IN RE: PETITION FOR SPECIAL HEARING NE/Corner of Winands Road and Mt. Wilson Lane 2nd Election District 2nd Councilmanic District **(725 Mt. Wilson Lane)**	*	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 05-512-SPH
North Oaks Real Estate Partnership, By: Mullan-North Oaks Limited Partnership and By: Rosedale Co., Inc., General Partner, Norman W. Wilder President	*	
AND	*	
Gwynn Falls Limited Partnership By: Mullan-North Oaks Limited Partnership and By: Rosedale Co., Inc., General Partner, Norman W. Wilder President	*	
Petitioners	*	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing filed by the legal owners of the subject property, North Oaks Real Estate Partnership, By: Mullan-North Oaks Limited Partnership, By: Rosedale Co., Inc., General Partner and By: Norman W. Wilder President and Gwynn Falls Limited Partnership, By: Mullan-North Oaks Limited Partnership, By: Rosedale Co., Inc., General Partner and By: Norman W. Wilder President. The Petitioner is requesting a special hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), for approval to amend the Partial Final Development Plan of North Oaks Residential Community for Phase 1, 2 and 3 to conform to the Seventh Revised, Second Amended CRG Plan, signed on March 7, 2005.

The property was posted with Notice of Hearing on April 30, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a

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Date 5/19/05
By Rec

Notice of Zoning hearing was published in "The Jeffersonian" newspaper on May 3, 2005 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Zoning Advisory Committee Comments

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Baltimore County Fire Department dated April 12, 2005, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing relief were Mitch Kellman and Rick Hoehn from Daft McCune & Walker, the engineering firm that prepared the plans in this case, Steven Koren and Norman Wilder on behalf of the Petitioners. Robert A. Hoffman, Esquire represented the Petitioner. Arvin Lubetkin appeared at the hearing as an interested citizen. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property is improved by the North Oaks residential and life care retirement community. Mr. Hoffman explained that the purpose of the hearing was to bring the final development plan in this case up-to-date and make it consistent with the Seventh Revised, Second Amended CRG Plan, signed on March 7, 2005. He indicated that ordinarily final

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By Rec

development plans can be revised by the Developer without public hearing prior to any lot in the residential development being sold to the public. However, after a lot is sold, which has happened in this case, final development revisions are made through a public hearing process in view of the possibility that someone purchasing a lot may have relied on the prior development plan. Mr. Lubetkin is such a person and came to the hearing to learn what was being proposed.

Mr. Hoffman also explained that the latest revised CRG plan that was approved on March 7, 2005 has a significant amount of detail which differs slightly from what has been or will be constructed on site. Petitioner's Exhibit 1 is the most recently approved CRG plan. Petitioner's Exhibit 2 has multiple pages showing in red the changes that will make the two plans consistent.

These changes are summarized as follows and shown on the page number of Exhibit 2:

Page 1- the location of the pavilion has been changed in the open space, paths to the pavilion relocated, sidewalks along Wynans Road relocated and the location of Units 15K through 18K shifted in location to reflect a grading problem found during construction. Mr. Hoffman noted that each unit was located within the building envelope previously approved.

Page 2 – various curb depressions/crosswalks were relocated, changes to sidewalks due to grading problems and location of amenities changed.

Page 3 – the location of the pavilion was changed and paths connecting it to the community relocated, sidewalks moved and various curb depressions/crosswalks were relocated.

Page 4 - various curb depressions/crosswalks were relocated.

Page 5 – relocation of paths and amenities and various curb depressions/crosswalks were relocated.

Page 6 - various curb depressions/crosswalks were relocated, benches for the tennis court are to be moved, and sidewalks relocated.

Mr. Hoffman proffered the representatives from Daft McCune & Walker would testify that these changes would have no adverse impact on the community, met each criteria of Section 502.1 of the B.C.Z.R. and were within the spirit and intent of the approved CRG plan. In fact, they reflect that plan and are improvements to the recreational uses, amenities and facilities of

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Date 5/19/05
By

the property. He further indicated that the only ZAC comment, which was received from the Fire Department, was not a problem considering the changes requested.

Mr. Lubetkin after fully participating in the hearing and explanations had no questions or comments in regard to the requested relief.

