54 ps per unit
	K	240	1 ps per unit = 240 ps	616 ps	± 2.57 ps per unit

Commercial Areas Parking Chart

Type Use	Location	Building Area (AGFA)	Required Parking Spaces (per Use)	Required # Parking Spaces	Proposed # Parking Spaces
Restaurant	Lot 1	± 5,500 sf	20 ps / 1000 sf	110 ps	118 ps
Hotel (125 Rooms)	Lot 2	± 97,000 sf	1 ps / room	125 ps	126 ps
Retail	Lot 3	± 60,000 sf	5 ps / 1000 sf	300 ps	300 ps* (590 ps total)
Office Buildings (2), Parking Garage	Lot 4	3 Stories ± 75,750 sf	1st Floor: 3.3 ps / 1000 sf Other Floors: 2 ps / 1000 sf	370 ps	687 ps*
Office Buildings (2), Parking Garage	Lot 5	3 Stories ± 75,750 sf	1st Floor: 3.3 ps / 1000 sf Other Floors: 2 ps / 1000 s	370 ps	722 ps
Restaurant	Lot 6	± 6,000 sf	20 ps / 1000 sf	120 ps	120 ps*
Restaurant	Lot 7	± 6,000 sf	20 ps / 1000 sf	120 ps	120 ps*
Restaurant	Lot 8	± 6,000 sf	20 ps / 1000 sf	120 ps	120 ps*
Community Center / Pool	Lot 9	± 6,000 sf		42 ps	42 ps

* Parking for Lots 6, 7, and 8 are located on Lots 3 and 4 as part of cross easement parking agreements within the commercial area.

Note: An additional 115 on-street parallel parking spaces are located along proposed Public Roads 'E' and 'F'.

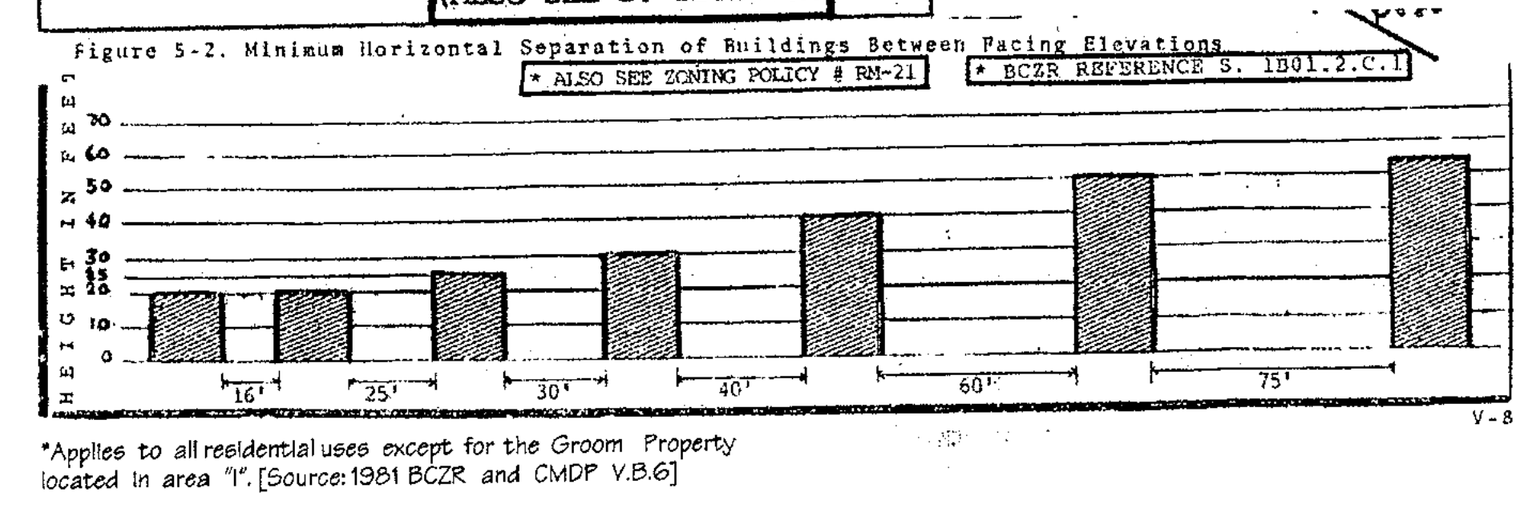
TYPICAL SETBACK REQUIREMENTS* -(BCZR 1985 EDITION)

In Transition/Facing Residential	Out of Transition
Front 75' Side 75' Rear 150' Parking 75'	Window to Window - 40' Window to Street R/W - 25' Window to Tract Boundary - 35' Window to Property Line - 15' Building to Ex. R/W - 25' Building to Ex. R/W C/L - 50' Building to Proposed R/W - 0' Building to Tract Boundary - 30'
Buffer Width	Height to Height Requirements (Distances between facing elevation) Policy R.M. 6 method
Building Front - 50' Building Side - 50' Building Rear - 75' Facing Parking - 75'	
For all other setbacks use Out of Transition requirements	0-20' - 16' Separation 20-25' - 25' Separation 25-30' - 30' Separation 30-40' - 40' Separation 40-50' - 60' Separation 50-60' - 75' Separation
Building Height - 35' maximum Building length - 130' maximum	
Distance between facing elevations is 1½ X the height of the highest building (Policy) R.M. 6 method	Building height - By zone Building length - 300' maximum

Zoning Classification	Maximum Height of Buildings in Feet
D.R. 1	50
D.R. 2	50
D.R. 3.5	50
D.R. 5.5	50
D.R. 10.5	50
D.R. 16	60

Table 5-5. Maximum Building Height by Zone [ALSO SEE S. 1B02.2.A]

Figure 5-2. Minimum Horizontal Separation of Buildings Between Facing Elevations



*Applies to all residential uses except for the Groom Property located in area "I". [Source: 1981 BCZR and CMDP V.B.6]

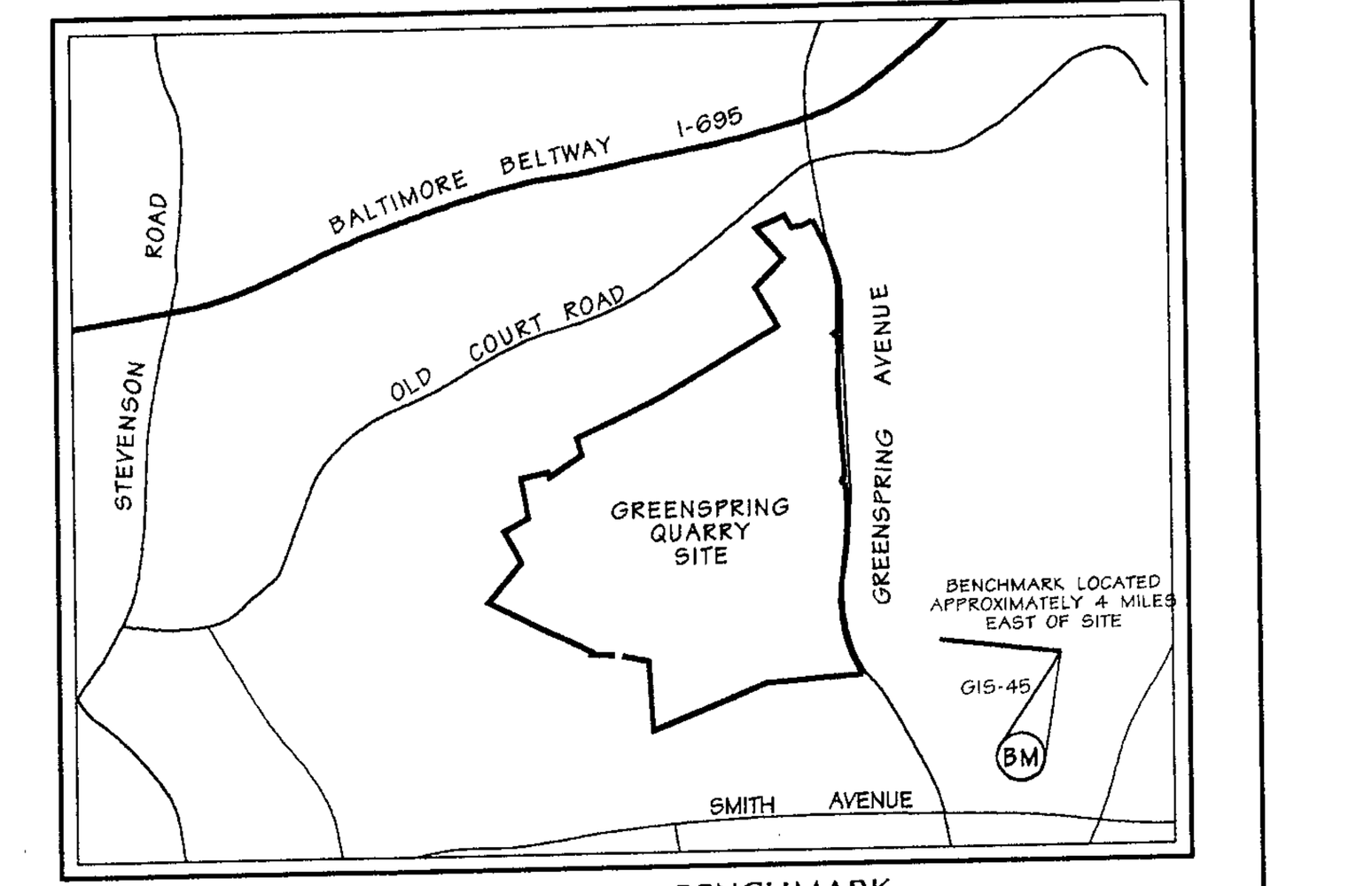
TYPICAL SETBACK REQUIREMENTS* -(BCZR 1998 EDITION)

NOTE: Setback requirements apply only to Lots proposed on the former Groom Property.

Single-Family Detached, Two-Family Alternative Site Design Dwellings

	D.R. 1 & 2 Zones (feet)	D.R.3.5, 5.5, 10.5 & 16 Zones (feet)	Alternative Site Design Dwellings: Zero & Zipper Lots All D.R. Zones (feet)	Alternative Site Design Dwellings: Neo-Traditional All D.R. Zones (feet)
From front building face to: Public street right-of-way or property line	25	25	25	15
Arterial or collector	-	-	-	25
From side building face to: Side building face	30	16 < 20 high 20 > 20 high	16	16 < 20 high 20 > 20 high
Public street right-of-way	25	15	15	15
Paving of a private road	30	25	25	25
Tract boundary	25	15	15	15
From rear building face to: Rear property line	30	30	20	50
Public street right-of-way	30	30	20	50
Additional setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.				

The 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).



VICINITY MAP

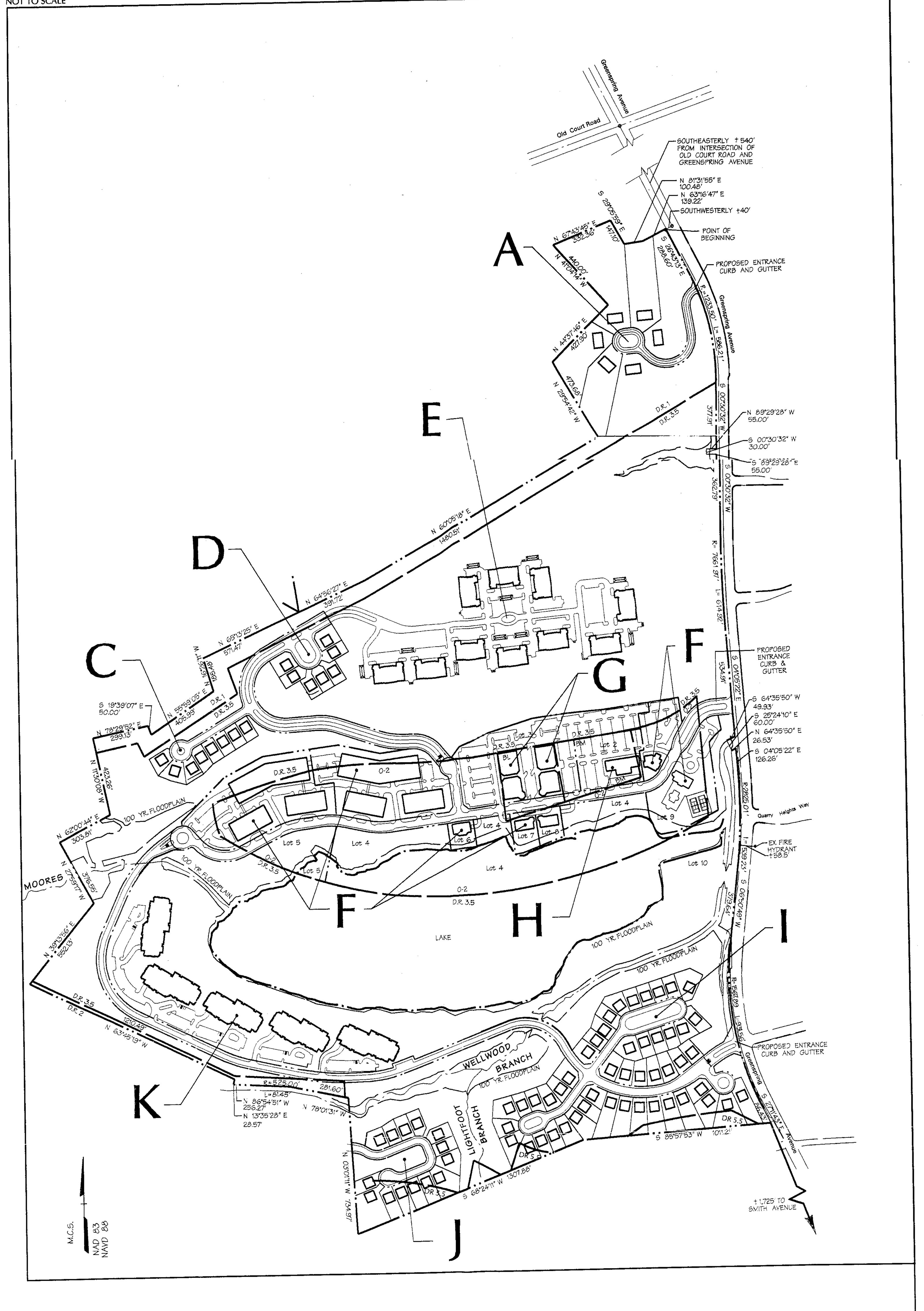
SCALE: 1"=2000'

M.C.S.

BENCHMARK
BALTIMORE COUNTY DESIGNATION: GI5-45
PID AC7728
ELEVATION 426.02
DESCRIPTION: 10" DIAMETER CONCRETE MONUMENT IN ANNESLIE SHOPPING COURT

AREA KEY SHEET:

NOT TO SCALE



PDM # III - 299

BASE: VJV
DRAWN: VJV
DESIGNED: LOH
CHECKED BY: RGH
DATE CHECKED: 2.6.04
DRAWING: 1 OF 5
ISSUE DATES
REVIEW:
SID:
PERMIT:
CONSTRUCTION:
SCALE: AS SHOWN
PROJECT NO.: 83035.P

M.C.S. NAD 83 NAVD 88

STATE OF MARYLAND 1089 ... O. HART

[illegible]

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

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

DATE | BY | REVISIONS

Plan to Accompany Petitions for Special Exception, Special Hearing, and Variance Request

GREENSPRING QUARRY

Greenspring Avenue
Baltimore County, MD 21209
Elect. District 3 Councilmanic District 2

COUNTY STAMP

035\DEV\Dev 04-01-07\83035exhInew.cvr.dgn

GREEN SPRING QUARRY VARIANCES

UNIT	VARIANCES V-1	V-2	V-3	V-4	V-5
C-1	x	x	x	x	x
C-2	x	x	x	x	x
C-3	x	x	x	x	x
C-4	x	x	x	x	x
C-5	x	x	x	x	x
C-6	x	x	x	x	x
C-7	x	x	x	x	x
C-8	x	x	x	x	x
D-1	x	x	x	x	x
D-2	x	x	x	x	x
D-3	x	x		x	x
D-4	x	x	x	x	x
D-5	x	x		x	x
D-6	x	x	x	x	x
D-7	x	x	x	x	x
I-1	x	x	x	x	x
I-2	x	x	x	x	x
I-3	x	x	x	x	x
I-4	x	x	x	x	x
I-5	x	x	x	x	x
I-6	x	x	x	x	x
I-7	x	x	x	x	x
I-8	x	x	x	x	x
I-9	x	x	x	x	x
I-10	x	x	x	x	x
I-11	x	x	x	x	x

UNIT	VARIANCES V-1	V-2	V-3	V-4	V-5
I-12	x	x	x	x	x
I-13	x	x	x	x	x
I-14	x	x	x	x	x
I-15	x	x	x	x	x
I-16	x	x	x	x	x
I-17	x	x	x	x	x
I-18	x	x	x	x	x
I-19	x	x	x	x	x
I-20	x	x	x	x	x
I-21	x	x	x	x	x
I-22	x	x	x	x	x
I-23	x	x	x	x	x
I-24	x	x	x	x	x
I-25	x	x	x	x	x
I-26	x	x	x	x	x
I-27	x	x	x	x	x
I-28	x	x	x	x	x
I-29	x	x	x	x	x
I-30	x	x	x	x	x
I-31	x	x	x	x	x
I-32	x	x	x	x	x
I-33	x	x	x	x	x
I-34	x	x	x	x	x
I-35	x	x	x	x	x
I-36	x	x	x	x	x

UNIT	VARIANCES V-1	V-2	V-3	V-4	V-5
I-37					x
I-38					x
I-39					x
I-40					x
I-41					x
I-42					x
I-43	x	x		x	x
I-44	x	x	x	x	x
I-45	x	x	x	x	x
I-46	x	x	x	x	x
I-47	x	x	x	x	x
I-48	x	x	x	x	x
J-1	x	x	x	x	
J-2	x	x	x	x	
J-3	x	x	x	x	
J-4	x	x	x	x	
J-5	x	x		x	
J-6	x	x	x	x	
J-7	x	x	x	x	
J-8	x	x	x	x	
J-9	x	x	x	x	
J-10	x	x	x	x	
J-11	x	x	x	x	
J-12	x	x	x	x	
J-13	x	x		x	
J-14	x	x	x	x	

The following petitions for variance are requested for Areas C, D, I, and J (Single Family Detached Residential Use - Zoned DR 1, DR 3.5, DR 5.5 - see above chart for lot references):

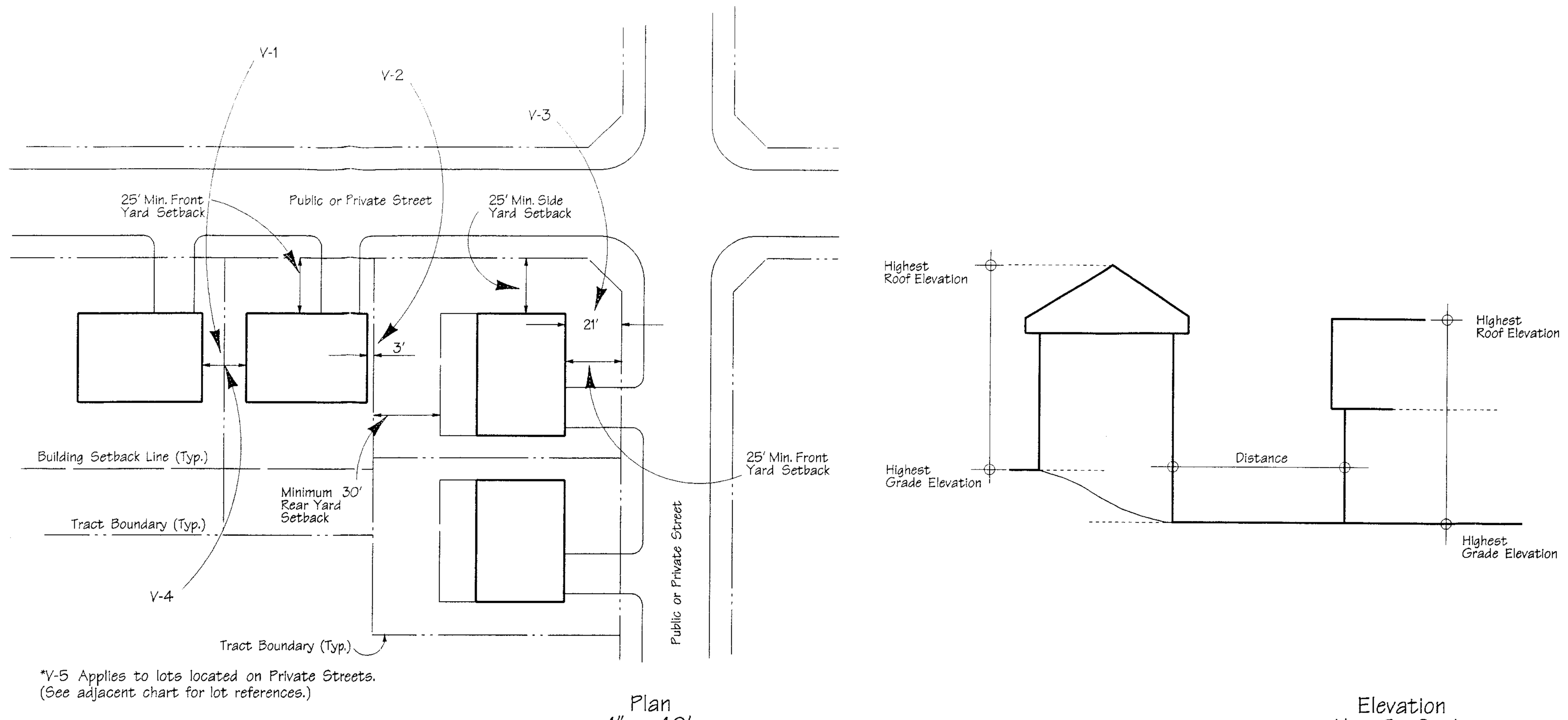
Variance '1' (V-1) Variance from BCZR Sections 1B01.2.C.2.b and 504 and CMDP Section V.B.6.c to permit the centers of facing windows of different dwellings to be as close as 12 feet in lieu of the required 40 foot separation (Lots C1-C8, D1-D7, I1-I36, I43-I48, J1-J14).

Variance '2' (V-2) Variance from BCZR Section 504 and CMDP Section V.B.6.b to permit window to lot line setbacks of 3 feet in lieu of the required 15 foot separation (Lots C1-C8, D1-D7, I1-I36, I43-I48, J1-J14).

Variance '3' (V-3) Variance from BCZR Section 504 and CMDP Section V.B.6.a to permit a window to street right-of-way setback of 21 feet in lieu of the required 25 foot separation (Lots C1-C8, D1-D2, D4, D6-D7, I1-I36, I44-I48, J1-J4, J6-J12, 14).

Variance '4' (V-4) Variance from BCZR Sections 1B01.2.C.1 and 504 and CMDP V.B.3.b to permit a minimum horizontal distance of 20 feet in lieu of the required 40 feet between buildings not mutually attached for building heights between 30 feet and 40 feet (Lots C1-C8, D1-D7, I1-I36, I43-I48, J1-J14).

Variance '5' (V-5) Variance from BCZR Section 102.4 to allow single-family dwellings on lots containing less than 20,000 square feet which do not abut on a right-of-way at least 30 feet wide over which the public has an easement of travel (Lots C1-C8, D1-D7, I1-I48).



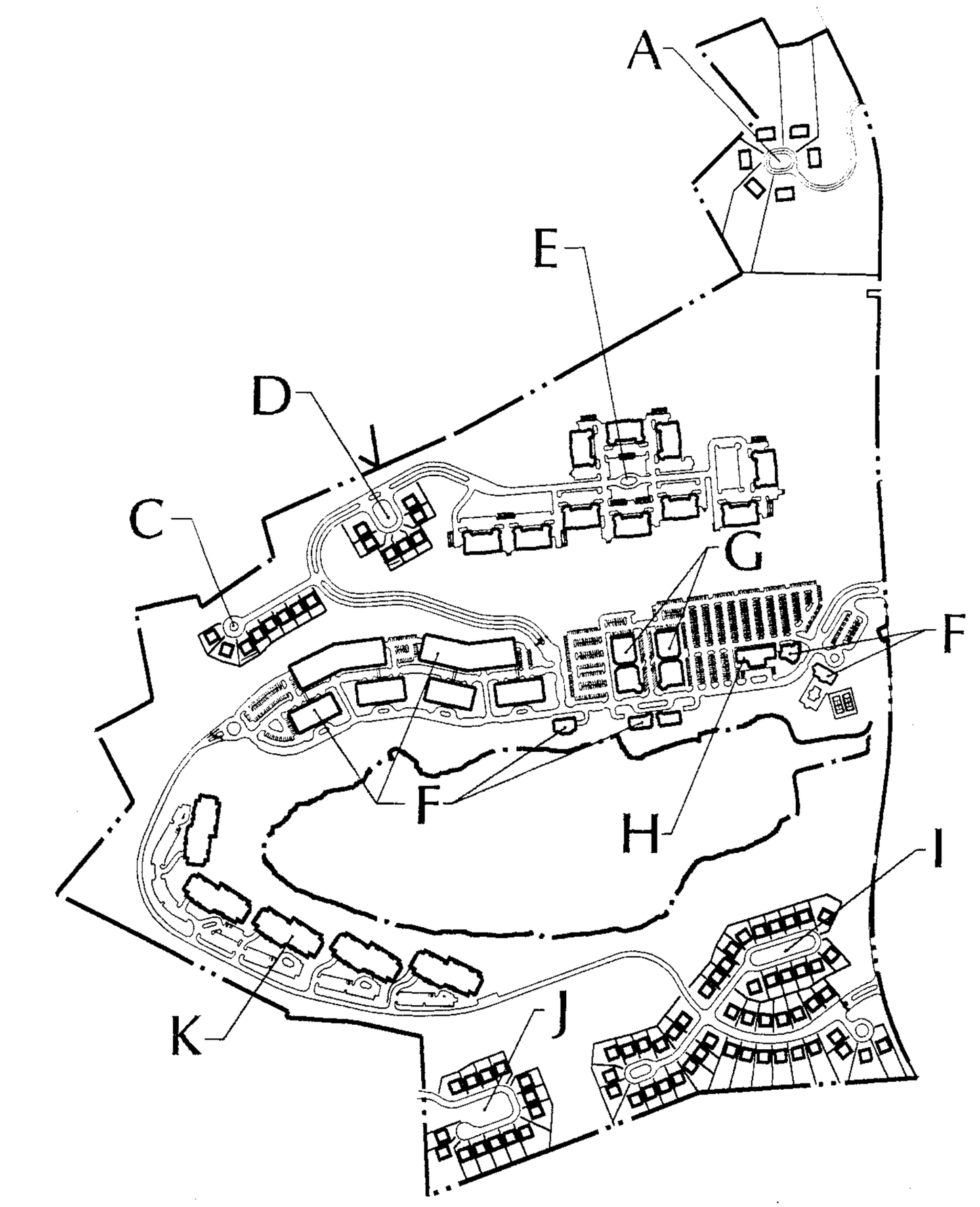
*V-5 Applies to lots located on Private Streets. (See adjacent chart for lot references.)

Plan
1" = 40'

Elevation
Not To Scale

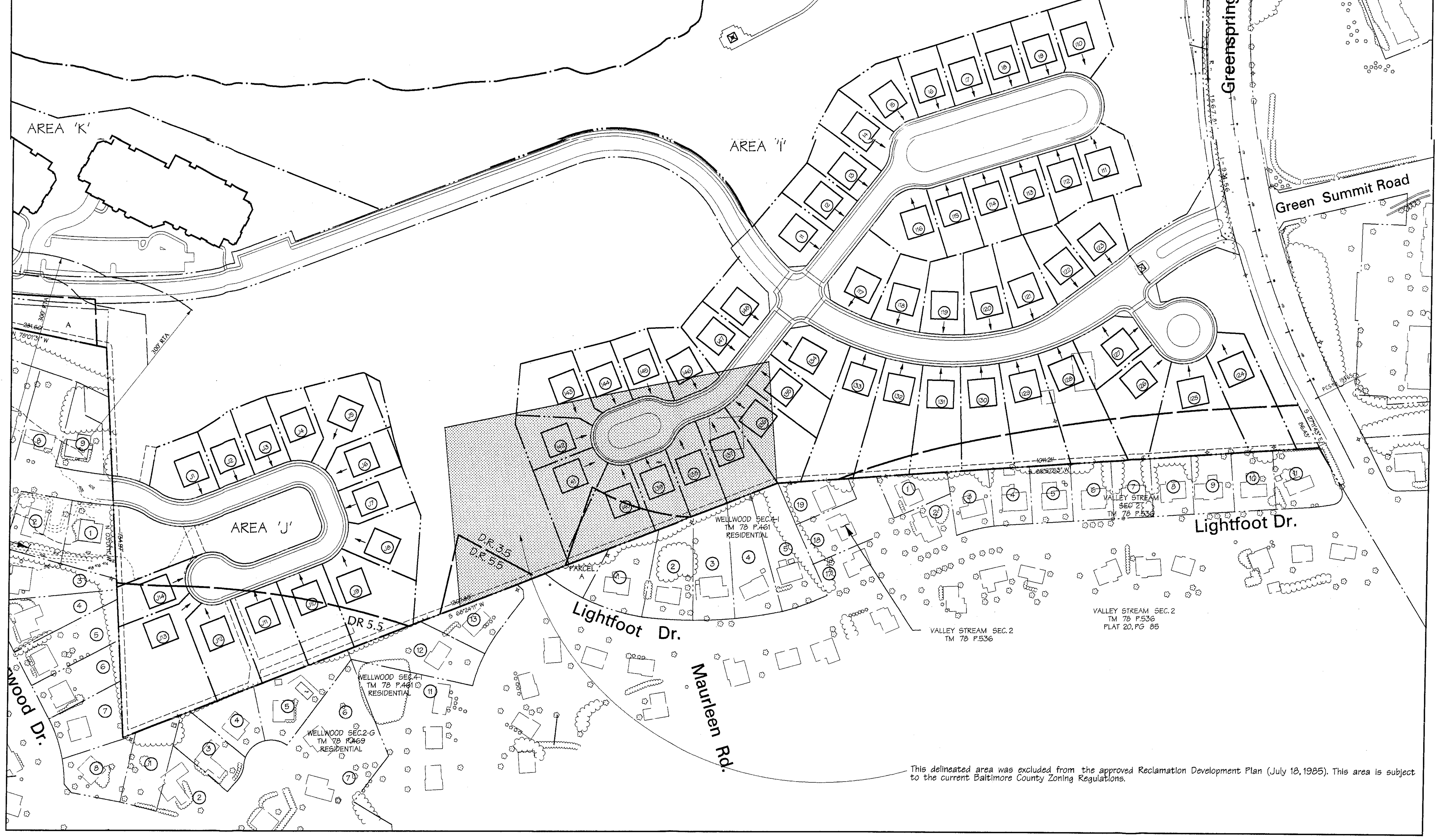
AREAS C,D,I, & J
PLAN AND ELEVATION VIEWS - TYPICAL

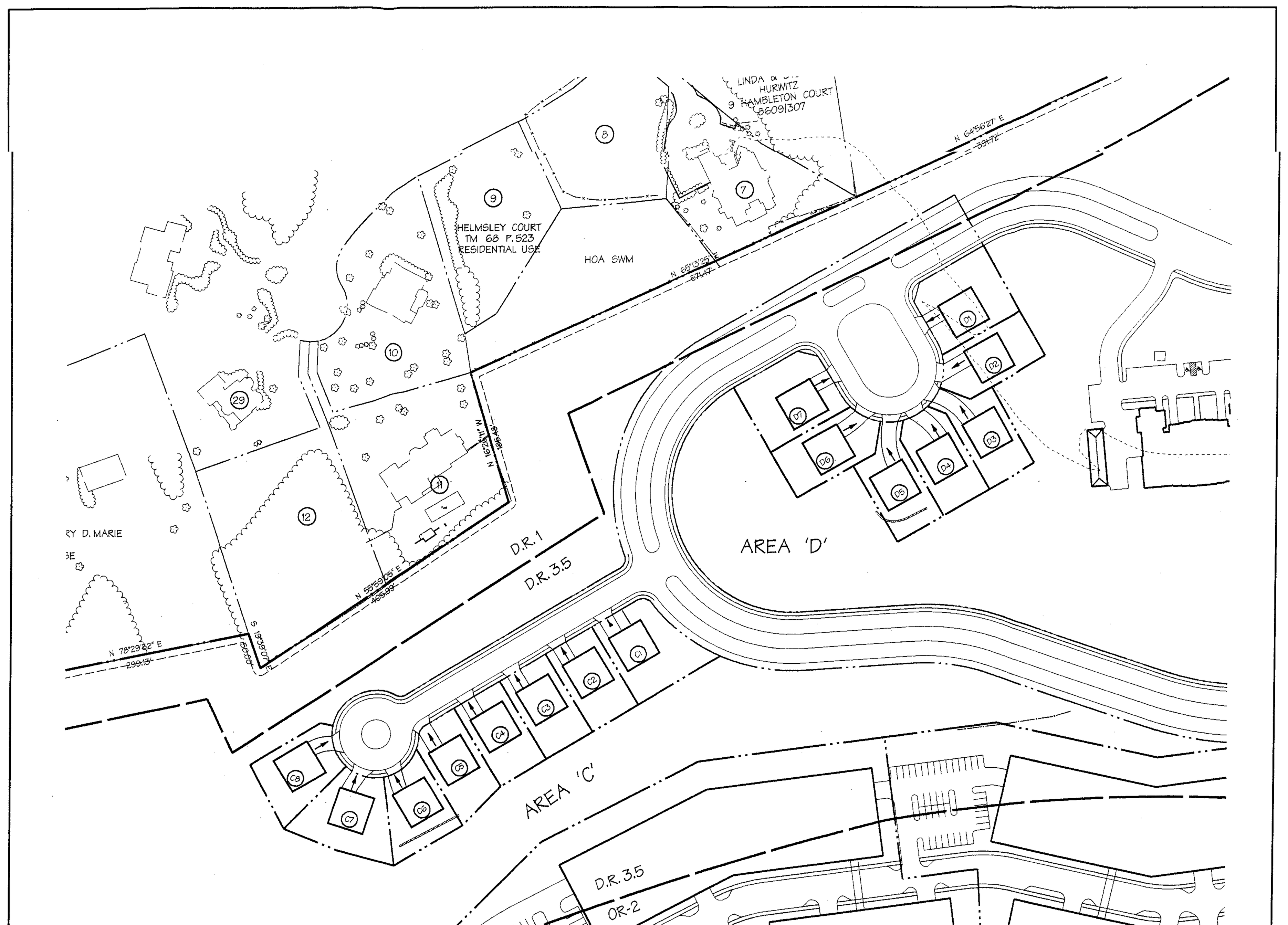
AREA KEY SHEET



NOT TO SCALE

AREAS I & J
PLAN VIEW
1" = 100'





AREAS C & D
PLAN VIEW
1" = 100'

BASE:	MDV
DRAWN:	MDV
DESIGNED:	LOH
CHECKED BY:	RCH
DATE CHECKED:	2/6/04
DRAWING:	2 OF 5

ISSUE DATES	
REVIEW:	
BID:	
PERMIT:	
CONSTRUCTION:	
SCALE:	AS SHOWN
PROJECT NO.:	83035P

M.C.S.
NAD 83
NAVD 88

[illegible]

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

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

DATE	BY	REVISIONS

Plan to Accompany Petitions for Special Exception, Special Hearing and Variance Request
Areas C, D, I, and J - Single Family Detached Dwellings

Greenspring Avenue
Baltimore County, MD 21209
Elect. District 3 Councilmanic District 2

GREENSPRING QUARRY

PDM # III - 299

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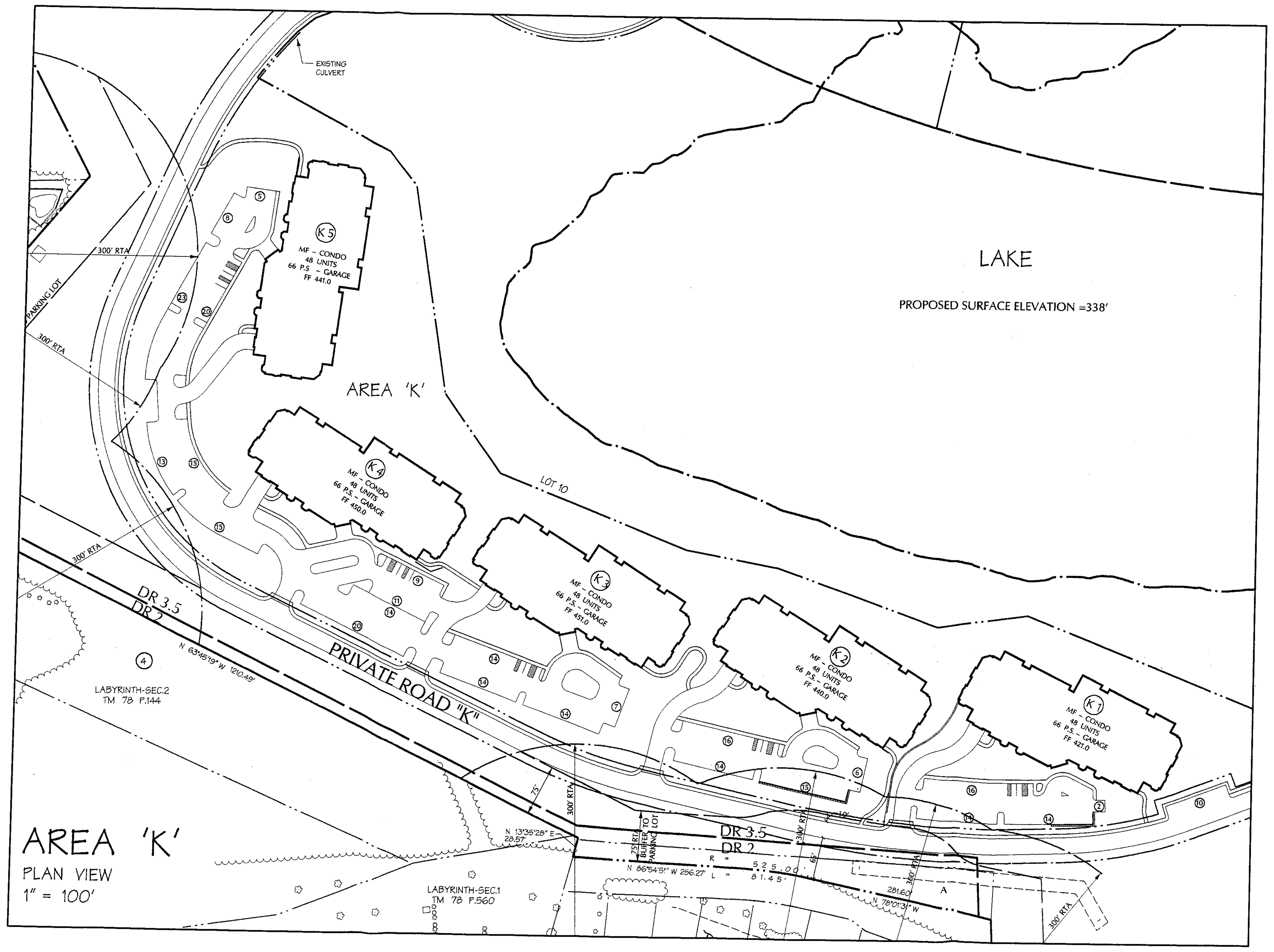
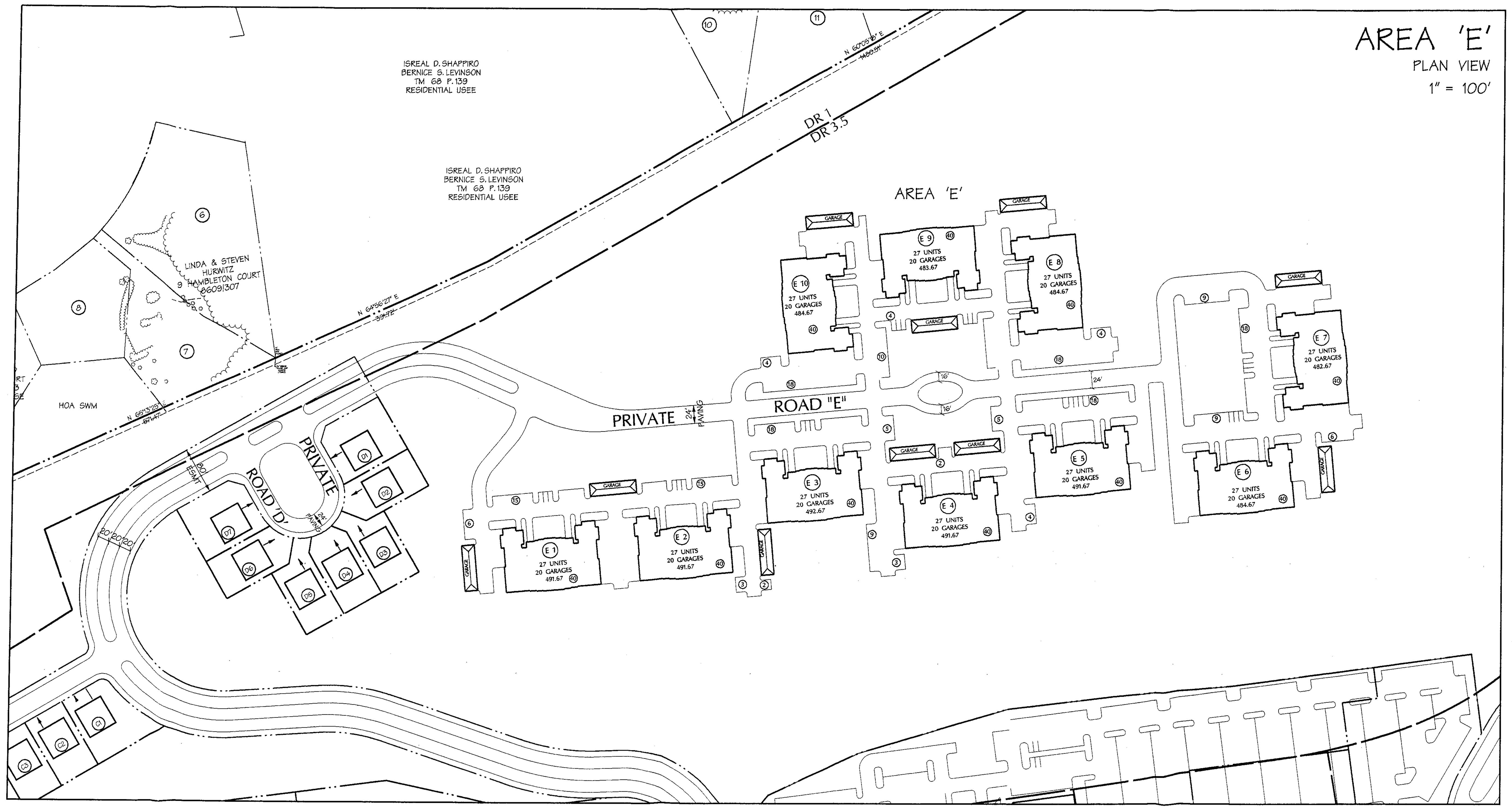
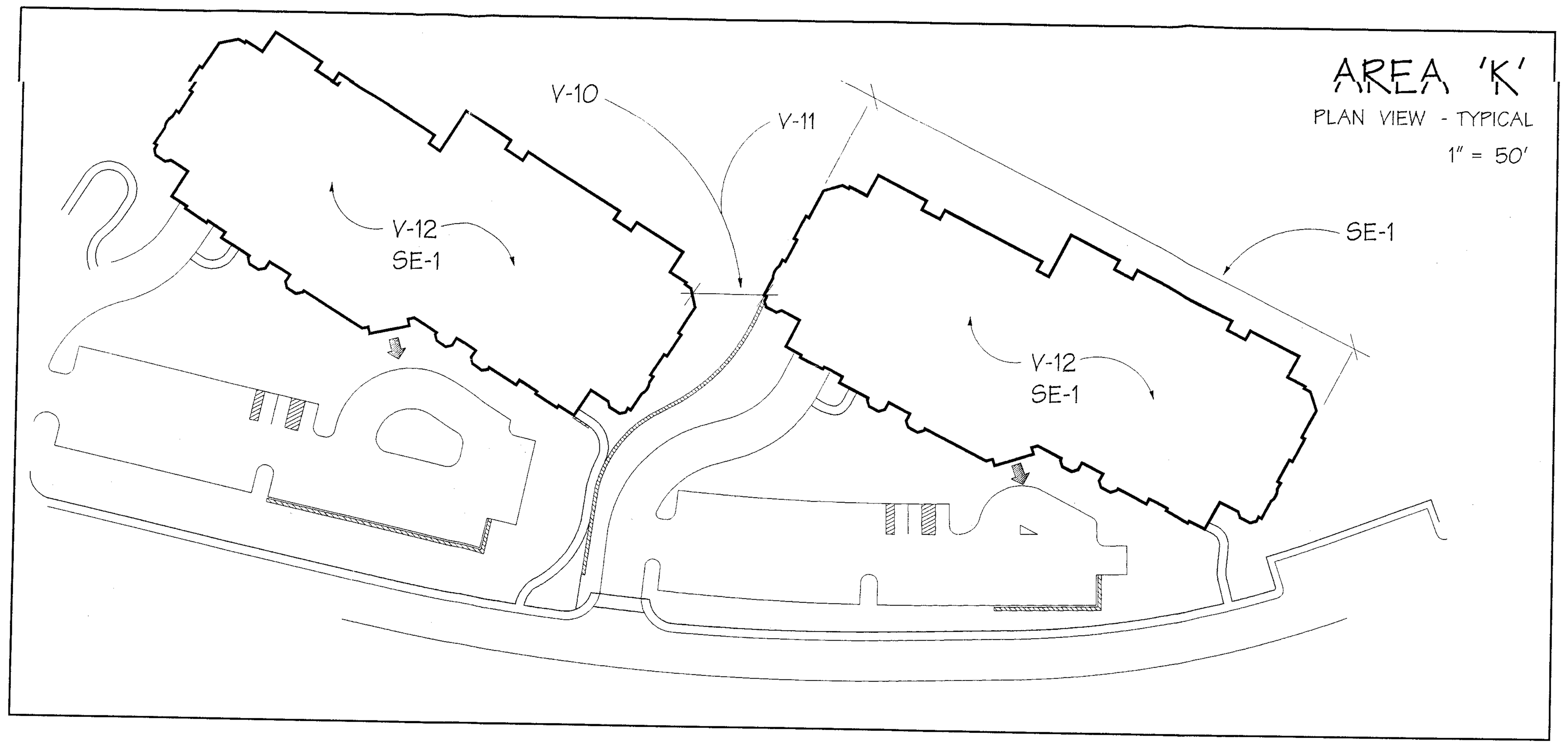