Findings of Fact and Conclusions of Law

The request for special hearing arises because the Petitioner has sold a lot in the subdivision and someone may have relied on the prior development plan. The request is to modify the final development plan to be consistent with the latest CRG plan approved in March 2005. Mr. Hoffman outlined each change to the final plan, which involves relocation of amenities, sidewalks and curb depressions/crosswalks. The most significant change was the shifting of four homes slightly due to grading problems found during construction. However, as Mr. Hoffman points out, these unit are still located within the approved building envelope. I find that the Fire Department comments do not affect the requested relief.

I find that the changes to the final development plan would have no adverse impact on the community, meet each criteria of Section 502.1 of the B.C.Z.R. and are within the spirit and intent of the approved CRG plan. I find that they reflect the latest plan and are improvements to the recreational uses, amenities and facilities of the property. Consequently, I will approve the relief requested.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's special hearing request should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 19 day of May, 2005, that the Petitioner's request for special hearing from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), for approval to amend

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5/19/05

the Partial Final Development Plan of North Oaks Residential Community for Phase 1, 2 and 3 to conform to the Seventh Revised, Second Amended CRG Plan, signed on March 7, 2005, be and is hereby GRANTED.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

PLEASE RETURN RECEIVED FOR FILING
Date 5/19/05
By

Zoning Commissioner

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

Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

May 19, 2005

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

Re: Petition for Special Hearing
Case No. 05-512-SPH
Property: 725 Mt. Wilson Lane

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Mitch Kellman & Rick Hoehn, Daft McCune & Walker, 200 E. Pennsylvania Avenue, Towson, MD 21286
Steven Koren, 9200 Rumsey Road, Columbia, MD 21045
Norman Wilder, 2330 W. Joppa Road, #210, Lutherville, MD 21093
Arvin Lubetkin, 1 Cornish Heath Ct., Pikesville, MD 21208

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 725 Mt. Wilson Lane

which is presently zoned D.R. 3.5, 2 4 1

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, *to determine whether or not the Zoning Commissioner should approve*

- Special Hearing to amend the Partial Final Devlopment Plan of North Oaks Residential Community for Phases 1, 2, and 3 to conform to the Seventh Revised, Second Amended CRG Plan, signed on March 7, 2005.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Robert A. Hoffman, Esquire

Name - Type or Print

Robert A. Hoffman

Signature

Venable, LLP

Company

210 Allegheny Avenue — 410-494-6200

Address — Telephone No.

Towson, Maryland 21204

City — State — Zip Code

5/19/05

Representative to be Contacted:

Robert A. Hoffman, Esquire

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 JF Date 4/5/05

Case No. 05-512-SPH

REV 9/15/98

Signature Page

Legal Owner (s):

North Oaks Real Estate Partnership

By: Mullan-North Oaks Limited Partnership

By: Rosedale Co., Inc.
General Partner

By: _____
Norman W. Wilder
President

Gwynn Falls Limited Partnership

By: Mullan-North Oaks Limited Partnership

By: Rosedale Co., Inc.
General Partner

By: _____
Norman W. Wilder
President

c/o Norman W. Wilder
Mullan Enterprises, Inc.
2330 West Joppa Road
Suite 210
Lutherville, Maryland 21093
(410) 494-9200

Description

To Accompany Petition for Special Hearing for FDP Amendments

199.90 Acre Parcel

Northwest Side of Mount Wilson Lane

Northeast of Winands Road

Second 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 at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Mount Wilson Lane (50 foot wide) with the centerline of Winands Road (40 foot wide), (1) Northeasterly along the centerline of Mount Wilson Lane 30 feet, more or less, thence at a right angle to said Mount Wilson Lane, (2) Northwesterly 30 feet, more or less to the point of beginning, thence leaving said beginning point and running the following nineteen courses and distances, viz: (1) North 22 degrees 49 minutes 45 seconds East 1190.04 feet, thence (2) North 66 degrees 18 minutes 08 seconds West 1104.36 feet, thence (3) North 73 degrees 03 minutes 55 seconds East 3945.18 feet, thence (4) North 35 degrees 41 minutes 05 seconds West 29.70 feet, thence (5) North 43 degrees 21 minutes 44 seconds East 30.71 feet, thence (6) South 46 degrees 38 minutes 16 seconds East 847.75 feet, thence (7) South 62 degrees 48 minutes 49 seconds West 0.80 feet, thence (8) South 46 degrees 38 minutes 16 seconds East 757.38 feet, thence (9) South 28 degrees 12 minutes 51 seconds East 217.34 feet, thence (10) South 09 degrees 05 minutes 07 seconds East 389.16 feet, thence (11) South 17 degrees 17 minutes 09 seconds East 172.02 feet, thence (12) South 69 degrees 51 minutes 45 seconds West 177.87 feet, thence (13) South 41