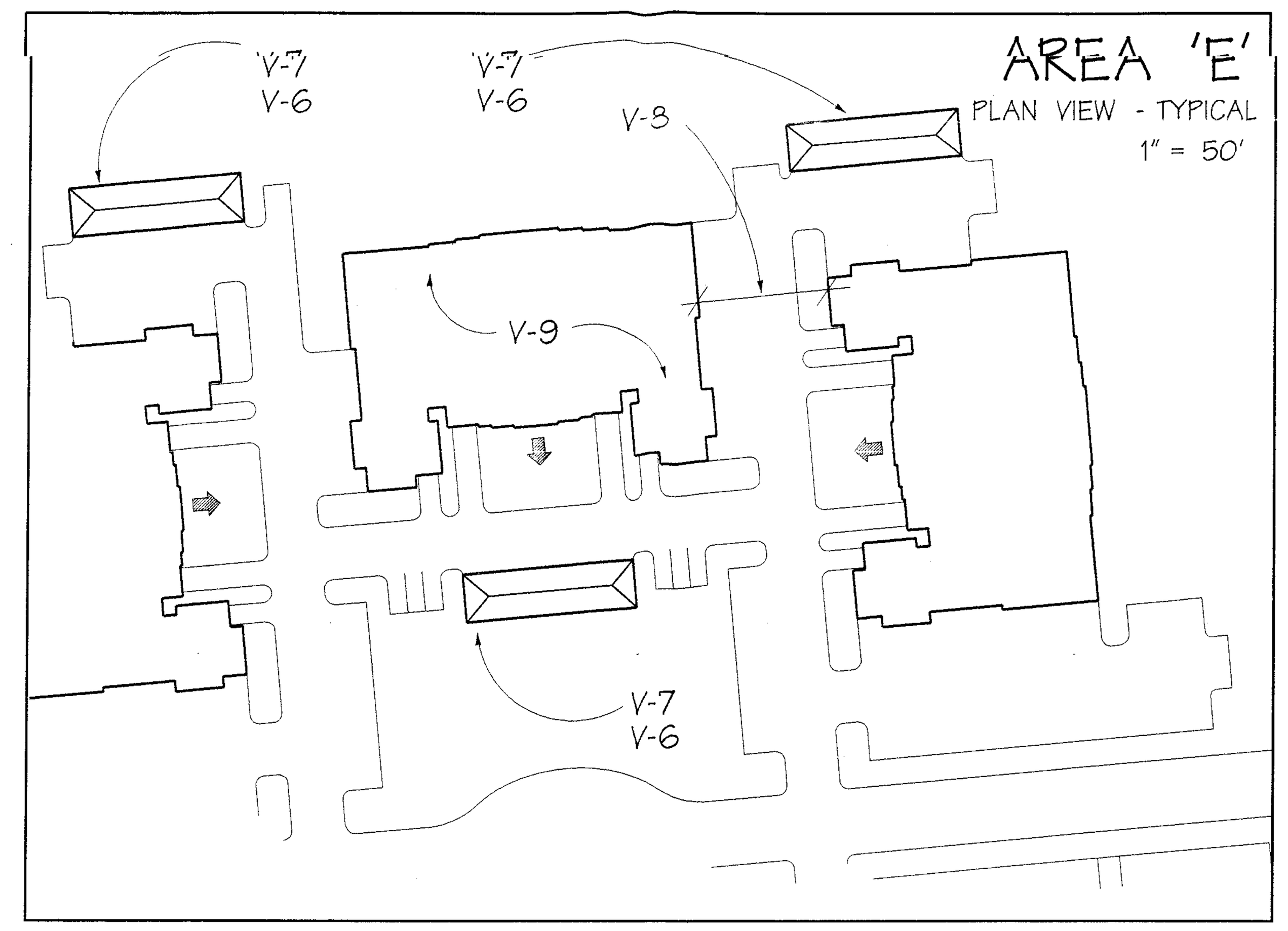


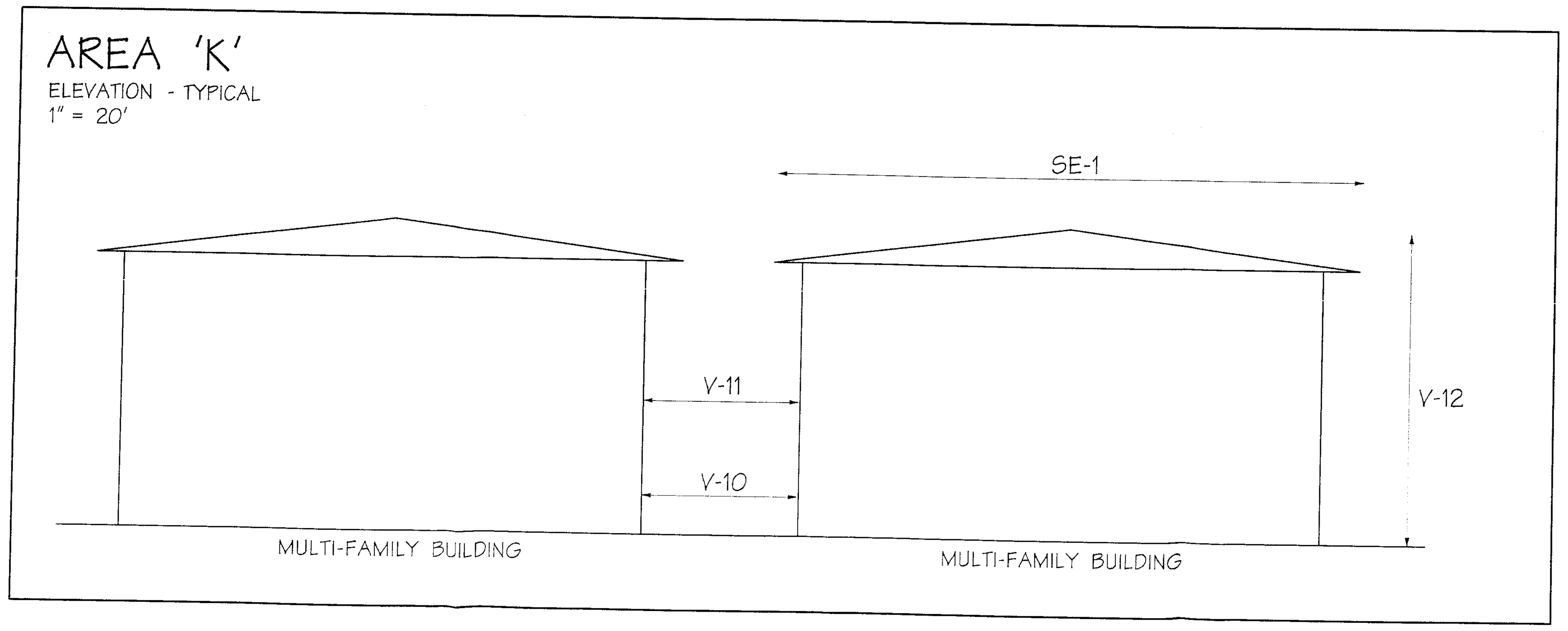
The following petitions are requested for Area E (multi-family dwelling units):

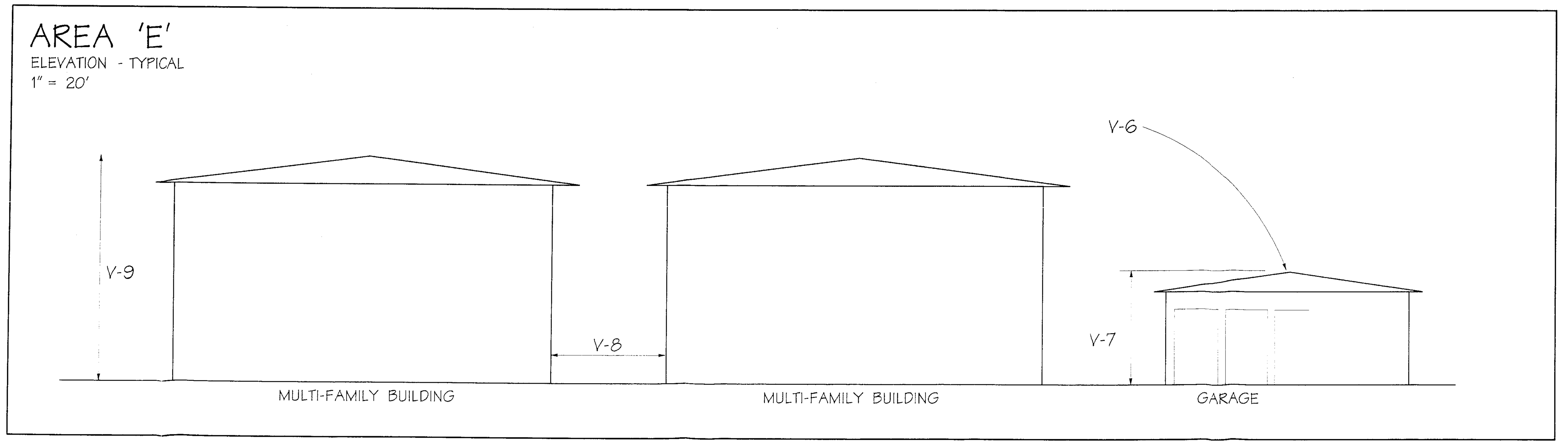
Variance '6'	(V-6)	Variance from BCZR Section 400.1 to permit accessory structures (detached garages) to be located in the front and side yards in lieu of required location in the rear yards.
Variance '7'	(V-7)	Variance from BCZR Section 400.3 to permit accessory buildings (detached garages) to be a maximum height of 17 feet in lieu of the maximum permitted height of 15 feet.
Variance '8'	(V-8)	Variance from BCZR Sections 1B01.2.C.1 and 504 and CMDP Section V.B.3.b to permit a minimum distance between buildings of 60 feet in lieu of the required 75 foot separation for buildings in excess of 50 feet in height (Buildings E1-E10).
Variance '9'	(V-9)	Variance from BCZR Sections 1B02.2.A and 504 and CMDP Section V.B.3.a to permit a maximum building height of 65 feet in lieu of the maximum permitted height of 50 feet.

The following petitions are requested for Area K (multi-family dwelling units):

Special Exception '1'	(SE-1)	Special Exception, pursuant to BCZR Sections 1B01.2.B.2, 502, and 504 and CMDP Section V.B.4.a., to allow maximum building widths of 330 feet in lieu of the maximum permitted 300 feet (Buildings K1-K5).
Variance '10'	(V-10)	Variance from BCZR Sections 1B01.2.C.1 and 504 and CMDP Section V.B.3.b to permit a minimum separation between buildings of 37 feet in lieu of the required 75 feet for buildings over 50 feet in height (Buildings K1-K5).
Variance '11'	(V-11)	Variance from BCZR Sections 1B01.2.C.2.b and 504 and CMDP Section V.B.6.c to permit the centers of facing windows of different dwellings to be as close as 37 feet in lieu of the required 40 foot separation (Buildings K1-K5).
Variance '12'	(V-12)	Variance from BCZR Sections 1B02.2.A and 504 and CMDP Section V.B.3.a to permit a maximum building height of 65 feet in lieu of the maximum permitted height of 50 feet (Buildings K1-K5).







PDM # III - 299

BASE: VDV	ISSUE DATES		
DRAWN: VDV	REVIEW:		
DESIGNED: LCH	BID:		
CHECKED BY: RCH	PERMIT:		
DATE CHECKED: 2.6.04	CONSTRUCTION:		
DRAWING: 3 OF 5	SCALE: AS SHOWN	PROJECT NO.: 83035.P	

M.C.S. NAD 83 NAVD 88

STATE OF MARYLAND · LYNDON O. HART · 1008

[illegible]

DMW

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Fax 296-4705

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

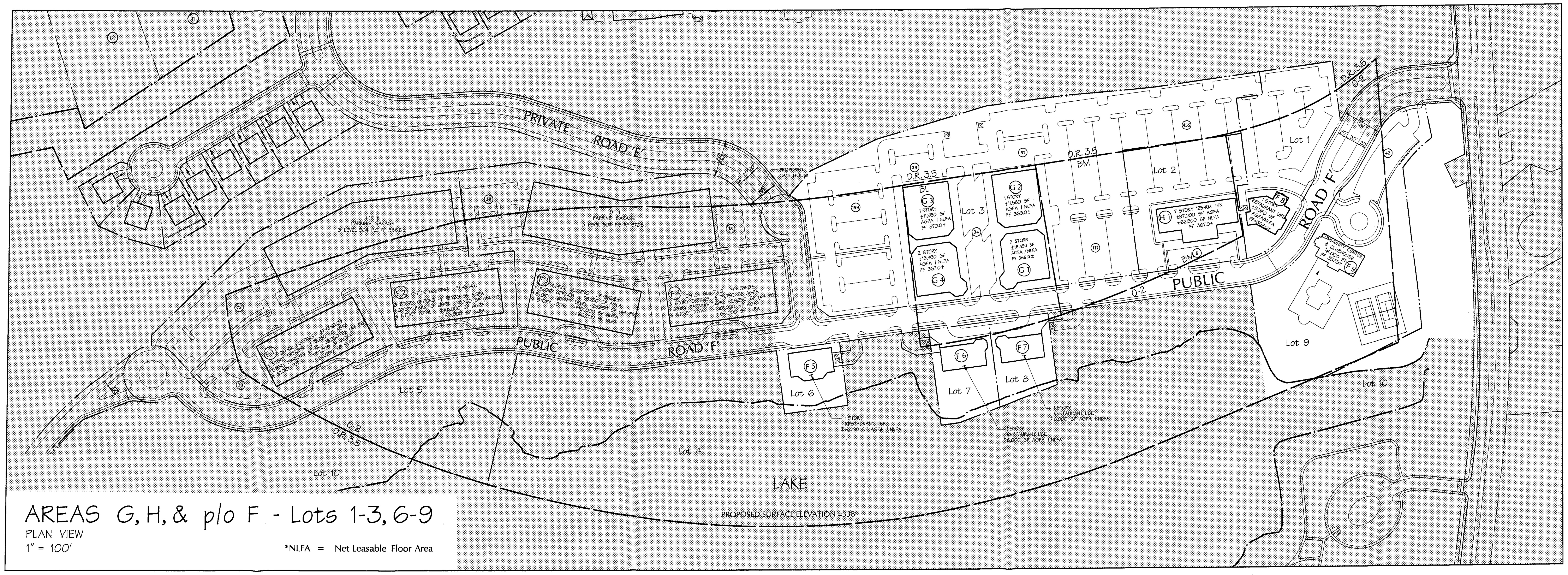
DATE	BY	REVISIONS

Greenspring Avenue
Baltimore County, MD 21209
Elect. District 3 Councilmanic District 2

Plan to Accompany Petitions for Special Exception, Special Hearing and Variance Request - Areas E & K - Multi-Family Buildings

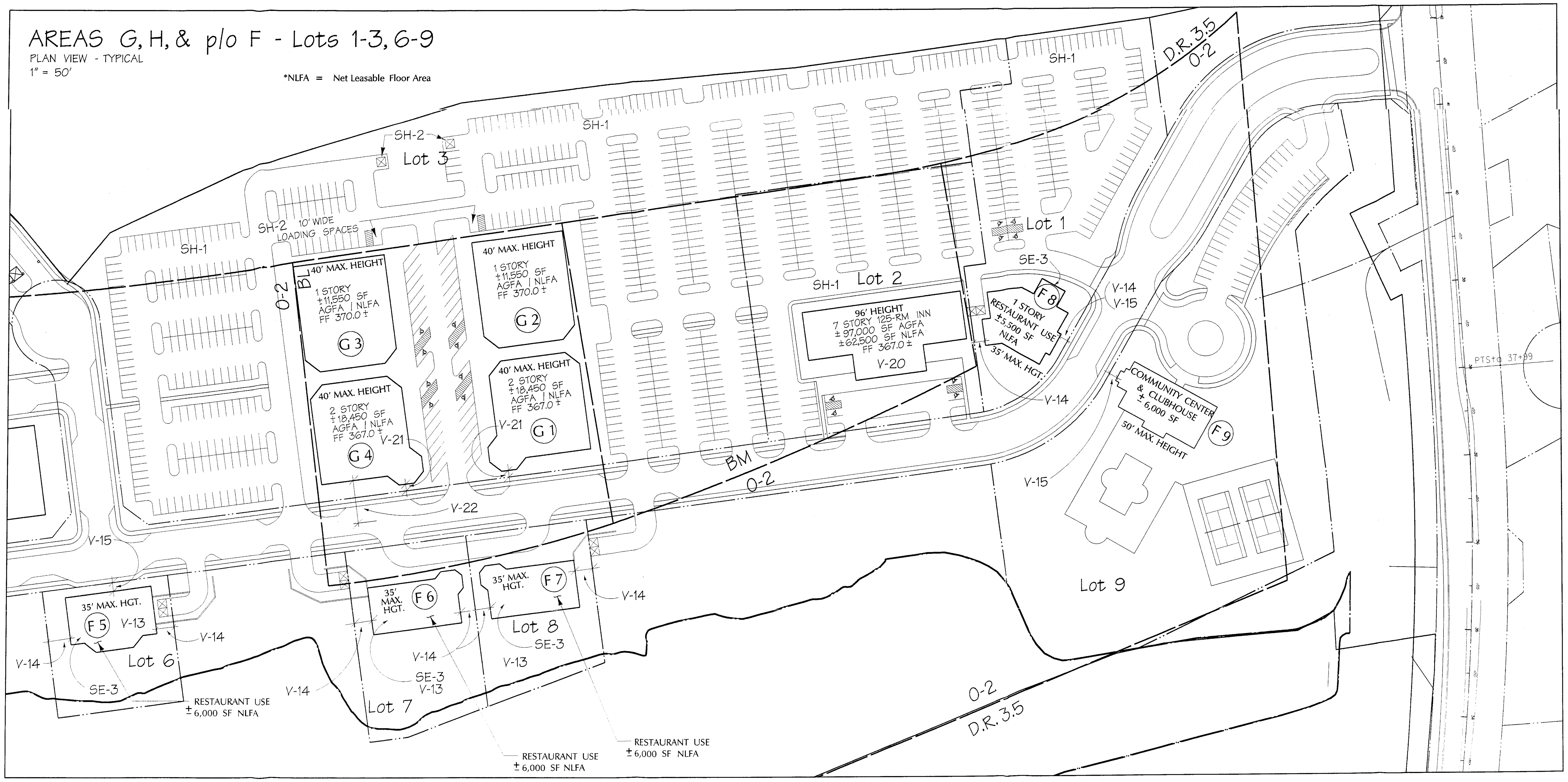
GREENSPRING QUARRY

COUNTY STAMP



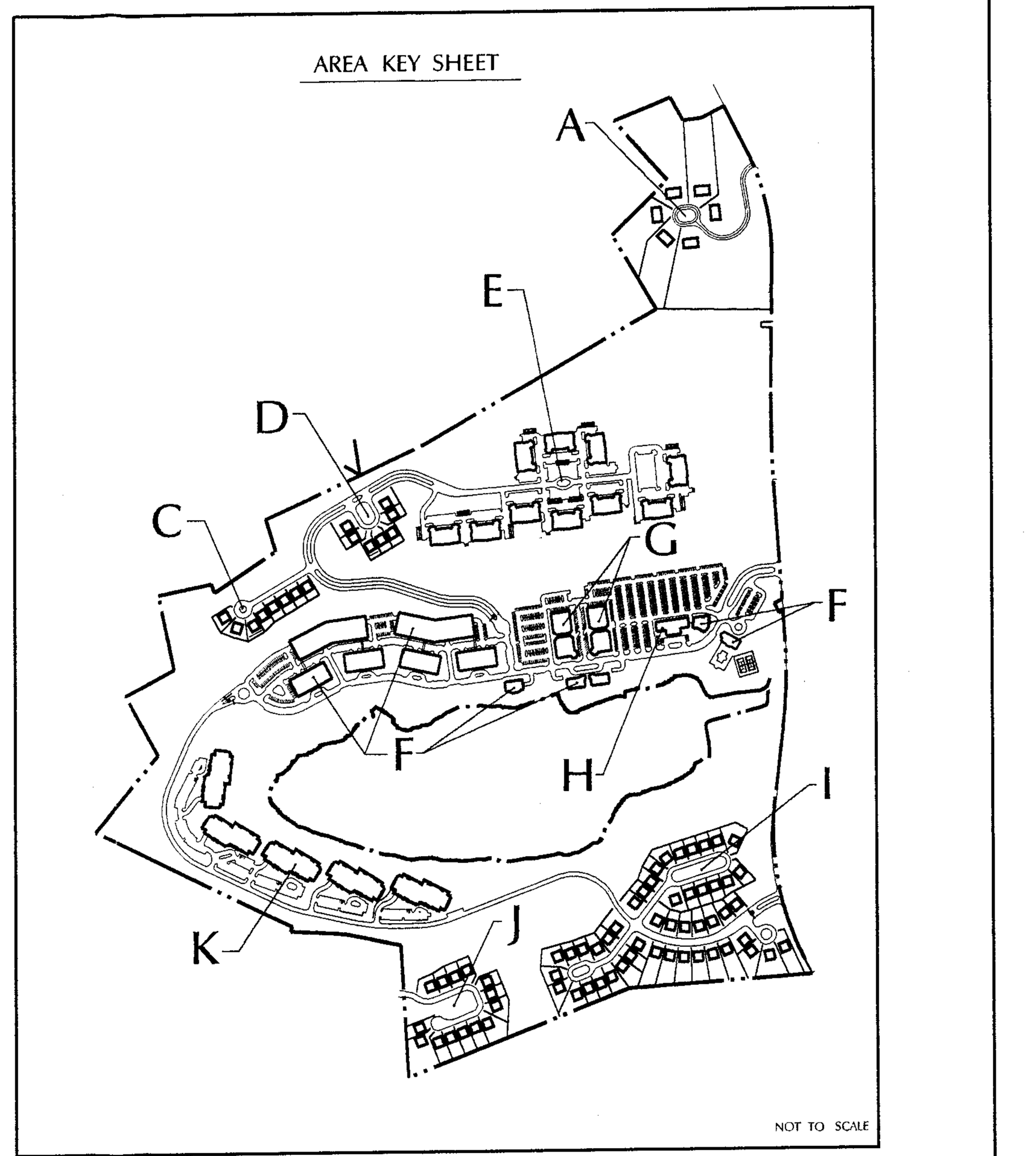
AREAS G, H, & p/o F - Lots 1-3, 6-9
PLAN VIEW
1" = 100'

*NLFA = Net Leasable Floor Area



AREAS G, H, & p/o F - Lots 1-3, 6-9
PLAN VIEW - TYPICAL
1" = 50'

*NLFA = Net Leasable Floor Area



The following petitions are requested for Area F, G, and H (commercial and office) – Lots 1, 2, 3, 6, 7, 8, and 9:

Lot 1 – Area F Restaurant Use – Zoned O2, DR 3.5

Special Hearing '1' (SH-1) Special Hearing, pursuant to BCZR Section 409.4, for a use permit to allow business parking in a residential zone.

Special Exception '3' (SE-3) Special Exception, pursuant to BCZR Sections 205.3.B.2 and 502, to permit a free standing restaurant as an "eating or drinking establishment" in an O-2 zone.

Variance '14' (V-14) Variance from BCZR Section 205.4.C.1 to permit a 10 foot side lot line setback in lieu of the required 35 feet.

Variance '15' (V-15) Variance from BCZR Section 205.4.C.2 to permit a 10 foot street line setback in lieu of the required 35 feet.

Lot 2 – Area H Hotel Use – Zoned O2, BM

Special Hearing '1' (SH-1) Special Hearing, pursuant to BCZR Section 409.4, for a use permit to allow business parking in a residential zone.

Variance '20' (V-20) Variance from BCZR Sections 231 and 234 to permit a maximum building height of 96 feet in lieu of the maximum permitted 40 feet.

Lot 3 – Area G Retail Use – Zoned O2, BL, BM, DR 3.5

Special Hearing '1' (SH-1) Special Hearing, pursuant to BCZR Section 409.4, for a use permit to allow business parking in a residential zone.

Special Hearing '2' (SH-2) Special Hearing, pursuant to BCZR Sections 409.4 and 409.5, for approval of a modified plan to allow loading, service, and uses other than parking in a residential zone.

Variance '21' (V-21) Variance from BCZR Section 232.1 to permit a front building line to property line setback of 0 feet in lieu of the required 10 feet.

Variance '22' (V-22) Variance from BCZR Section 232.1 to permit a front building line to centerline of street setback of 30 feet in lieu of the required 40 feet.

Lot 6 – Area F Restaurant Use – Zoned O2

Special Exception '3' (SE-3) Special Exception, pursuant to BCZR Sections 205.3.B.2 and 502, to permit a free standing restaurant as an "eating or drinking establishment" in an O-2 zone.

Variance '13' (V-13) Variance from BCZR Section 409.2.b to permit parking spaces on a different lot to be located in excess of 500 feet from the building they are intended to serve.

Variance '14' (V-14) Variance from BCZR Section 205.4.C.1 to permit a 10 foot side lot line setback in lieu of the required 35 feet.

Variance '15' (V-15) Variance from BCZR Section 205.4.C.2 to permit a 10 foot street line setback in lieu of the required 35 feet.

Lot 7 – Area F Restaurant Use – Zoned O2, BL

Special Exception '3' (SE-3) Special Exception, pursuant to BCZR Sections 205.3.B.2 and 502, to permit a free standing restaurant as an "eating or drinking establishment" in an O-2 zone.

Variance '13' (V-13) Variance from BCZR Section 409.2.b to permit parking spaces on a different lot to be located in excess of 500 feet from the building they are intended to serve.

Variance '14' (V-14) Variance from BCZR Section 205.4.C.1 to permit a 10 foot side lot line setback in lieu of the required 35 feet.

Lot 8 – Area F Restaurant Use – Zoned O2, BL

Special Exception '3' (SE-3) Special Exception, pursuant to BCZR Sections 205.3.B.2 and 502, to permit a free standing restaurant as an "eating or drinking establishment" in an O-2 zone.

Variance '13' (V-13) Variance from BCZR Section 409.2.b to permit parking spaces on a different lot to be located in excess of 500 feet from the building they are intended to serve.

Variance '14' (V-14) Variance from BCZR Section 205.4.C.1 to permit a 10 foot side lot line setback in lieu of the required 35 feet.

Lot 9 – Area F Community Center Use – Zoned O2

Variance '15' (V-15) Variance from BCZR Section 205.4.C.2 to permit a 10 foot street line setback in lieu of the required 35 feet.

PDM # III - 299

BASE:	VDV
DRAWN:	VDV
DESIGNED:	LOH
CHECKED BY:	RCH
DATE CHECKED:	2.8.04
DRAWING:	4 OF 5

ISSUE DATES: REVIEW: BID: PERMIT: CONSTRUCTION: SCALE: PROJECT NO.: 83035P

M.C.S. NAD 83 NAVD 88

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Fax 296-4705

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

DATE BY REVISIONS

Greenspring Avenue
Baltimore County, MD 21209
Elect. District 3 Councilmanic District 2

Plan to Accompany Petitions for Special Exception, Special Hearing, and Variance Request

GREENSPRING QUARRY

COUNTY STAMP

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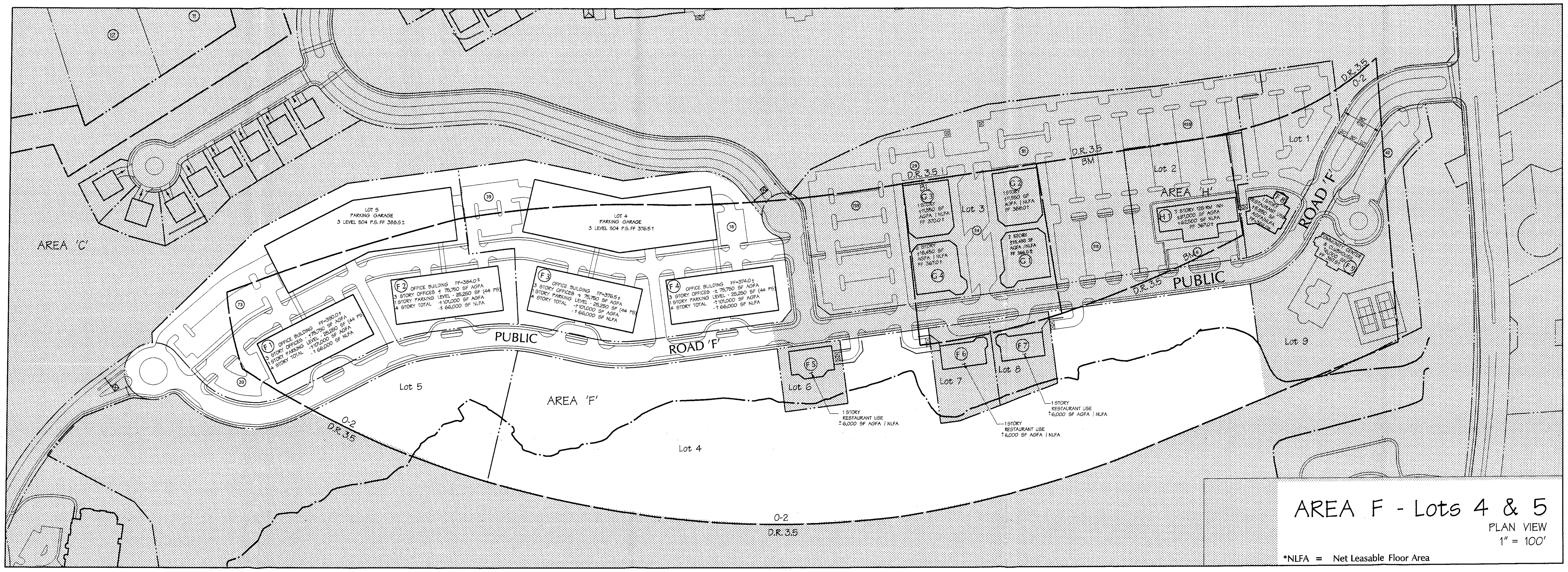

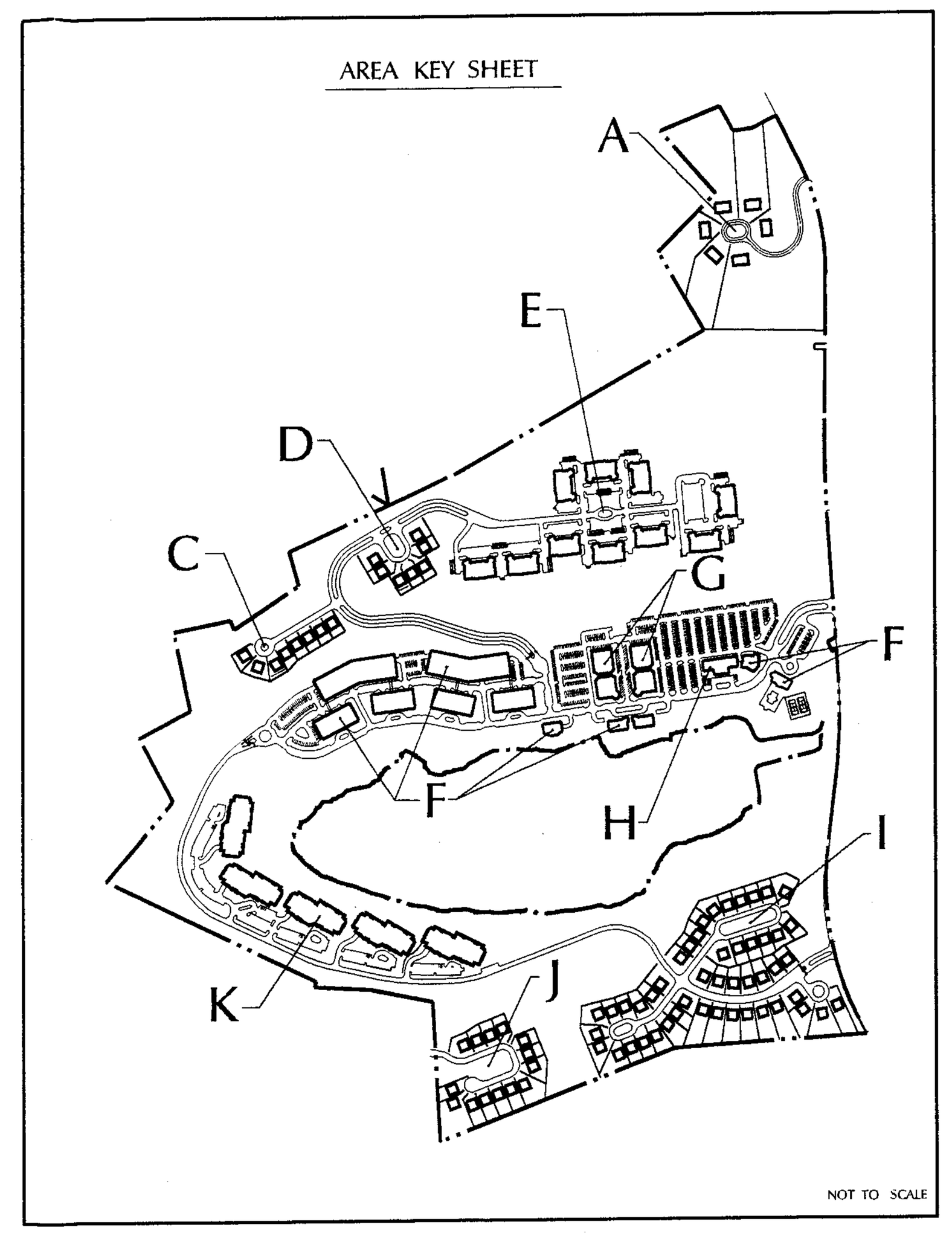

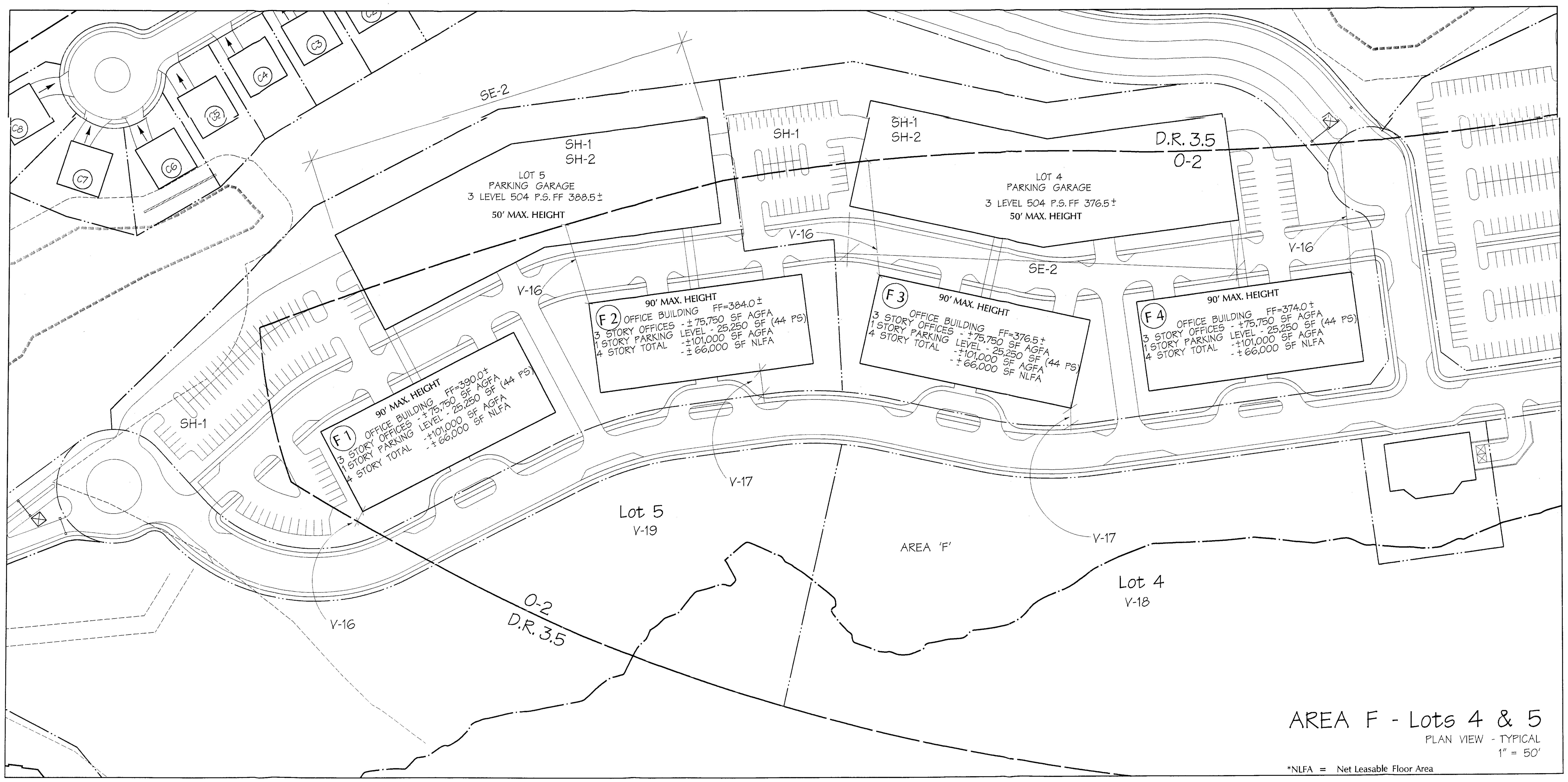

The following petitions are requested for Area F – Lots 4 & 5:

Lot 4 – Area F Office Use and Parking Garages – Zoned O2, DR 3.5, BL

Special Hearing '1'	(SH-1)	Special Hearing, pursuant to BCZR Section 409.4, for a use permit to allow business parking in a residential zone.
Special Hearing '2'	(SH-2)	Special Hearing, pursuant to BCZR Sections 409.4 and 409.5, for approval of a modified plan to allow loading, service, and uses other than parking in a residential zone.
Special Exception '2'	(SE-2)	Special Exception, pursuant to BCZR Sections 1B01.2.B.2, 502, and 504 and CMDP Section V.B.4.a., to allow maximum building widths of 460 feet in lieu of the maximum permitted 300 feet.
Variance '16'	(V-16)	Variance from BCZR Section 205.4.D.1 to permit a building to residential zone boundary setback of 120 feet and 140 feet in lieu of the minimum required 180 feet (twice the height of the building). (Buildings F-3 and F-4)
Variance '17'	(V-17)	Variance from BCZR Section 205.4.D.2 to permit a building to street line setback of 15 feet in lieu of the required 65 feet.
Variance '18'	(V-18)	Variance from BCZR Section 205.4.D.3 to allow a maximum floor area ratio of .5 in lieu of the maximum permitted 0.4.

Lot 5 – Area F Office Use and Parking Garages – Zoned O2, DR 3.5

Special Hearing '1'	(SH-1)	Special Hearing, pursuant to BCZR Section 409.4, for a use permit to allow business parking in a residential zone.
Special Hearing '2'	(SH-2)	Special Hearing, pursuant to BCZR Sections 409.4 and 409.5, for approval of a modified plan to allow loading, service, and uses other than parking in a residential zone.
Special Exception '2'	(SE-2)	Special Exception, pursuant to BCZR Sections 1B01.2.B.2, 502, and 504 and CMDP Section V.B.4.a., to allow maximum building widths of 460 feet in lieu of the maximum permitted 300 feet.
Variance '16'	(V-16)	Variance from BCZR Section 205.4.D.1 to permit a building to residential zone boundary setback of 8 feet and 90 feet in lieu of the minimum required 180 feet (twice the height of the building). (Buildings F-1 and F-2)
Variance '17'	(V-17)	Variance from BCZR Section 205.4.D.2 to permit a building to street line setback of 15 feet in lieu of the required 65 feet.
Variance '19'	(V-19)	Variance from BCZR Section 205.4.D.3 to allow a maximum floor area ratio of 1.2 in lieu of the maximum permitted 0.4.