#512

degrees 12 minutes 04 seconds West 323.38 feet, thence (14) South 83 degrees 29 minutes 56 seconds West 2086.86 feet, thence (15) South 31 degrees 13 minutes 19 seconds West 880.54 feet, thence (16) North 38 degrees 02 minutes 02 seconds West 740.44 feet, thence (17) South 41 degrees 27 minutes 26 seconds West 559.18 feet, thence (18) South 42 degrees 27 minutes 26 seconds West 150.15 feet, and thence (19) North 65 degrees 49 minutes 24 seconds West 846.52 feet, to the point of the beginning; containing 199.90 acres of land, more or less.

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

March 1, 2005

Project No. 84142 (L84142-1)

STATE OF MARYLAND
ANTHONY JOSEPH WITT
No. 10861
PROFESSIONAL LAND SURVEYOR

3/1/05

Anthony J Witt

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 443644

DATE 4-5-05 ACCOUNT 001-006-6150

AMOUNT $ 325.00

RECEIVED FROM: Venable Baetjer & Howard LLP
725 Mt. Wilson Ln.

FOR: Pet. for Special Hearing

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE	ACTUAL TIME	TYPE	DRAWER
4/05/2005	4/05/2005 14:43:17		2

REF1 WEBW WALKIN DRVE THRU
RECEIPT # 443644 4/05/2005 OFLW
REF2 5 529 ZONING VERIFICATION
CR.NO. 443645

Recap Tot $325.00
$325.00 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: #05-512-SPH
725 Mount Wilson Lane
N/east corner of Winands Road and Mt. Wilson Lane
8th Election District — 2nd Councilmanic District
Legal Owner(s): North Oaks Real Estate Partnership/Mullan North Oaks Ltd. Partnership

Special Hearing: to amend the Partial Final Development Plan of North Oaks Residential Community for Phases 1, 2 and 3 to conform to the Seventh Revised, Second Amended CRG Plan, signed on March 7, 2005.

Hearing: Thursday, May 19, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM WISEMAN
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 5/605 May 3 49397

CERTIFICATE OF PUBLICATION

5/5/, 2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/3/, 2005.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-512-SPH

Petitioner/Developer: NORTH OAKS REAL ESTATE PARTNERSHIP
MULLAN NORTH OAKS LTD

Date of Hearing/Closing: _____

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

ATTN: Kristen Matthews {(410) 887-3394}

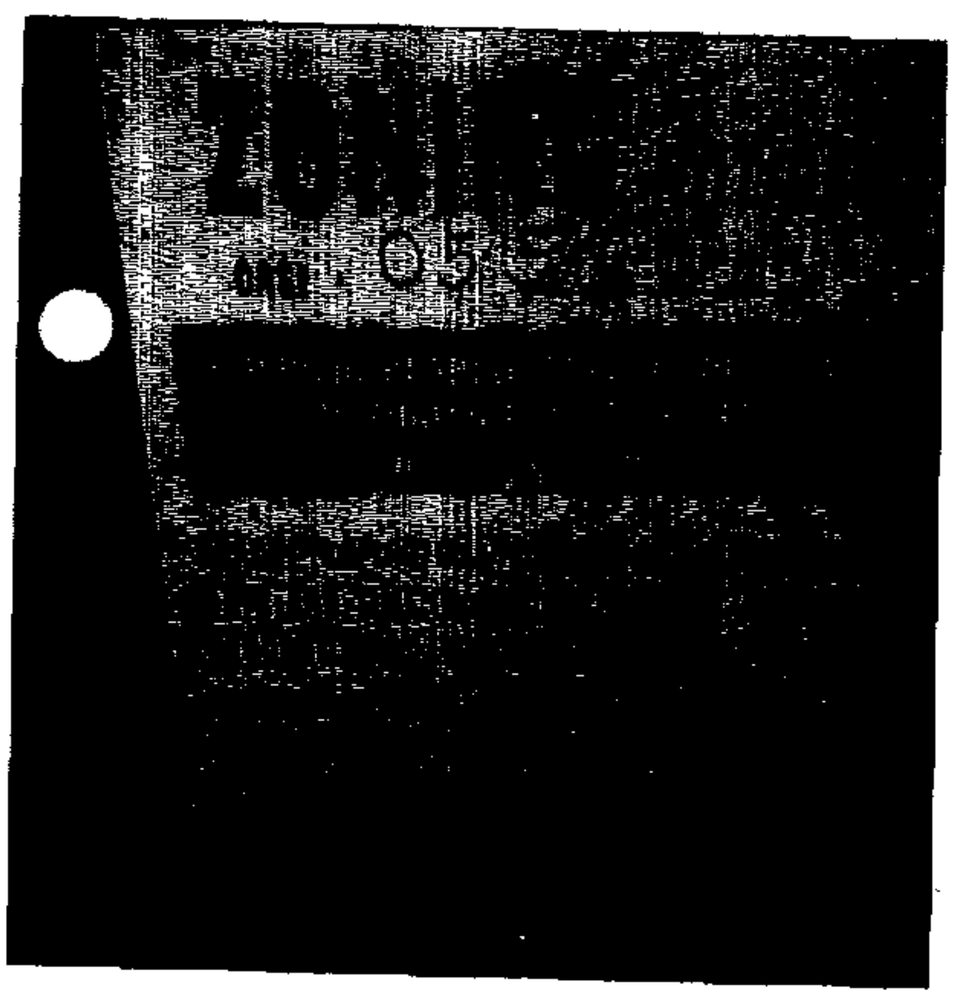
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2 SIGNS (1) 725 MT WILSON LANE (2) WINANDS RD