PDM # III - 299

BASE:	VDV	ISSUE DATES	
DRAWN:	VDV	REVIEW:	
DESIGNED:	LOH	BID:	
CHECKED BY:	RCH	PERMIT:	
DATE CHECKED:	2.6.04	CONSTRUCTION:	
DRAWING: 5 OF 5		SCALE:	AS SHOWN
		PROJECT NO.:	83035.P

M.C.S.
NAD 83
NAVD 88

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
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A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

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Greenspring Avenue
Baltimore County, MD 21209
Elect. District 3 Councilmanic District 2

Plan to Accompany Petitions for Special Exception, Special Hearing, and Variance Request

GREENSPRING QUARRY

COUNTY STAMP

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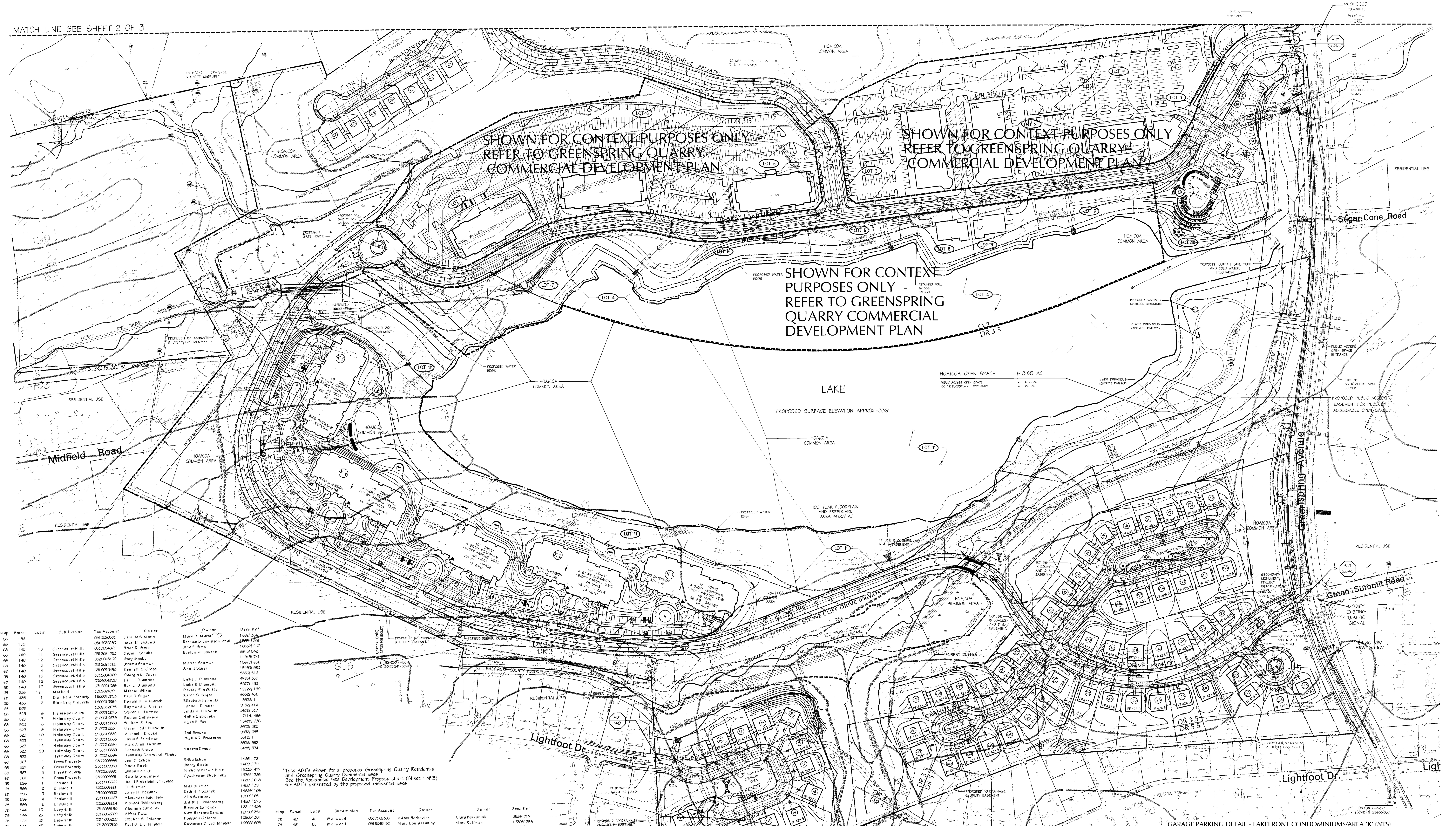


Map	Parcel	Lot#	Subdivision	Tax Account	Owner	Owner	Deed Ref
68	136			0313020500	Camille S Marie	Mary D Marie	1692/384
68	139			0319036280	Israel D Shapiro	Bernice S Levinson etal	15684/331
68	140	10	Greencourt Hills	0303054070	Brian D Sims	Jane F Sims	16552/207
68	140	11	Greencourt Hills	0312021063	Oscar I Schabb	Evelyn M Schabb	6913/542
68	140	12	Greencourt Hills	0321045400	Gary Sinsky		11943/741
68	140	13	Greencourt Hills	0312021065	Jerome Shuman	Marian Shuman	15679/656
68	140	14	Greencourt Hills	0319076450	Kenneth S Gross	Ann J Starer	15453/593
68	140	15	Greencourt Hills	0302004960	Georgia O Baker		5850/516
68	140	16	Greencourt Hills	0304036830	Earl L Diamond	Liebe S Diamond	4785/339
68	140	17	Greencourt Hills	0312021069	Earl L Diamond	Liebe S Diamond	5677/466
68	288	16F	Midfield	0302024301	Mikhail Gilkis	David/Ella Gilkis	12622/150
68	435	1	Blumberg Property	1900013893	Paul S Sugar	Karen G Sugar	6852/456
68	435	2	Blumberg Property	1900013894	Ronald H Magarick	Elizabeth Ferrugia	13526/1
68	508			0302002675	Raymond L Kirsner	Lynnel Kirsner	9132/414
68	523	6	Helmsley Court	2100010878	Steven L Hurwitz	Linda A Hurwitz	8609/307
68	523	7	Helmsley Court	2100010879	Roman Ostrovsky	Nellie Ostrovsky	17114/496
68	523	8	Helmsley Court	2100010880	William Z Fox	Myra E Fox	15488/736
68	523	9	Helmsley Court	2100010881	David Todd Hurwitz		8302/380
68	523	10	Helmsley Court	2100010882	Michael I Brooks	Gail Brooks	9832/685
68	523	11	Helmsley Court	2100010883	Louis F Friedman	Phyllis C Friedman	8312/1
68	523	12	Helmsley Court	2100010884	Marc Alan Hurwitz		8326/592
68	523	29	Helmsley Court	2100010889	Kenneth Kraus	Andrea Kraus	8488/534
68	523		Helmsley Court	2100010894	Helmsley Court Ltd Ptrshp		
68	567	1	Trees Property	2300009988	Lew C Schon	Erika Schon	14691/721
68	567	2	Trees Property	2300009989	David Rubin	Stacey Rubin	14691/711
68	567	3	Trees Property	2300009990	James Hair Jr	Michelle Brown Hair	15338/477
68	567	4	Trees Property	2300009991	Natella Shubinsky	Vyacheslav Shubinsky	15392/385
68	596	1	Enclave II	2300006660	Joel J Finkelstein, Trustee		16201/618
68	596	2	Enclave II	2300006661	Eli Burman	Mila Burman	14501/39
68	596	3	Enclave II	2300006662	Larry H Pozanek	Beth H Pozanek	14689/106
68	596	4	Enclave II	2300006663	Alexander Sabinteev	Alla Sabinteev	15002/65
68	596	5	Enclave II	2300006664	Richard Schlossberg	Judith L Schlossberg	14601/273
78	144	1D	Labyrinth	0312035190	Vladimir Safronov	Eleonor Safronov	12214/436
78	144	2D	Labyrinth	0318052760	Alfred Katz	Katz Barbara Berman	12190/354
78	144	3D	Labyrinth	0311003290	Stephen S Golaner	Roseann Golaner	10908/351
78	144	4D	Labyrinth	0313060500	Paul D Lichtenstein	Katherine B Lichtenstein	10966/605
78	341	9E	Midfield	0305032150	Morton Ehrlich	Phyllis S Ehrlich	3737/369
78	460	1F	Wellwood	0307002700	Raymond Garfield	Bebe R Garfield	4512/242
78	460	2F	Wellwood	0319012900	David Felerstein	Nancy Felerstein	11185/735
78	460	3F	Wellwood	0319002200	Louis Salzman	Sylvia Salzman	6674/236
78	460	4F	Wellwood	0302070181	Nathan Stern	Barbara Clabaugh	11035/119
78	460	5F	Wellwood	0313041960	Andre R Moshenberg	Alice F Moshenberg	13749/52
78	460	6F	Wellwood	0312041910	Tatyana A Pinsker		17689/215
78	460	7F	Wellwood	0319012420	Samuel Saltzman	Rose Saltzman	7954/382
78	460	1D	Wellwood	0306035750	Edgar Flaks	Joan K Flaks	3444/277
78	460	2D	Wellwood	0319045040	Carl Caplan	Joyce Caplan	11965/45
78	460	3D	Wellwood	0319002220	Julian L Sober	Rhoma Sober	11262/9
78	460	4D	Wellwood	0312002530	Bernard Lapin	Bernice Lapin	3463/373
78	460	5D	Wellwood	0302086600	Stephen M Blumberg	Adrienne L Blumberg	7927/694
78	460	6D	Wellwood	0319076690	Claire S Sacks		12935/453
78	460	7D	Wellwood	0307061500	Richard Brown	Debbie Gresser Brown	14678/251
78	460	8D	Wellwood	0323018800	Jacob Wenig	Rita Wenig	3556/205
78	460	9D	Wellwood	0319075770	Howard Simons	Dora Simons	5303/923
78	461	11I	Wellwood	0303004480	Arye Eric Shalev	Orna Shalev	15790/558
78	461	12I	Wellwood	0307083611	Shay Alon	Ilene Dackman Alon	10582/588
78	461	13I	Wellwood	0323018820	Yaron Tomer		14826/433
78	461	Parcel A	Wellwood	0302000036	Baltimore County MD		
78	461	1L	Wellwood	0319043320	Melvin A Silver	Rita G Silver	3642/26
78	461	2L	Wellwood	0307051380	Boris Kokotov	Khana Kokotova	10871/1
78	461	3L	Wellwood	0302004060	Edward Gitelman	Ida Gitelman	**11347/292**

*Total ADT's shown for all proposed Greenspring Quarry Residential and Greenspring Quarry Commercial uses
See the Residential Site Development Proposal chart (Sheet 1 of 3) for ADT's generated by the proposed residential uses

Map	Parcel	Lot#	Subdivision	Tax Account	Owner	Owner	Deed Ref
78	461	4L	Wellwood	0307062300	Adam Berkovich	Klara Berkovich	6588/717
78	461	5L	Wellwood	0319045150	Mary Loula Hanley	Marc Roffman	17308/358
78	469	8F	Wellwood	0307015910	First Journey, Inc		15857/724
78	469	1G	Wellwood	0301074911	Robert J Waxman	Laris Waxman	13956/623
					Martin L Waxman	Estelle B Waxman	
78	469	2G	Wellwood	0301074910	Robert J Waxman	Laris Waxman	13956/623
					Martin L Waxman	Estelle B Waxman	
78	469	3G	Wellwood	0302070290	Howard I Getlan	Miriam M Getlan	5314/138
78	469	4G	Wellwood	0312084380	Selma E Lyons	Barry A Lyons	11819/62
78	469	5G	Wellwood	0302071550	Gary L Brager	Evelyn L Brager	4868/353
78	469	6G	Wellwood	0302048680	Margreta Rathbauer		13171/183
78	469	7G	Wellwood	0319043040	Richard B Milner	Carol A Milner	5501/666
78	536	17B	Valley Stream	0314090170	Alicia M Nudelman		5223/751
78	536	18B	Valley Stream	0306060690	Boris Berengut	Natalya Berengut	12986/461
78	536	19B	Valley Stream	0306060691	Uri Y Kerbel		9349/701
78	536	1C	Valley Stream	0319036360	Ilya Rozenberg	Larisa Torchinskaya	13967/680
78	536	2C	Valley Stream	0316045860	Joseph A Pizza, Jr	Anna R Pizza	
78	536	3C	Valley Stream	0318011730	Thomas A Moses	Barbara Zadek Moses	8305/67
78	536	4C	Valley Stream	0319035440	Emil M Rosenbaum	Ellen A Rosenbaum	7669/212
78	536	5C	Valley Stream	0319043160	Joseph Silberschlag	Kathryn Silberschlag	3476/597
78	536	6C	Valley Stream	0301013930	David A Adler	Laurie A Adler	14581/462
78	536	7C	Valley Stream	0316062240	Sasson Horesh	Lilly Horesh	5406/305
78	536	8C	Valley Stream	0301002680	Stanley L Abrahams	Arlene M Abrahams	4937/459
78	536	9C	Valley Stream	0302026460	Howard Berman		14626/360
78	536	10C	Valley Stream	0306006590	Stephen L Alsop	Rosalia Alsop	5373/139
78	536	11C	Valley Stream	0306056660	Mark Stuart Goldman	Roberta Ann Goldman	7502/96

BASE		ISSUE DATES	
DRAWN	JWS	REVIEW	06-15-05
DESIGNED		BID	
CHECKED BY		PERMIT	
DATE CHECKED		CONSTRUCTION	
DRAWING	3 OF 3	SCALE	1"=100'
		PROJECT NO	83035V

MCS NAD 83 NAVD 88

This plan is sealed and certified to be in accordance with the Hearing Officer's Order and all agency comments

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

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

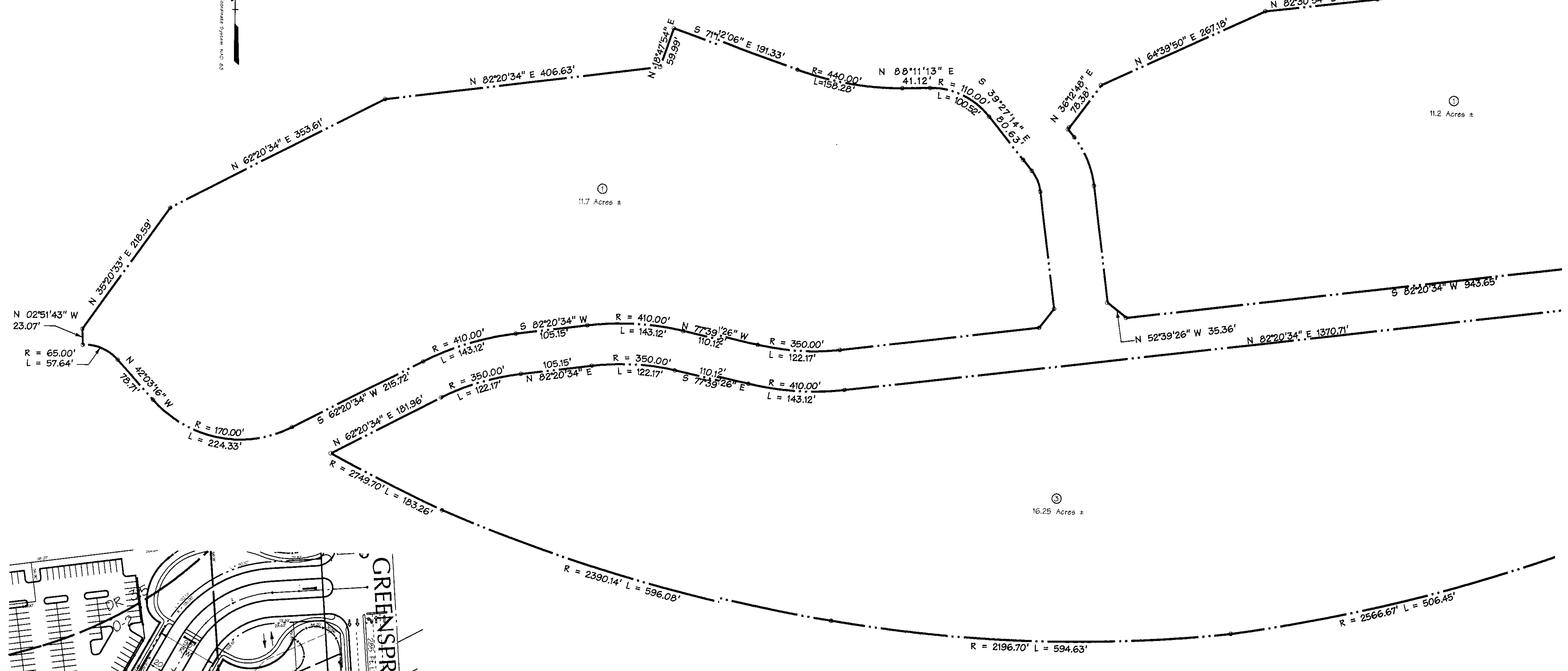
DATE	BY	REVISIONS
3-11-04	DMW	PER DEVELOPMENT PLAN COMMENTS

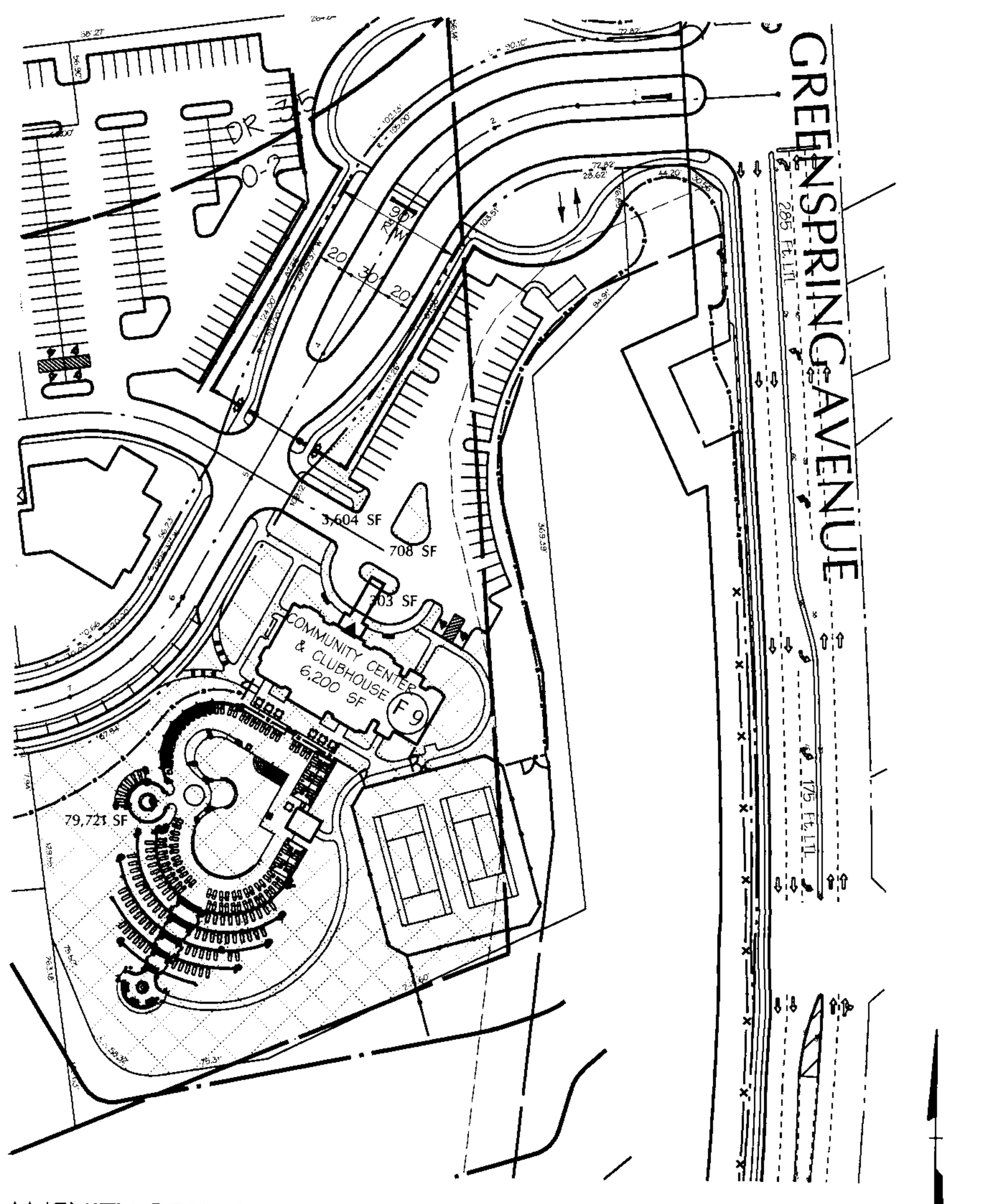
2nd Amended Development Plan

GREENSPRING QUARRY RESIDENTIAL

COUNTY STAMP

COMMERCIAL AREA BOUNDARY
PLAN VIEW
1" = 100'





AMENITY OPEN SPACE* - Lot 10

*Amenity Open Space as defined in 1985 BCZR, and pursuant to section 205.4.D.4

303 SF AMENITY OPEN SPACE AREA

1" = 100'

SITE PARKING INFORMATION (1985 BCZR EDITION):

Residential Areas: Parking Chart

Type Use	Location (Area)	# Units	Required Parking Spaces (per Unit)	Proposed Parking Spaces (per Area)	Proposed Parking Spaces (per Unit)
Single Family Detached	A	6	1ps per unit= 6 ps	12 ps	2 ps per unit
	C	7	1ps per unit= 7 ps	14 ps	2 ps per unit
	D	8	1ps per unit= 8 ps	16 ps	2 ps per unit
	I	48	1ps per unit= 48 ps	96 ps	2 ps per unit
	J	14	1ps per unit= 14 ps	28 ps	2 ps per unit
Multi-Family Condominiums	E	270	1ps per unit= 270 ps	713 ps	±2.64 ps per unit
	K	240	1ps per unit= 240 ps	616 ps	±2.57 ps per unit

COMMUNITY PROGRAM SUMMARY

Building I.D.	No. of Floors	Zone Location	Area (sf)	Off-Street Parking Required	Off-Street Parking Provided	ADT's
F - 9 Comm. Ctr / Pool and Clubhouse Lot 10	1	0-2	± 6,300 sf	21 sp @ 3.3 sp / 1,000 sf	42 sp	N/A

Land Use Table - Commercial Area

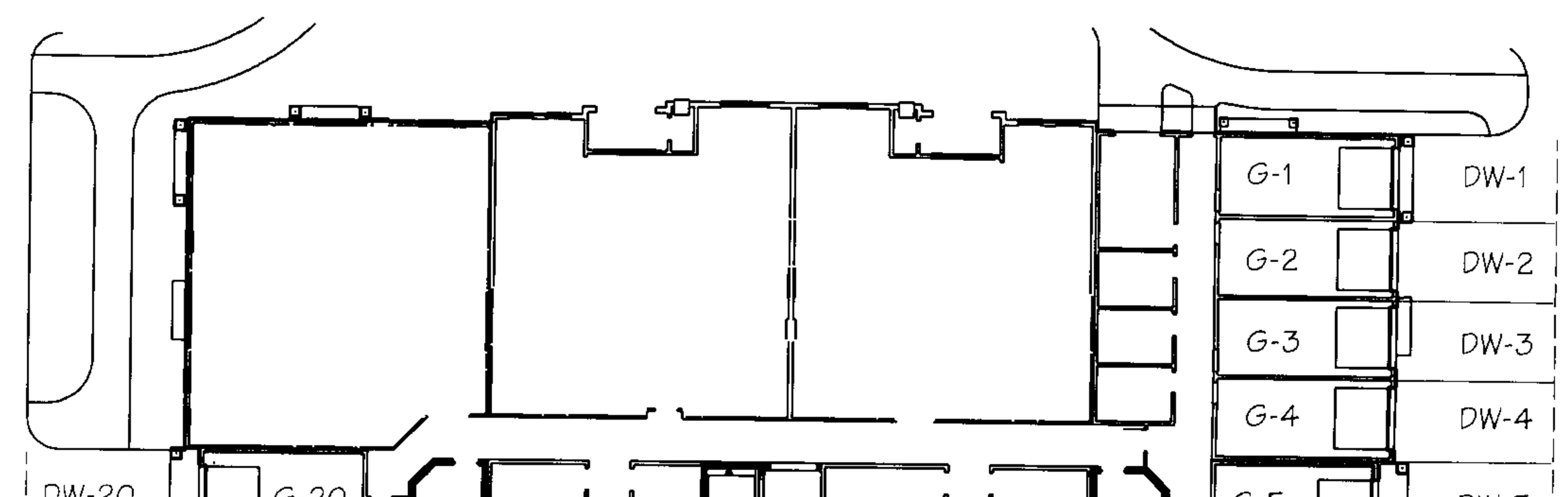
Lot 10 (F-9)

Zoning:
- DR 3.5 ± 31,674 sf
- 0-2 ± 106,280 sf

Total Lot Area: ± 137,954 sf
Net Lot Area (0-2): ± 106,280 sf

Proposed Use: Community Center/Pool
Proposed AGFA: ± 6,300 sf
Proposed NLFA: ± 6,300 sf
Proposed Building Height: ± 35 feet
Parking Required: ± 21 ps
Parking Provided: ± 42 ps
Amenity Open Space:
- Required: ± 26,570 sf (25% of ± 106,280 sf)
- Provided ± 79,721 sf

FAR:
- Permitted AGFA (0-2): 0.4 x Lot area (0-2) = 0.4 x ± 106,280 sf = ± 42,512 sf
- Proposed AGFA (0-2): ± 6,300 sf / ± 106,280 sf = ± 0.0593 FAR

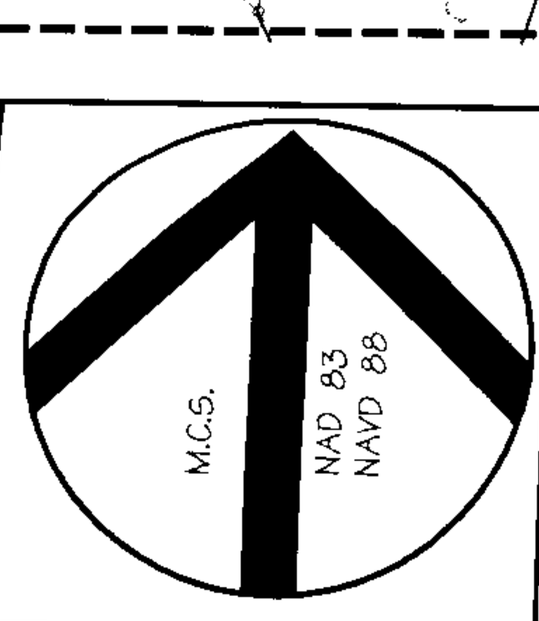


GARAGE PARKING DETAIL - HILLTOP CONDOMINIUMS / AREA 'E' (nts)

Driveway spaces associated with a specific garage (ie. Garage 2, DW-2) will be available for use only by the owner of the said specific garage or by one granted his permission to park in the driveway space.

MATCH LINE SEE SHEET 3 OF 3

BASE:		ISSUE DATES	
DRAWN:		REVIEW:	06-15-05
DESIGNED:	JWS	BID:	
CHECKED BY:		PERMIT:	
DATE CHECKED:		CONSTRUCTION:	
DRAWING: 2 OF 3		SCALE:	1"=100'
		PROJECT NO.:	83035.V



This plan is sealed and certified to be in accordance with the Hearing Officer's Order and all agency comments.

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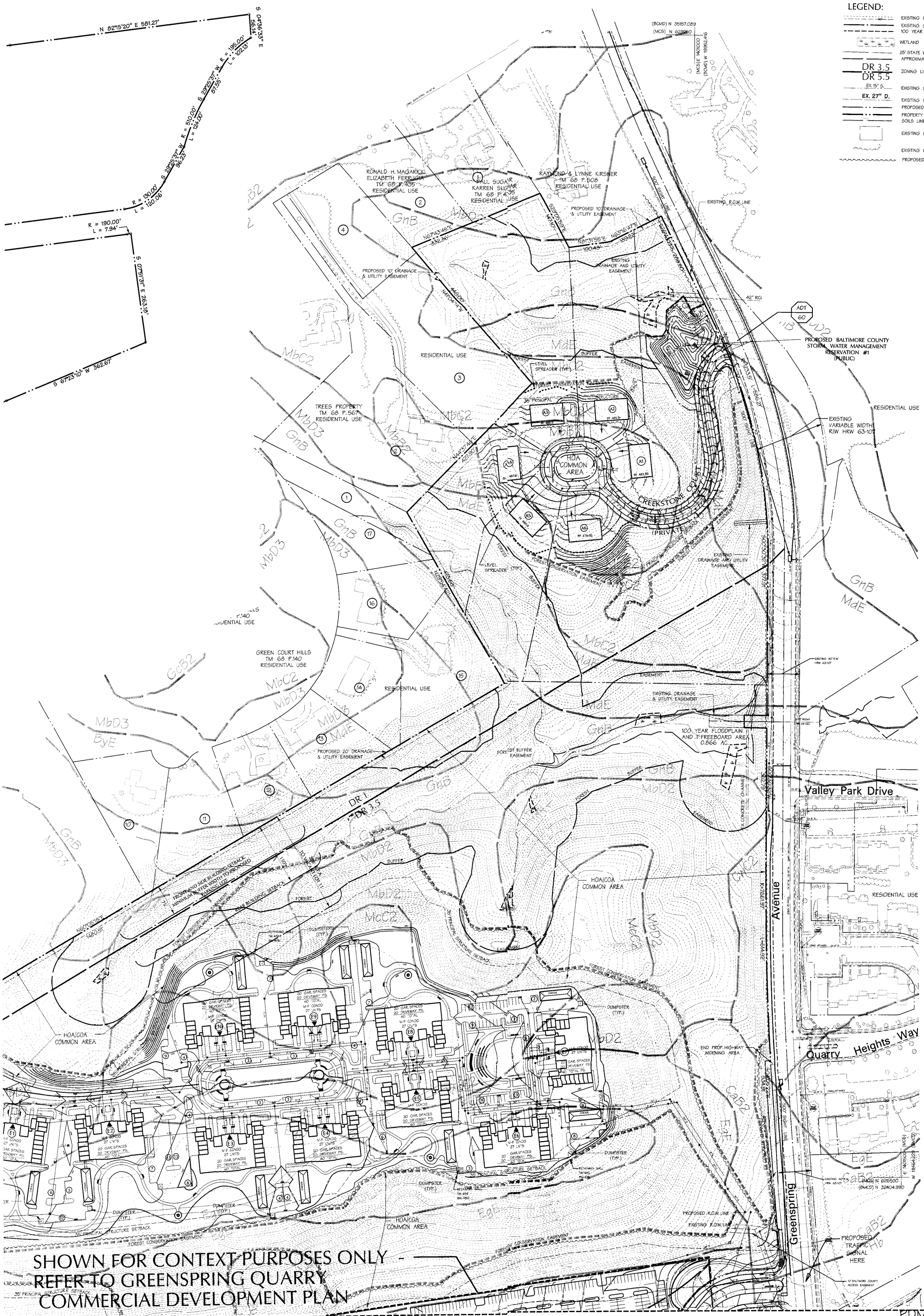
DATE	BY	REVISIONS
3-11-04	DMW	PER DEVELOPMENT PLAN COMMENTS



PDM # III - 299

2nd Amended Development Plan

GREENSPRING QUARRY RESIDENTIAL

COUNTY STAMP

4-12-06 2nd12nd Dev Residential\8305Greekdev.dwg2

I. SITE HISTORY AND BACKGROUND INFORMATION:

1. RECLAMATION DEVELOPMENT PLAN

Greenspring Quarry is the subject of a Reclamation Development Plan approved by the Baltimore County Planning Board on July 18, 1985. By action of the Planning Board on January 31, 1995, this plan was subsequently renewed and extended, without change, to expire on July 18, 2015. The purpose of the Reclamation Development Plan is to demonstrate the reclamation, use, and development of reclamation property. The 1985 Reclamation Development Plan addressed the future development of the property on both sides of Greenspring Avenue referring to each side as either the East Parcel or the West Parcel. The table below indicates the zoning, land use and maximum permitted density allowed on the Greenspring Quarry property as shown on the approved Reclamation Development Plan.

EXISTING ZONING	AREA (NET)	AREA (GROSS)	MAX. PERMITTED D.U.'S	LAND USE
West Parcel	268.23	271.47		Mixed
DR-1	25.64	26.26	26 D.U.'s	Residential
DR-2	0.52	0.52	1 D.U.'s	Residential
DR-3.5	201.50	204.04	714 D.U.'s	Residential
DR-5.5	2.78	2.86	16 D.U.'s	Residential
O-2	31.85	31.85		Offices, O-2 Uses
BL	2.79	2.79		Commercial
BM	3.15	3.15		125-room Inn, O-2 Uses
East Parcel	90.50	92.18		Residential
DR-1	4.00	4.10	4 D.U.'s	Residential
DR-3.5	86.50	88.08	308 D.U.'s	Residential
TOTALS	358.73	363.65	1069 D.U.'s	

2. SUBSEQUENT DEVELOPMENT APPROVALS

A. The East Parcel was sold and developed into 302 dwelling units between 1987 and 1992. This portion of the property is currently known as "Greenspring East".
B. On September 17, 1998 the West Parcel was approved as a Minor Subdivision Plan. This plan split the West Parcel into two parts known as Parcel A and Parcel B.
C. The Development Plan for "The Enclave II at Greenspring Quarry" (also known as Parcel A) was approved on February 25, 1999 for the development of 6 dwelling units.
D. The remaining acreage of the West Parcel is the subject of this Development Plan.

3. EROSION AND SEDIMENT CONTROL FOR SURFACE MINING AND RECLAMATION PLAN

Greenspring Quarry is the subject of a Surface Mining and Reclamation Plan. In 1996, the Arundel Corporation prepared, processed and received approval for "Erosion and Sediment Control for Surface Mining and Reclamation Plan". The Soil Conservation District signed the plan on December 12, 1996. The purpose of the plan is to show the limits of permitted surface mining activity and to demonstrate how the owner will reclaim the property to a useful post-mining condition. This plan has since been updated on several occasions to reflect program and plan changes.

4. RESTRICTIVE COVENANT AGREEMENT

Greenspring Quarry is the subject of a Restrictive Covenant Agreement recorded in the Land Records of Baltimore County as Liber 6853, pages 59-74. The agreement was entered into between "The Community" and The Arundel Corporation on November 9, 1984 and received for recordation by Baltimore County on January 18, 1985. Contained within the agreement are the following "Use Restrictions" which remain applicable to this Development Plan:

a. The portions of the property depicted on Exhibit A (Liber 6853, pages 73 and 74) with cross hatched marks shall be limited to single family detached dwellings. There shall be a minimum fifty-foot (50') set back requirement for any structure located within the approximate 100' buffer strip along the northwest boundary of the property.

b. The BM portion of the property shall only be used either for an Inn with a maximum of 125 rooms and/or for any use permitted in an O-2 (Office Park) zone (which uses must also be permitted as of right in the BM zone) with maximum net leasable floor area (NFLA) limited to 62,500 square feet in the event the subject parcel is developed for an O-2 use and maximum net rentable lodging floor (NRLF) area limited to 62,500 square feet in the event the subject parcel is developed as an Inn.

c. The maximum net leasable floor area (NFLA) to be constructed upon the O-2 portion of the property shall be 287,500 square feet. (Note: The O-2 zoning classification was revised to the OR-2 zoning classification in 1994 by Bill No: 186-94. However, the O-2 zoning regulations effective in 1985 still apply.)

d. The maximum net leasable floor area (NLFA) to be constructed upon the BL portion of the property shall be 60,000 square feet, of which no individual use shall exceed 20,000 square feet.

Note: This Development Plan is in conformance with the Restrictive Covenant Agreements.

5. APPLICABLE DEVELOPMENT PROCESS/ZONING REGULATIONS

A. The development process is governed by the development regulations in effect at the time a plan is submitted to the County for processing (Baltimore County Code Section 26-305 (a)).

B. "The development of reclamation property for which there is an approved reclamation development plan and any amendment thereto or renewal thereof shall be permitted at any time during its validity and governed in accordance with the county zoning regulations and uses permitted under the zoning classifications and regulations in effect as of the date of approval of the initial reclamation development plan by the county planning board, notwithstanding any subsequent zoning reclassification or change in uses of the reclamation property or any part thereof or any amendments to the zoning regulations." (Baltimore County Code Sec. 26-305 (b).

C. In summary, this DEVELOPMENT PLAN is subject to the zoning regulations in effect on July 22, 1985 and is subject to the current Baltimore County Concept Plan/Development Plan approval process.

6. PRE-DEVELOPMENT COMMUNITY MEETINGS, ILLUSTRATIVE MASTER PLANS, AND DEVELOPMENT AGREEMENTS

Beginning in 1999, the Arundel Corporation began to formulate an Illustrative Master Plan concept to begin a dialogue with the surrounding community and with Baltimore County for the post-mining reclamation and redevelopment of the site in accordance with the above history, approved plans, and agreements.

A. August 1999 Illustrative Master Plan-
This plan proposed commercial and residential development in accordance with and as limited by the Restrictive Covenant Agreement and Reclamation Development Plan. The proposed residential mix was 66 single-family homes, 240 apartments, and 445 condominiums. The total number of dwelling units proposed was 751. Using this plan, a series of community and county meetings was performed by Koren Development Company, Inc. on behalf of The Arundel Corporation.

B. December 1999 Illustrative Master Plan-
In response to community and county comments, the Arundel Corporation agreed to reduce the overall allowed residential density from 751 dwelling units to 593 dwelling units on December 20, 1999. This concession resulted in a density reduction of 158 units. The proposed residential mix proposed on the plan was 36 single family homes, 100 townhomes, and 457 condominium units. The proposed commercial program remained unchanged.

C. August 2001 Illustrative Master Plan-
In response to community and county comments, the Arundel Corporation agreed to provide a lakefront access/public open space area in lieu of townhomes. The proposed residential mix was comprised of 86 single-family homes, and 507 condominium units. The proposed commercial program remained unchanged. The total number of dwelling units proposed was 593 units.

7. DEVELOPMENT PROCESS

A. A concept plan was prepared and submitted for review to Baltimore County on June 23, 2003.
B. A Community Input Meeting was held at Pikesville High School on September 18, 2003 to present the concept plan to the community.
C. A Development Plan was prepared and submitted for review to Baltimore County on January 20, 2004.
D. A Hearing Officers Hearing (HOH) was held on March 11, 2004 to present the plan for approval. Issues requiring a special hearing, a special exception, and a variance request was held concurrently with the HOH.
E. The Hearing Officers Order was issued on March 29, 2004 approving the Development Plan and the requested variance, special hearing, and special exception issues.
F. A 1st Amended Development Plan was approved on May 20, 2004 (see Reasons for 1st Amended Development Plan) permitting revisions to the proposed Office layout of the commercial area.
G. A DRC was held on April 4, 2005 to request the separation of the 1st Amended Development Plan into separate development plans for the residential component and the commercial component of the Greenspring Quarry project. Each of the newly created development plans will be processed by the developer of each component from this time forward.

Reason for 1st Amended Development Plan

The revisions to the approved Development Plan, signed on May 20, 2004, are as follows:

within the Commercial Area (F,G, and H) - four office buildings have been reduced to three office buildings; two large parking garages have been revised to three smaller parking garages; restaurant has been relocated from adjacent to lake to the northwest corner of public roads E and F; addition of 1 lot from 9 to 10; reorientation of parking bays within the retail component; revision to parking and bulk regulation calculations; adding drainage and utility easements; releasing drainage and utility easements; adding a sewer line.

Reason for 2nd Amended Development Plan

The reasons for the 2nd Development Plan are as follows:

1. Remove all parking structures and replace with surface parking.
2. Remove restaurant from the office park (to be incorporated into a future PUD-C proposal located north of Quarry Lake Drive and east of Travertine Drive).
3. Reduce the amount of office square footage.
4. Realign lot lines to reflect new office building layout.
5. Relocate office lot lines to outside lake area.
6. Separate Development Plan into a residential development plan and an office/retail development plan.
7. Revise residential Areas C & D - move one lot from Area C to Area D, revise road alignments in each area.
8. Revise entrance feature at Greenspring Avenue and Quarry Lake Drive.
9. Revise community center parking lot to allow for entry feature along Quarry Lake Drive.

II. GENERAL NOTES:

1. Owner
Beazer Homes Corp.
8965 Guilford Road
Suite 290
Columbia, Maryland 21046

2. Developer/Applicant:
Beazer Homes Corp.
8965 Guilford Road
Suite 290
Columbia, Maryland 21046

3. Preparer of Plan:
DMW, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286

4. Councilmanic District: 2
5. Election District: 3
6. Tax Account Numbers:

Map	Parcel	Deed Ref. No.	Block(s)	Tax Account #
68	142	WJR 3583/338	18,23,24	03-01074331
68	143	RJS 1398/318	23,24	03-01074326
68	144	JWB 1600/260	23 (5-M78)	03-01074328
68	145	CWB, JR 1007/517	23,24 (5,6-M78)	03-01074327
68	149	WJR 3732/529	23	03-01074332
78	149	SM 11298/199	6	03-07060150
78	150	GLB 2434/411	6	03-01074325
78	150	GLB 2434/411	6	03-01074329
78	150	GLB 2434/411	6	03-01074330
78	460	RRG 4159/584	5	03-01074333
68	87	EHKjr 6033/799	18	03-02002676

7. Census Tract: 4038.03 4035
Regional Planning District #: 313C
Watershed: 24
Subsewershed: 58 Moore's Branch

8. Topography:
The existing topography shown hereon is based on aerial topographic survey dated January 18, 2002 by Virginia Resource Mapping and final grades as shown on the 6th Revised Erosion and Sediment Control for Surface Mining and Reclamation Redline Plan for Greenspring Quarry. Supplemental off-site topographic features taken from March 24, 1994 aerial topographic survey by ADR; supplemental topographic field survey by DMW, dated 1999.
At a meeting held on 2/18/2003 with the Developer, DEPRM, MDE, and COE, it was confirmed that the 6th Reclamation Grading Plan is to represent existing topography for the purposes of this Development Plan.

9. Zone Lines:
The zone lines shown hereon have been digitally located from 1"=200' Baltimore County Comprehensive Zoning Maps (Year 1984).

10. Boundary:
The boundary shown hereon is based on boundary survey plat, prepared by Daft-McCune-Walker, Inc., dated December 24, 2002.

11. 100-Year Floodplain:
The 100-year floodplain shown hereon is based on preliminary hydrology and hydraulic analysis performed by Daft-McCune-Walker, Inc. Greenspring Quarry is shown on Federal Emergency Management Administration (FEMA) Flood Insurance Rate Map (FIRM) Community Panels 240010 0240B, and -0245B.

12. Soils:
Soils shown hereon are in accordance with the Soil Survey, Baltimore County, Maryland (dated March, 1976).

13. Environmental Resources:
All regulated wetlands, streams, seeps, ponds or other water bodies on and within 200 feet of the development site have been shown. These resources have been field verified by DMW, Inc., and approved by the U.S. Army Corps of Engineers and Baltimore County DEPRM.

14. The Maryland Department of Natural Resources Wildlife and Heritage Division has confirmed that there are no rare, threatened, or endangered species known to exist on or in the vicinity of this site. The site is not located within any designated Area of Critical State Concern.

15. Existing Land Cover:
The existing land cover shown on and within 200 feet of the development site based on DMW, Inc. site observations.

16. There are no wells, septic systems, or underground storage tanks on or within 100' of this site.

17. Soil Evaluation Tests:
This site is to be served by public water and sewer. Perc tests are not required.

18. Existing Buildings and Roads:
All known existing buildings and roads within 200 feet of the development site have been shown. There are no existing buildings located on the site.

19. The Maryland Historic Trust has confirmed that there are no designated historic structures/sites or archaeological sites on this property.

20. Significant Views/Significant Features:
There are no significant views or features that may affect the development proposal.

21. Existing Land Uses:
Existing land uses on or within 200 feet of the development site are shown on this plan.

22. Road Right-of-Ways/Easements:
All known existing and proposed rights-of-ways and easements are as shown on this plan.

23. Baltimore County Master Plan:
This plan is consistent with the Baltimore County Master Plan 2010.

24. Community or Revitalization Plans:
This development site is in conformance with the Greenspring / East Pikesville Community Action Plan.

25. Recreation and Parks Plans:
This development site is not subject to any Baltimore County Recreation and Parks Plans.

26. Streetscape Plans:
This site is not subject to any Baltimore County Streetscape Plans.

27. Greenway Plans:
This site is not subject to any Baltimore County Greenway Plans.

28. Residential Transition Areas (RTA'S):
All RTA's have been shown and applied according to the applicable zoning regulations in effect at the time of original plan approval for the Reclamation Development Plan (July 18, 1985).

29. There are no impending failures of the basic services maps within the vicinity of this site.

30. Adjoining Property Owners:
The adjacent property owners shown hereon are from Baltimore County Tax Maps.

31. Sidewalks shall be provided along both sides of all proposed roads within the project in accordance with typical Baltimore County standards, except for the following locations
a. sidewalk to be located only on the lake side of Private Road 'K' from Private Road 'I' to the cul-de-sac located at Public Road 'F'.
b. sidewalk to be located on the north (upper) side of Private Road 'E' transitioning to the south side at Residential Area 'D' and into Residential Area 'E'.

32. All proposed roads within the project boundary shall be private, except for Public Road 'F' (accessible from Greenspring Avenue), Public Road 'E' (Travertine Drive - from Quarry Lake Drive to the North side of entrances into the office and retail development areas, and Public Road 'J' (an extension of Lightfoot Drive +/- 190' east of Darwood Drive). All proposed public roads shall be dedicated to Baltimore County at no cost to the county.

33. The Community Center / Clubhouse and related facilities are for use by the residents of this community only. The Community Center / Clubhouse may not be used or rented by the general public.

34. The Final Landscape Plan shall be approved prior to building permit application.

35. The Bureau of Traffic Engineering and Transportation Planning has confirmed that the subject site is not within a traffic deficient area.

36. This Development Plan is subject to Stormwater Management requirements adopted by Baltimore County on July 1, 2001.

37. A publicly accessible open space with ± 26 parking spaces, walking trails, and overlooks is located along the southeast corner of the proposed lake. Access is via Greenspring Avenue. It shall be owned and maintained by a Homeowner's Association.