The sign(s) were posted on APRIL 30, 2005
(Month, Day, Year)

Sincerely,



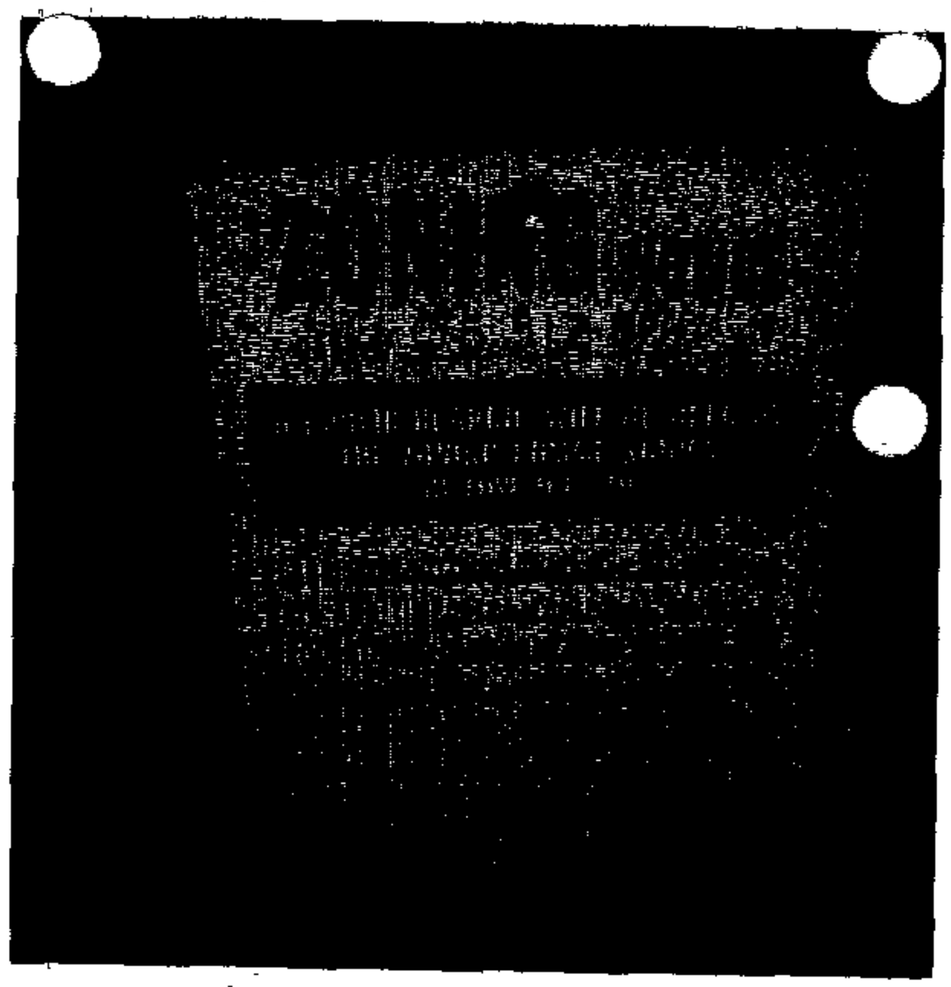
Robert Black 5/2/05
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