38. All proposed community signs shall conform to Baltimore County signage regulations (Section 450 BCZR). Review and approval of signs shall occur prior to the issuance of building permit.

39. Greenspring Quarry is shown on Federal Emergency Management Administration (FEMA) Flood Insurance Rate Map (FIRM) Community Panels 240010 0240B, and 0245B.

40. Stormwater management requirements for the project will be met in the following ways:
a. The site is located within the Jones Falls watershed, which is designated an interjurisdictional watershed.
b. Water quality and peak management (1 year, 2 year and 100 year storms) will be provided in the proposed lake for all sections except Areas A, I, and J based on the 1984 Baltimore County Stormwater Management Policy and Design Manual.
c. Area A will have water quality and peak management (Cpv and 100 year storm) provided by a separate facility using BMP and credit practices based on the 2000 Maryland Stormwater Design Manual, Volume I and II.
d. Area I and J will provide peak management (1 year, 2 year, and 100 year storms) by treating the runoff as by-pass in the lake management design and will provide water quality by diverting a portion of the first flush into the lake from the Wellwood Branch and Lightfoot Branch of the Jones Falls Watershed. The Wellwood Branch and Lightfoot Branch include Area I and J and 180 +/- acres of upstream off-site areas.
e. In addition, the lake will provide water quality management for the upstream off-site areas (361+/-acres) that will drain into the lake from the north branch of the Moores Branch.

41. There are no known hazardous materials located on this site as defined by Section 7-101 of the Environmental Article of the Annotated Code of Maryland, as from time to time amended.

42. A request was filed for a combined hearing of the Development Plan with a Special Hearing, Special Exception, and Variance Request under Section 26-206.1 of the Baltimore County Code.

43. Island medians proposed along the center of Greenspring Avenue shall be landscaped with a variety of shrubs and grasses.

44. The proposed development within the boundary of the former Groom Property must comply with Section 260.6, Buildings, of the Baltimore County Zoning Regulations. (2004 BCZR)

45. In the O-2 zone, eating or drinking establishments may only operate without dancing or live entertainment.

46. All HOA/COA Open Space shall be owned and maintained by a Homeowners/Condominium Owners Association.

47. The Developer is fully responsible for any repairs needed in the existing channels at the existing box culvert in Greenspring Avenue.

48. All subsequent plans, including record plats, must note that the area between the sight line and the curb line must be cleared, graded, and kept free of any obstructions.

49. Please see drawings prepared by the Traffic Group Inc. dated 3/3/04 for details and Layout dimensions of both Median in Greenspring Avenue, and road improvements about the intersection of Old Court Road and Greenspring Avenue.

50. The developer shall be responsible for the design and construction/modification of the two traffic signals along Greenspring Avenue.

51. The developer shall be responsible for snow removal, salting, and landscape maintenance within the right-of-way of Public roads "E" & "F". The roads are to be dedicated to Baltimore County at no cost to the County.

52. Baltimore County will attain access to the gated communities via a guard or open gate.

53. The Sanitation Service to the entire site, with the exception of Area "J", is to be provided by a private contractor.

54. Consistent with the plantings shown on the revised Schematic Landscape Plan dated 3/3/04, steep slopes resulting from mining reclamation (as shown on the Grading and Sediment Control Plan for Mining Reclamation and shown as "existing conditions" on the Development Plan), and not otherwise being shown as reforestation /mitigation areas with DEPRM, shall be planted with a primary succession woody seed mix. The seed mix and a maintenance schedule to ensure proper plant establishment shall be approved by the County Landscape Architect. Proposed steep slopes shown (distinguished with proposed grading contour lines on the Development Plan) shall conform to Condition "J" requirements on the Final Landscape Plan.

55. Approval of a combined variance and alternative analysis was granted by Baltimore County Department of Environmental Protection and Resource Management from the Regulations for the protection of Water Quality, Streams, Wetlands and Floodplains. Conditions were placed on this approval to reduce water quality impacts, including implementation of several onsite and offsite mitigation measures.

FOREST BUFFER/CONSERVATION EASEMENT NOTES:

1. STANDARD NON-DISTURBANCE NOTE:
There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer / Conservation Easements, except as permitted by Baltimore County Environmental Protection and Resource Management (DEPRM).

2. PROTECTIVE COVENANTS NOTE:
Any Forest Buffer / Conservation Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.

ZONING CASE HISTORY:

1. Case 2567
Special permit for a contractor's storage yard granted on May 11, 1953, by the Zoning Commissioner; no restrictions.

2. Case 68-17-X
Special exception for three wireless transmitting and receiving structures granted on July 24, 1967, by the Zoning Commissioner, subject to approval of the site plan for the development of the property by State Roads Commission, Office of Planning and Zoning, and the Bureau of Public Services.

3. Case 78-224-X
Special exception for a research laboratory for the Arundel Corporation granted by the Deputy Zoning Commissioner on May 5, 1978, subject to the following restrictions:
a. No other construction, other than that required to renovate the existing buildings, including the added room to the main building, should be permitted.
b. The outward appearance of the building, including roof lines, shall remain as at present, so as to resemble a residence.
c. Hours of operation shall be from 7:30 a.m. to 4:00 p.m., Monday through Friday.
d. Trucks in excess of three-quarter ton shall not come onto the property.
e. No chemicals of volatile nature shall be introduced onto the property, and only such chemicals as Sodium Hydroxide, shall be used there. No explosives or explosive materials may be brought onto the property.
f. Evergreen screening, consisting of pine trees, three to four feet in height on 3-foot centers, shall be planted between the subject property and Lightfoot Drive to the south.
g. Landscaping shall be installed and maintained, as indicated on an approved site plan.
h. Approval of a site plan by the Department of Public Works, the Department of Health, the Department of Traffic Engineering, and the Office of Planning and Zoning, to include landscaping approved by the Division of Current Planning and Development.

4. Case 87-494-SPH
Special hearing for a non-conforming use for a warehouse granted by the Zoning Commissioner on October 14, 1987, subject to the following restriction:
a. The latter dated August 13, 1987, from counsel Arundel to Robert Goldman, is and shall be adopted and made part of the Order, in its entirety, and the Petitioner is thereby restricted and encumbered by and to numbered paragraphs therein 1, 2, 3 and 4. These restrictions conforming use to terminate for the subject property.

RESIDENTIAL SITE DEVELOPMENT PROPOSAL

DWELLING TYPE	PROPOSED DWELLING UNITS	PARKING REQUIRED	PARKING PROVIDED	OPEN SPACE REQUIRED (ACRES)	OPEN SPACE PROPOSED (ACRES)	AVG. DAILY TRIPS	PHASE	DEVELOPMENT SCHEDULE
SINGLE FAMILY	83	83	±166	385,450 SF ± 8.85 AC	385,450 SF ± 8.85 AC	830 @ 10.0 /UNIT	1	2005+
CONDOMINIUM	510	510	±1275			3315 @ 6.5 /UNIT	1	2005+
TOTAL	593	593	±1441			4145 ADT'S		

SCHOOL CAPACITY ANALYSIS (2003-2004 SCHOOL YEAR)

School	State Rated Capacity (SRC)	Actual Enrollment September 30	Projected Number of Pupils for Proposed Development	Total Projected Enrollment	Projected # of Students Above or (Below) Capacity	Projected # of Pupils as a Percentage of SRC
Wellwood ES	491	534	3	537	46	109.3%
Summit Park ES	362	306	16	322	(40)	88.9%
Pikesville MS	1,070	1,171	14	1,185	115	110.7%
Pikesville HS	1,028	1,109	18	1,127	99	109.6%

*See Pattern Book Addendum and Supplemental Drawings Addressing Planning Department's Development Plan Comments.

LOCAL OPEN SPACE CHART
(per Local Open Space Manual in effect on July 18, 1985)

Purposed Number of Dwelling Units	593 Units	
Required Local Open Space (650 sf per unit)	385,450 sf	±8.85 Ac.
Proposed Local Open Space	±385,450 sf	±8.85 Ac.

1. All HOA/COA open space shall be owned and maintained by a Homeowners/Condominium Owners Association.
2. Proposed Open Space will be in compliance with Section IV.F of the Baltimore Local Open Space Manual in effect at the time of approval of the original plan (July 18, 1985).
3. The proposed Open Space improvements at the publicly accessible Open Space Area (HOA/COA Open Space ±8.85 acres) will be constructed concurrently with the roads and utilities for the Area "I" single family homes or with the proposed Greenspring Avenue road improvements associated with the park entrance.
4. Per Section IV.F of the Baltimore County Local Open Space Manual a security in the amount of $10,000 will be posted in the public works agreement for Local Open Space Improvements.
5. If the tot lot and picnic area are not provided, then a fee-in-lieu payment of $10,000 shall be provided to Baltimore County (to be deposited into revenue account No. 9671); or equivalent benches/additional amenities shall be provided in-lieu-of the tot lot and picnic area.

AREA TABULATION TABLE

Zoning	Greenspring West Parcel 'B' (Net Area)	Greenspring West Parcel 'B' (Gross Area)	Groom Property (Net Area)	Groom Property (Gross Area)	Area Totals (Net Area)	Area Totals (Gross Area)
DR 1	± 22.32 Ac.	± 22.93 Ac.			± 22.32 Ac.	± 22.93 Ac.
DR 2	± 1.25 Ac.	± 1.25 Ac.			± 1.25 Ac.	± 1.25 Ac.
DR 3.5	± 190.37 Ac.	± 193.18 Ac.	± 3.44 Ac.	± 3.44 Ac.	± 193.81 Ac.	± 196.62 Ac.
DR 5.5	± 3.33 Ac.	± 3.40 Ac.	± 0.54 Ac.	± 0.54 Ac.	± 3.87 Ac.	± 3.94 Ac.
O-2	± 32.70 Ac.	± 32.70 Ac.			± 32.70 Ac.	± 32.70 Ac.
BL	± 2.66 Ac.	± 2.66 Ac.			± 2.66 Ac.	± 2.66 Ac.
BM	± 2.96 Ac.	± 2.96 Ac.			± 2.96 Ac.	± 2.96 Ac.
Area Totals	± 255.59 Ac.	± 259.08 Ac.	± 3.98 Ac.	± 3.98 Ac.	± 259.57 Ac.	± 263.06 Ac.

The original Greenspring Quarry reclamation development tract as described by the notes on the plan was subdivided after 1971 (see Subsequent Development Approvals note 12 for subdivision history). The developer's engineer or surveyor has confirmed that the remaining Greenspring West Parcel B (of the Greenspring Quarry reclamation tract) and the former Groom Property Non-Reclamation Parcel as shown on this plan have never been utilized, recorded, or represented as density or area to support any offsite dwellings.

RESIDENTIAL DENSITY TABLE

Zoning	Greenspring West Parcel 'B' (Gross Area)	Density Permitted	Groom Property (Gross Area)	Density Permitted	Total Density Permitted (Gross Area)
DR 1	± 22.93 Ac.	22.93 DU			22.93 DU
DR 2	± 1.25 Ac.	2.50 DU			2.50 DU
DR 3.5	± 193.18 Ac.	676.13 DU	± 3.44 Ac.	18.92 DU	695.05 DU
DR 5.5	± 3.40 Ac.	18.70 DU	± 0.54 Ac.	2.97 DU	21.67 DU
Density Permitted:		720.26 DU		21.89 DU	742.15 DU
Density Proposed:		587.00 DU		13.00 DU	600.00 DU*
Dwelling Units Proposed:					593.00 DU

* For purposes of the above calculations, Density Permitted and Density Proposed are indicated as "Density Units". Greenspring West Parcel 'B' is regulated by the Baltimore County Zoning Regulations (1985 Edition). Seven proposed lots are divided by the former Groom Property Line, and must utilize and available density unit generated from both Greenspring West Parcel 'B' and the former Groom Property. While the combined number of density units totals 600, the actual number of Dwelling Units proposed for this Development Plan is 593 Dwelling Units.

ROAD NAMES:

Road "A"	Creekstone Court
Road "C"	Boulderton Court
Road "D"	Green Lake Circle
Road "E"	Travertine Drive
Road "F"	Quarry Lake Drive
Road "I"	Rockstream Court
Road "K"	Stone Cliff Drive
Road "M"	Granite Ridge Court
Road "N"	Pebbleton Court

BASE:		ISSUE DATES	
DRAWN:		REVIEW:	06-15-05
DESIGNED:		BID:	
CHECKED BY:		PERMIT:	
DATE CHECKED:		CONSTRUCTION:	
DRAWING: 1 OF 3		SCALE:	1"=100'
		PROJECT NO.:	83035.V

This plan is sealed and certified to be in accordance with the Hearing Officer's Order and all agency comments.

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

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

DATE	BY	REVISIONS
3/3/04		Per Development Plan Comments

TYPICAL SETBACK REQUIREMENTS* (BCZR 1985 EDITION)

NOTE: Setback requirements are shown pursuant to Sec. 26-305(b) of the Baltimore County Code which states that the development is subject to the zoning regulations in effect at the time of reclamation approval. The reclamation development was approved on July 18, 1985.

In Transition / Facing Residential	Out of Transition
Front 75' Side 75' Rear 150' Parking 75'	Window to Window - 40' Window to Street R/W - 25' Window to Tract Boundary - 35' Window to Property Line - 15' Building to Ex. R/W - 25' Building to Ex. R/W C/L - 50' Building to Proposed R/W - 0' Building to Tract Boundary - 30'
BUFFER WIDTH	
Building Front - 50' Building Side - 50' Building Rear - 75' Facing Parking - 75'	Height to Height Requirements (Distance between Facing Elevations) Policy R.M. 6 Method
FOR ALL OTHER SETBACKS USE OUT OF TRANSITION REQUIREMENTS	0-20' - 16' Separation 20-25' - 25' Separation 25'-30' - 30' Separation 30-40' - 40' Separation 40-50' - 60' Separation 50-60' - 75' Separation
Building Height - 35' Maximum Building Length - 130' Maximum	
Distance Between Facing Elevations is 1½x the Height of the Highest Building (Policy) R.M. 6 Method	Building Height - By Zone Building Length - 300' Maximum

Zoning Classification	Maximum Height of Buildings in feet
D.R. 1	50
D.R. 2	50
D.R. 3.5	50
D.R. 5.5	50
D.R. 10.5	50
D.R. 16	60

TABLE 5-5 Maximum Building Height by Zone

Also See S. 1B02.2.A

Also see Zoning Policy #R.M.-21

*BCZR Reference S. 1B01.2.C.1

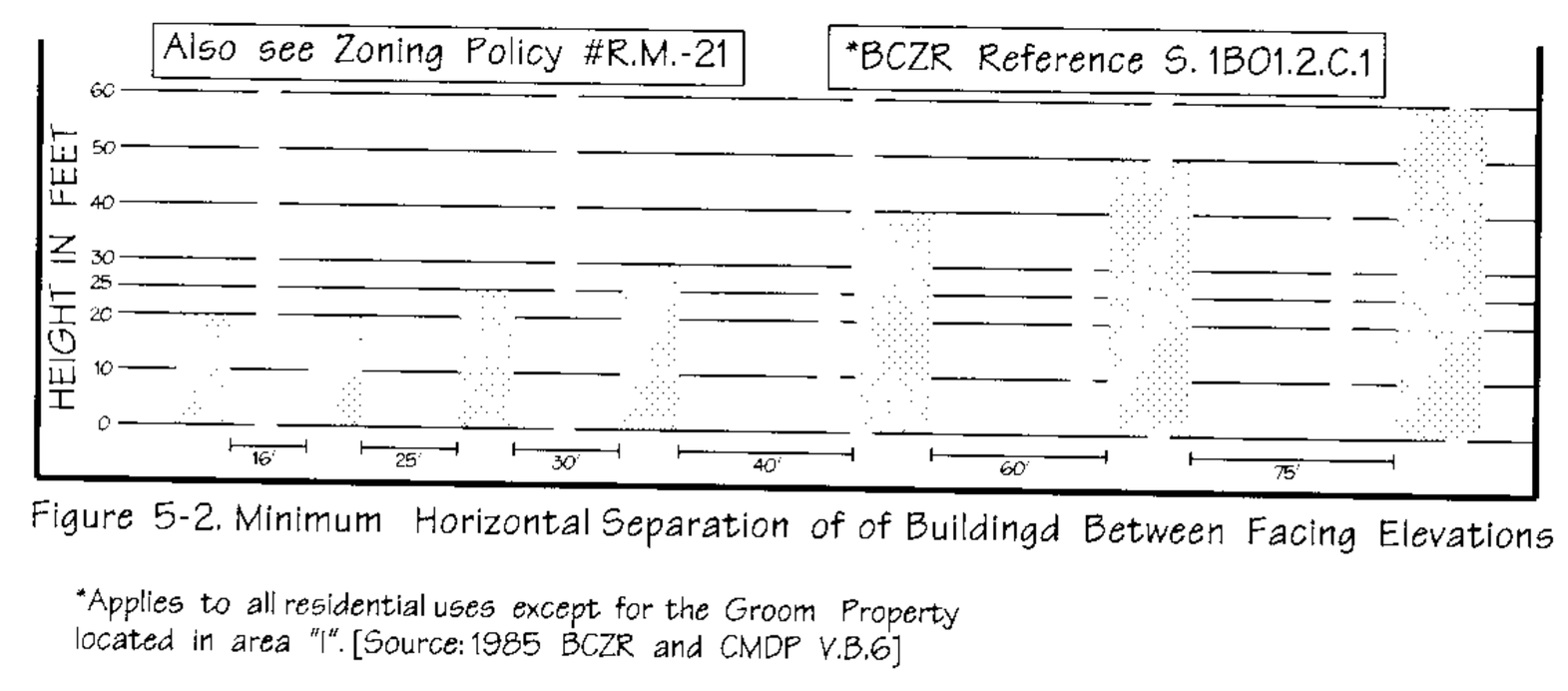


Figure 5-2. Minimum Horizontal Separation of of Buildingd Between Facing Elevations

*Applies to all residential uses except for the Groom Property located in area "I". [Source: 1985 BCZR and CMDP V.B.6]

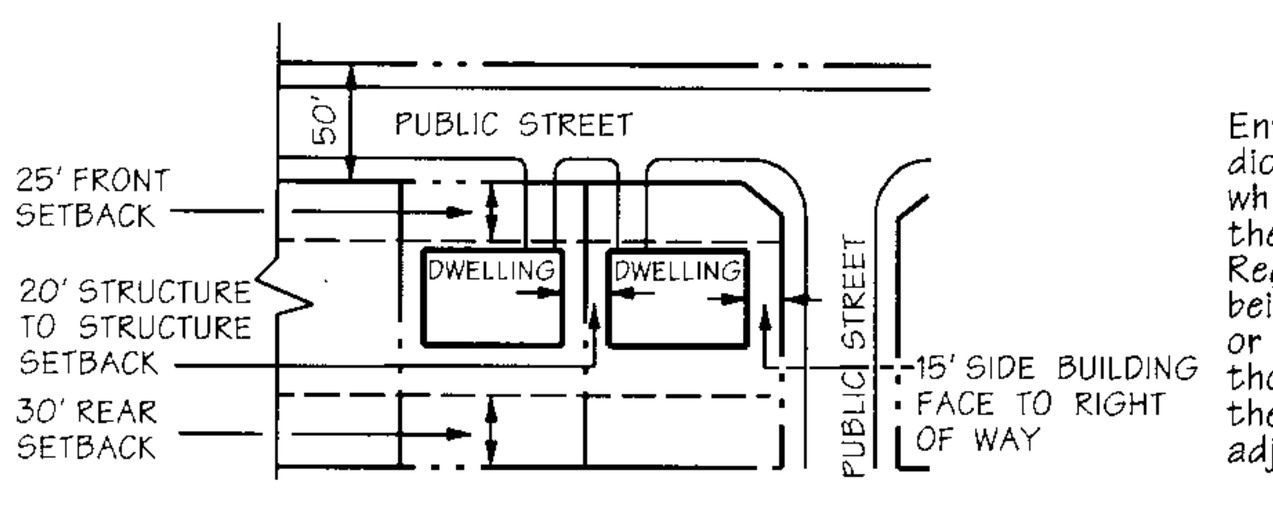
TYPICAL SETBACK REQUIREMENTS* -(BCZR 2004 EDITION)

NOTE: Setback requirements apply only to Lots proposed on the former Groom Property.

SINGLE-FAMILY DETACHED, TWO-FAMILY ALTERNATIVE SITE DESIGN DWELLINGS

			Alternative Site Design Dwellings	
	D.R. 1 & 2 Zones (feet)	D.R. 3.5, 5.5, 10.5 & 16 Zones (feet)	Zero & Zipper Lots All D.R Zones (feet)	Neo-Traditional Lots All D.R Zones (feet)
From front building face to: Public street right-of-way or property line Arterial or collector	25	25	25	15 25
From side building face to: Side building face	30	16<20 high 20>20 high	16	16<20 high 20>20 high
Public street right-of-way	25	15	15	15
Paving of private road	30	25	25	25
Tract boundary	25	15	15	15
From rear building face to: Rear property line Public street right-of-way	30 30	30 30	20 20	50 50
Additional setbacks: Setbacks for buildings located adjacent to arterial roadways 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).



Envelopes or typical dwellings as shown dictate a specific orientation and location which is intended to allow compliance with the 1985 Baltimore County Zoning Regulations, policies, and the variances being requested. Should the orientation or location change or create conflicts with those regulations, policies, or variances, then the orientation or location must be adjusted to alleviate the conflict.

TYPICAL D.R. 3.5 AND D.R. 5.5 LOT CONFIGURATION (N.T.S.)

(2004 BCZR and CMDP)

Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

October 10, 2004

Mr. Mitchell Kellman, Zoning Specialist
Daft, McCune and Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Dear Mr. Kellman:

RE: Spirit and Intent, Case # 04-365-SPHXA, Greenspring Quarry, west side of Greenspring Avenue, south of I-695, Baltimore, MD 21209, 3rd Election District

Your recent letter to Timothy Kotroco, Director, was forwarded to me for reply. Based on the information provided therein, my review of the available zoning records and after consultations with Carl Richards, Zoning Review Supervisor and Timothy Kotroco, Director, the following applies:

1. It has been determined that the proposed changes outlined in your letter dated 9/21/2004 and shown on your accompanying site plan meet the spirit and intent of the Baltimore County Zoning Regulations and the order in zoning case # 04-365-SPHXA.
2. A red-lined site plan showing the changes must be provided prior to the approval of any building permits.
3. A copy of your letter, this response and the red-lined plan will be microfilmed and made a permanent part of the zoning case file.
4. A verbatim copy of this response must be included on all future plans (including amended development plans and building permit plans).
5. This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Jeffrey N. Perlow

Jeffrey N. Perlow
Planner II
Zoning Review

JNP

c: Zoning Hearing File 04-365-SPHXA
File-Spirit & Intent Letters

SCHEDULE OF SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE REQUESTS (APPROVED ON MARCH 29, 2004):

UNIT	V-1	V-2	V-3	V-4	V-5
C-1	x	x	x	x	x
C-2	x	x	x	x	x
C-3	x	x	x	x	x
C-4	x	x	x	x	x
C-5	x	x	x	x	x
C-6	x	x	x	x	x
C-7	x	x	x	x	x
C-8	x	x	x	x	x
D-1	x	x	x	x	x
D-2	x	x	x	x	x
D-3	x	x		x	x
D-4	x	x	x	x	x
D-5	x	x		x	x
D-6	x	x	x	x	x
D-7	x	x	x	x	x
I-1	x	x	x	x	x
I-2	x	x	x	x	x
I-3	x	x	x	x	x
I-4	x	x	x	x	x
I-5	x	x	x	x	x
I-6	x	x	x	x	x
I-7	x	x	x	x	x
I-8	x	x	x	x	x
I-9	x	x	x	x	x
I-10	x	x	x	x	x
I-11	x	x	x	x	x

UNIT	V-1	V-2	V-3	V-4	V-5
I-12	x	x	x	x	x
I-13	x	x	x	x	x
I-14	x	x	x	x	x
I-15	x	x	x	x	x
I-16	x	x	x	x	x
I-17	x	x	x	x	x
I-18	x	x	x	x	x
I-19	x	x	x	x	x
I-20	x	x	x	x	x
I-21	x	x	x	x	x
I-22	x	x	x	x	x
I-23	x	x	x	x	x
I-24	x	x	x	x	x
I-25	x	x	x	x	x
I-26	x	x	x	x	x
I-27	x	x	x	x	x
I-28	x	x	x	x	x
I-29	x	x	x	x	x
I-30	x	x	x	x	x
I-31	x	x	x	x	x
I-32	x	x	x	x	x
I-33	x	x	x	x	x
I-34	x	x	x	x	x
I-35	x	x	x	x	x
I-36	x	x	x	x	x

UNIT	V-1	V-2	V-3	V-4	V-5
I-37					x
I-38					x
I-39					x
I-40					x
I-41					x
I-42					x
I-43	x	x		x	x
I-44	x	x	x	x	x
I-45	x	x	x	x	x
I-46	x	x	x	x	x
I-47	x	x	x	x	x
I-48	x	x	x	x	x
J-1	x	x	x	x	
J-2	x	x	x	x	
J-3	x	x	x	x	
J-4	x	x	x	x	
J-5	x	x		x	
J-6	x	x	x	x	
J-7	x	x	x	x	
J-8	x	x	x	x	
J-9	x	x	x	x	
J-10	x	x	x	x	
J-11	x	x	x	x	
J-12	x	x	x	x	
J-13	x	x		x	
J-14	x	x	x	x	

REVISED SCHEDULE OF SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCE REQUESTS*:

UNIT	V-1	V-2	V-3	V-4	V-5
C-1	x	x	x	x	x
C-2	x	x	x	x	x
C-3	x	x	x	x	x
C-4	x	x	x	x	x
C-5	x	x	x	x	x
C-6	x	x	x	x	x
C-7	x	x	x	x	x
D-1	x	x	x	x	x
D-2	x	x	x	x	x
D-3	x	x		x	x
D-4	x	x	x	x	x
D-5	x	x		x	x
D-6	x	x	x	x	x
D-7	x	x	x	x	x
D-8	x	x	x	x	x
I-1	x	x	x	x	x
I-2	x	x	x	x	x
I-3	x	x	x	x	x
I-4	x	x	x	x	x
I-5	x	x	x	x	x
I-6	x	x	x	x	x
I-7	x	x	x	x	x
I-8	x	x	x	x	x
I-9	x	x	x	x	x
I-10	x	x	x	x	x
I-11	x	x	x	x	x

UNIT	V-1	V-2	V-3	V-4	V-5
I-12	x	x	x	x	x
I-13	x	x	x	x	x
I-14	x	x	x	x	x
I-15	x	x	x	x	x
I-16	x	x	x	x	x
I-17	x	x	x	x	x
I-18	x	x	x	x	x
I-19	x	x	x	x	x
I-20	x	x	x	x	x
I-21	x	x	x	x	x
I-22	x	x	x	x	x
I-23	x	x	x	x	x
I-24	x	x	x	x	x
I-25	x	x	x	x	x
I-26	x	x	x	x	x
I-27	x	x	x	x	x
I-28	x	x	x	x	x
I-29	x	x	x	x	x
I-30	x	x	x	x	x
I-31	x	x	x	x	x
I-32	x	x	x	x	x
I-33	x	x	x	x	x
I-34	x	x	x	x	x
I-35	x	x	x	x	x
I-36	x	x	x	x	x

UNIT	V-1	V-2	V-3	V-4	V-5
I-37					x
I-38					x
I-39					x
I-40					x
I-41					x
I-42					x
I-43	x	x		x	x
I-44	x	x	x	x	x
I-45	x	x	x	x	x
I-46	x	x	x	x	x
I-47	x	x	x	x	x
I-48	x	x	x	x	x
J-1	x	x	x	x	
J-2	x	x	x	x	
J-3	x	x	x	x	
J-4	x	x	x	x	
J-5	x	x		x	
J-6	x	x	x	x	
J-7	x	x	x	x	
J-8	x	x	x	x	
J-9	x	x	x	x	
J-10	x	x	x	x	
J-11	x	x	x	x	
J-12	x	x	x	x	
J-13	x	x		x	
J-14	x	x	x	x	

* This chart, maintaining the spirit and intent of the original variance requests, shows the revisions to Areas C and D of moving one lot from Area C to Area D, and indicating the variances applicable to the new lot numbering.

PETITIONS FOR VARIANCE:

(Refer to approved Plan to Accompany Petitions for Special Exception, Special Hearing, and Variance Request)

The following petitions for variance are requested for Areas C, D, I, and J (Single Family Detached Residential Use - Zoned DR 1, DR 3.5, DR 5.5 - see above chart for lot references):

Variance '1' (V-1) Variance from BCZR Sections 1B01.2.C.2.b and 504 and CMDP Section V.B.6.c to permit the centers of facing windows of different dwellings to be as close as 12 feet in lieu of the required 40 foot separation (Formerly Lots C1-C8, D1-D7, I-1-I36, I-43-I48, J1-J14, Presently Lots C1-C7, D1-D8, I1-I36, I43-I48, J1-J14).

Variance '2' (V-2) Variance from BCZR Section 504 and CMDP Section V.B.6.b to permit window to lot line setbacks of 3 feet in lieu of the required 15 foot separation (Formerly Lots C1-C8, D1-D7, I-1-I36, I-43-I48, J1-J14, Presently Lots C1-C7, D1-D8, I1-I36, I43-I48, J1-J14).

Variance '3' (V-3) Variance from BCZR Section 504 and CMDP Section V.B.6.a to permit a window to street right-of-way setback of 21 feet in lieu of the required 25 foot separation (Formerly Lots C1-C8, D1-D2, D4, D6-D7, I1-I36, I-43-I48, J1-J4, J6-J12, J14, Presently Lots D1, D4, D5, D8, I1-I36, I43-I48, J1-J3, J7, J10, J11, J14, J14).

Variance '4' (V-4) Variance from BCZR Sections 1B01.2.C.1 and 504 and CMDP V.B.3.b to permit a minimum horizontal distance of 20 feet in lieu of the required 40 feet between buildings not mutually attached for building heights between 30 feet and 40 feet (Formerly Lots C1-C8, D1-D7, I-1-I36, I-43-I48, J1-J14, Presently Lots C1-C7, D1-D8, I1-I36, I43-I48, J1-J14).

Variance '5' (V-5) Variance from BCZR Section 102.4 to allow single-family dwellings on lots containing less than 20,000 square feet which do not abut on a right-of-way at least 30 feet wide over which the public has an easement of travel (Formerly Lots C1-C8, D1-D7, I1-I48, Presently Lots C1-C7, D1-D8, I1-I48).

The following petitions are requested for Area E (multi-family dwelling units):

Variance '6' (V-6) Variance from BCZR Section 400.1 to permit accessory structures (detached garages) to be located in the front and side yards in lieu of required location in the rear yards.

Variance '7' (V-7) Variance from BCZR Section 400.3 to permit accessory structures (detached garages) to be a maximum height of 17 feet in lieu of the maximum permitted height of 15 feet.

Variance '8' (V-8) Variance from BCZR Sections 1B01.2.C.1 and 504 and CMDP Section V.B.3.b to permit a minimum distance between buildings of 60 feet in lieu of the required 75 foot separation for buildings in excess of 50 feet in height (Buildings E1-E10).

Variance '9' (V-9) Variance from BCZR Sections 1B02.2.A and 504 and CMDP Section V.B.3.a to permit a maximum building height of 65 feet in lieu of the maximum permitted height of 50 feet.

The following petitions are requested for Area K (multi-family dwelling units):

Special Exception '1' (SE-1) Special Exception, pursuant to BCZR Sections 1B01.2.B.2 502, and 504 and CMDP Section V.B.4.a, to allow maximum building widths of 330 feet in lieu of the maximum permitted 300 feet (Buildings K1-K5).

Variance '10' (V-10) Variance from BCZR Sections 1B01.2.C.1 and 504 and CMDP Section V.B.3.b to permit a minimum separation between buildings of 37 feet in lieu of the required 75 feet for buildings over 50 feet in height (Buildings K1-K5).

Variance '11' (V-11) Variance from BCZR Sections 1B01.2.C.2.b and 504 and CMDP Section V.B.6.c to permit the centers of facing windows of different dwellings to be as close as 37 feet in lieu of the required 40 foot separation (Buildings K1-K5).

Variance '12' (V-12) Variance from BCZR Sections 1B02.2.A and 504 and CMDP Section V.B.3.a to permit a maximum building height of 65 feet in lieu of the maximum permitted height of 50 feet (Buildings K1-K5).

Lot 10 - Area F Community Center Use - Zoned O-2

Variance '15' (V-15) Variance from BCZR Section 205.4.C.2 to permit a 10 foot street line setback in lieu of the required 35 feet.

Section 409.4.c and 409.5 are to be modified by Special Hearing (SH-1, SH-2).

409.4 - Business or Industrial Parking in Residence Zones - Upon application the Zoning Commissioner may issue a use permit for the use of land in a residential zone for parking areas to meet the requirements of the foregoing schedule, subject to the following conditions. If granted, such use permit shall be conditioned as follows, in lieu of the provisions in Section 409.2 (c): [BCZR, 1955; Resolution, November 21, 1956; Bill No. 31, 1984.]

A. The land so used must adjoin or be across an alley or street from the business or industry involved [BCZR, 1955; Resolution, November 21, 1956.]

B. Only passenger vehicles, excluding buses, may use the parking area. [BCZR, 1955; Resolution, November 21, 1956.]

C. No loading, service, or any use other than parking shall be permitted. [BCZR, 1955; Resolution, November 21, 1956.]

D. Lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, as required. [BCZR, 1955; Resolution, November 21, 1956.]

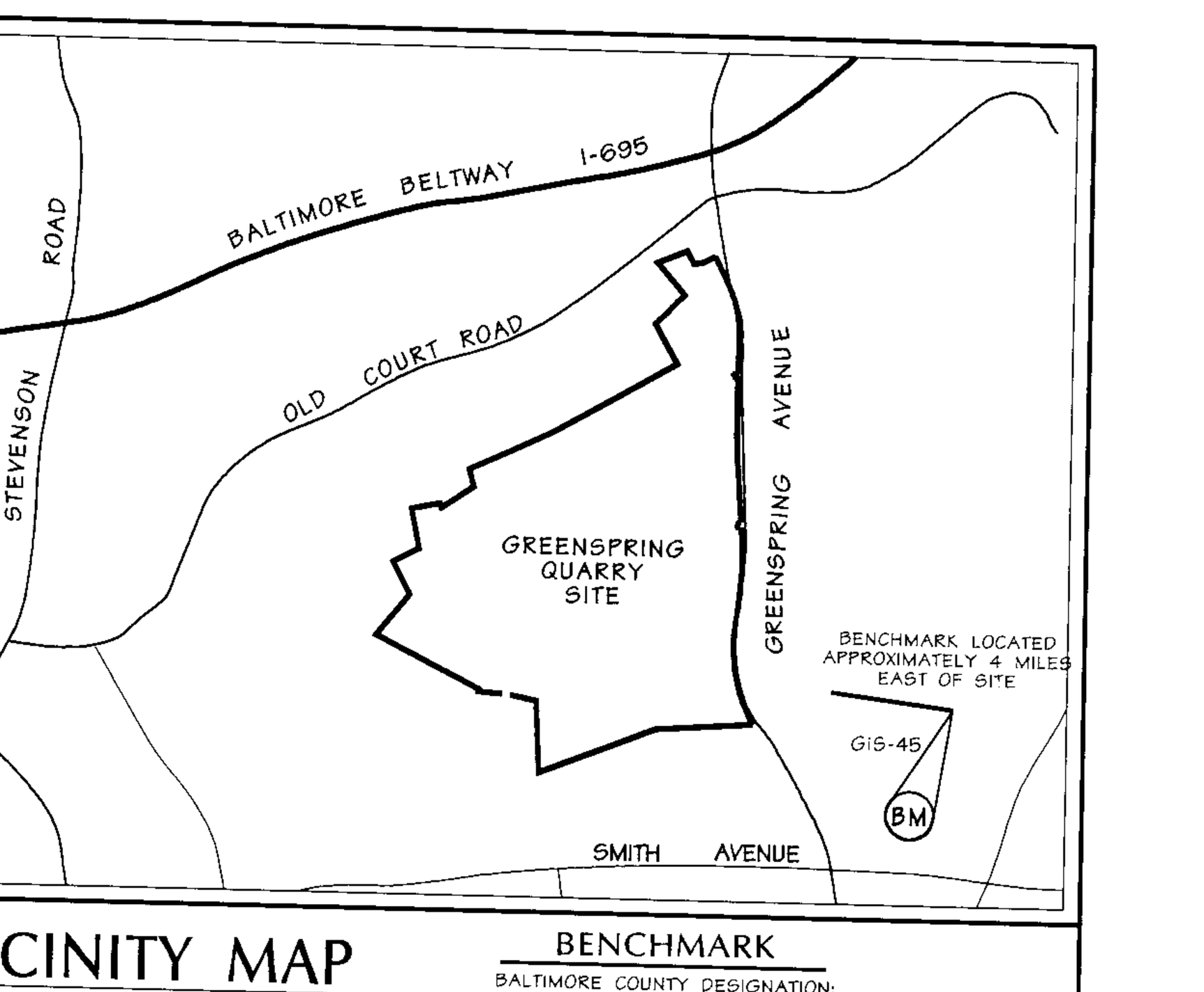
E. Screening shall be provided in accordance with the Baltimore County Landscape Manual adopted pursuant to Section 22-105 of Title 22 of the Baltimore County Code. [Resolution, November 21, 1956; No. 31, 1984.]

F. A paved surface, properly drained, shall be required. [BCZR 1955, Paragraph 409.4e; Resolution, November 21, 1956.]

G. A satisfactory plan showing parking arrangement and vehicular access must be provided [Resolution, November 21, 1956.]

H. Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required. [BCZR, 1955, Paragraph 409.4.e; Resolution, November 21, 1956.]

409.5 - Exception - Where the requirements for parking space or loading space in Section 409 would create an undue hardship the Zoning Commissioner may approve a modified plan upon petition and after a public hearing. [BCZR, 1955.]



VICINITY MAP

SCALE: 1"=2000'

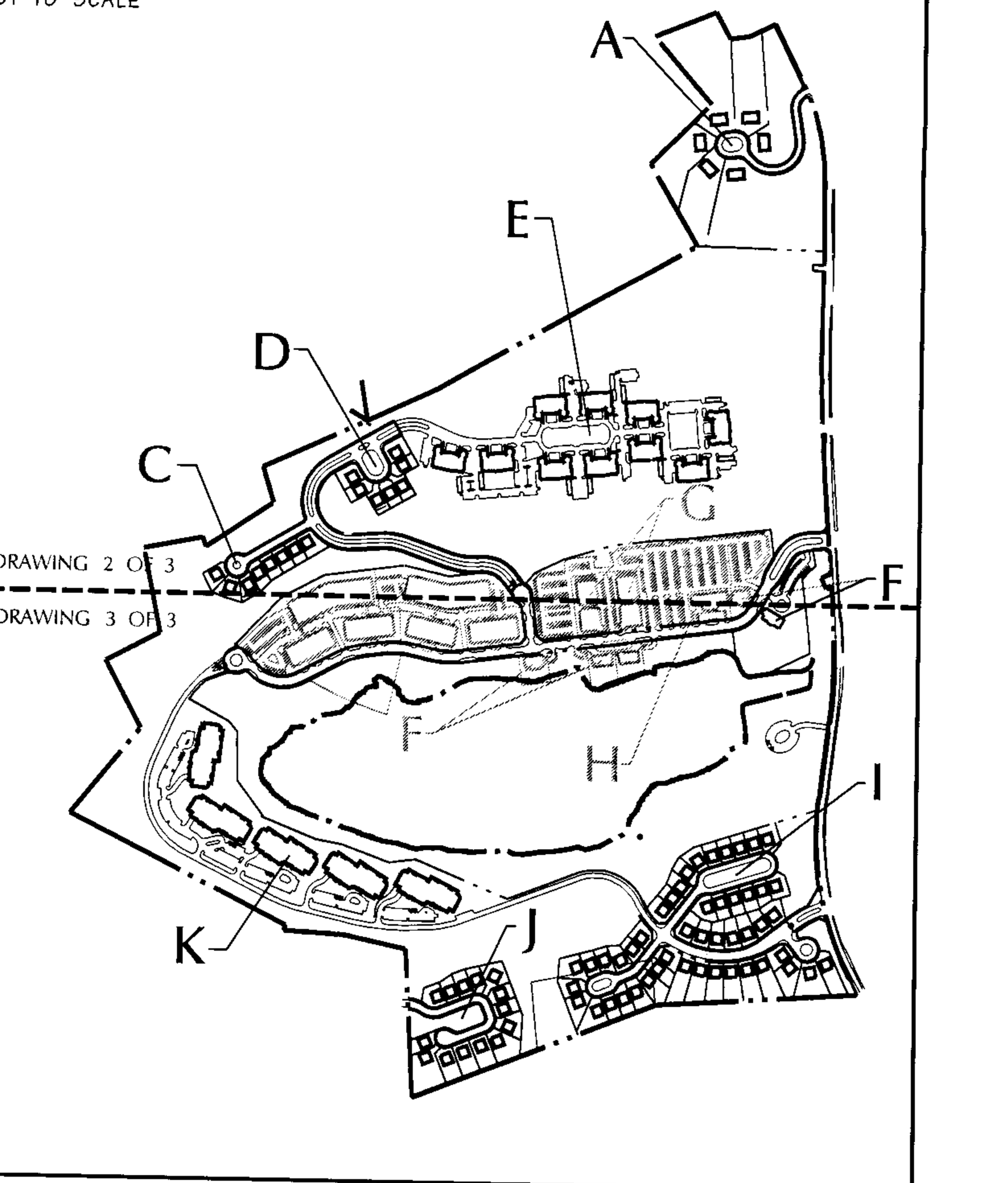
BENCHMARK

BALTIMORE COUNTY DESIGNATION:
GIS-45
PID AC7728
ELEVATION 426.02

DESCRIPTION: 10" DIAMETER CONCRETE MONUMENT IN ANNESLIE SHOPPING COURT

AREA KEY SHEET

NOT TO SCALE



CERTIFICATION AS TO DELINQUENT ACCOUNTS

THIS CERTIFICATION IS SUBMITTED IN CONNECTION WITH THE DEVELOPMENT KNOWN AS GREENSPRING QUARRY - RESIDENTIAL AND IS GIVEN IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-55(C) OF THE BALTIMORE COUNTY CODE, 1978, AS AMENDED.

I, EDWIN S. HOWE 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 SHALL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

AFFIANT [illegible] 6/16/05
V.P. LAND DEVELOPMENT

HEARING OFFICER'S ORDER:

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 29th day of March 2004 that the three page, red-lined development plan for Greenspring Quarry, identified herein as Developer's Exhibits 1A, 1B and 1C, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception seeking relief pursuant to Sections 1B01.2.B.2, 502, and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.4.a of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit maximum building widths of 330 feet in lieu of the maximum allowed 300 feet for Buildings K-1 through K-5 in Area K, and 460 feet in lieu of the maximum permitted 300 feet for Lots 4 and 5 in Area F; and from Sections 205.3.B.2 and 502 of the B.C.Z.R. to permit a freestanding restaurant as an "eating or drinking establishment" in an O-2 zone for Lots 1, 6, 7 and 8 in Area F, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing seeking relief pursuant to Section 409.4 of the B.C.Z.R. for a use permit to allow business parking in a residential zone for Lots 1, 2, 3, 4 and 5 in Areas F, G and H, and approval of a modified plan to allow loading, service, and uses other than parking in a residential zone for Lots 3, 4, and 5 in Areas F and G, pursuant to Sections 409.4 and 409.5 of the B.C.Z.R.; be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief for multiple developable areas of the property, including those areas proposed for development with single family detached units, multi-family dwelling units, and commercial and office uses, in accordance with the scheduled attached thereto and the three-page redlined development plan marked into evidence as Developer's Exhibits 1A, 1B and 1C, be and is hereby GRANTED, subject to the following restriction:

1) The plan shall be amended by the inclusion of a 90-foot decel lane for southbound Greenspring Avenue traffic, the location and dimension of which is subject to approval by the Department of Public Works and the Department of Environmental Protection and Resource Management.

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

[illegible]

LAWRENCE E. SCHMIDT
Zoning Commissioner/Hearing Officer
for Baltimore County

LES:bjs

PDM # III - 299

2nd Amended Development Plan

GREENSPRING QUARRY RESIDENTIAL

COUNTY STAMP

14-12-08 2nd\2nd Dev Residential\83035resdev.dwl