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

(410) 282-7940
(Telephone Number)



RECEIVED
MAY - 4 2005
DEPT. OF HOUSING AND
DEVELOPMENT MANAGEMENT

RE:	PETITION FOR SPECIAL HEARING 725 Mount Wilson Lane; NE corner of Winands Road and Mt. Wilson Lane 2nd Election & 2nd Councilmanic Districts Legal Owner(s): North Oaks Real Estate Partnership, Norman W. Wilder, President Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 05-512-SPH

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

ENTRY OF APPEARANCE

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

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of April, 2005, a copy of the foregoing Entry of Appearance was mailed to Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

Per .....

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 3, 2005 Issue - Jeffersonian

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

410-494-6244

NOTICE OF ZONING HEARING

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

CASE NUMBER: 05-512-SPH
725 Mount Wilson Lane
N/east corner of Winands Road and Mt. Wilson Lane
8th Election District – 2nd Councilmanic District
Legal Owners: North Oaks Real Estate Partnership/ Mullan North Oaks Ltd. Partnership

Special Hearing to amend the Partial Final Development Plan of North Oaks Residential Community for Phases 1, 2 and 3 to conform to the Seventh Revised, Second Amended CRG Plan, signed on March 7, 2005.

Hearing: Thursday, May 19, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM WISEMAN
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

April 12, 2005

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: 05-512-SPH
725 Mount Wilson Lane
N/east corner of Winands Road and Mt. Wilson Lane
8th Election District – 2nd Councilmanic District
Legal Owners: North Oaks Real Estate Partnership/ Mullan North Oaks Ltd. Partnership

Special Hearing to amend the Partial Final Development Plan of North Oaks Residential Community for Phases 1, 2 and 3 to conform to the Seventh Revised, Second Amended CRG Plan, signed on March 7, 2005.

Hearing: Thursday, May 19, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman, Venable, 210 Allegheny Avenue, Towson 21204
Norman Wilder, Mullan Enterprises, 2330 W. Joppa Rd., Ste. 210, Lutherville 21093

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 4, 2005.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed on Recycled Paper

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: 05-512-SPH

Petitioner: North Oaks Real Estate Partnership

Address or Location: 725 Mt. Wilson Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell

Address: 210 Allegheny Avenue
Towson, MD. 21204

Telephone Number: (410) 494-6244

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

May 9, 2005

Robert Hoffman, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

Dear Mr. Hoffman:

RE: Case Number: 05-512-SPH, 725 Mt. Wilson Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 5, 2005.

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
Mullan-North Oaks Limited Partnership Norman W. Wilder 2330 W. Joppa Rd. Lutherville 21030

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 21, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 25, 2005
Item No. 506, 507, 509, 510, 511,
512, 513, 515, 516,

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

DAK:CEN:clw
cc: file
ZAC-NO COMMENTS-04212005.doc

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

April 12, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: April 18, 2005

Item No.: 512

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

7. If access for fire department emergency apparatus cannot be provided at all portions of the building, all stair-wells shall be provided with wet standpipes.

8. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual, Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.

Acting Lieutenant Don W. Muddiman
Lieutenant Franklin J. Cook
Fire Marshal's Office
(O)410-887-4881 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED
MAY 25 2005
ZONING COMMISSIONER

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: May 24, 2005, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of April 18, 2005

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

05-506 Granted 5/4/05
05-507 Granted 5/4/05
05-508 no comments
05-511 Granted 5/23/05
05-512 Granted 5/19/05
05-513 Granted 5/4/05
05-515 Granted 5/4/05
05-516 Granted 5/4/05

Reviewers: Sue Farinetti, Dave Lykens

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 20, 2005

RECEIVED

APR 22 2005

ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-512**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark Cunningham in the Office of Planning at 410-887-3480.

Prepared By: _____

Division Chief: _____

MAC/LL

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

SHA
State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 4.12.05

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

RE: Baltimore County
Item No. 512 JRF

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,

Steven D. Foster, Chief
Engineering Access Permits Division

PLEASE PRINT CLEARLY

CASE NAME 725 Mt Wilson Ln.
CASE NUMBER 05-512-SPH
DATE 5/19/05

PETITIONER'S SIGN-IN SHEET

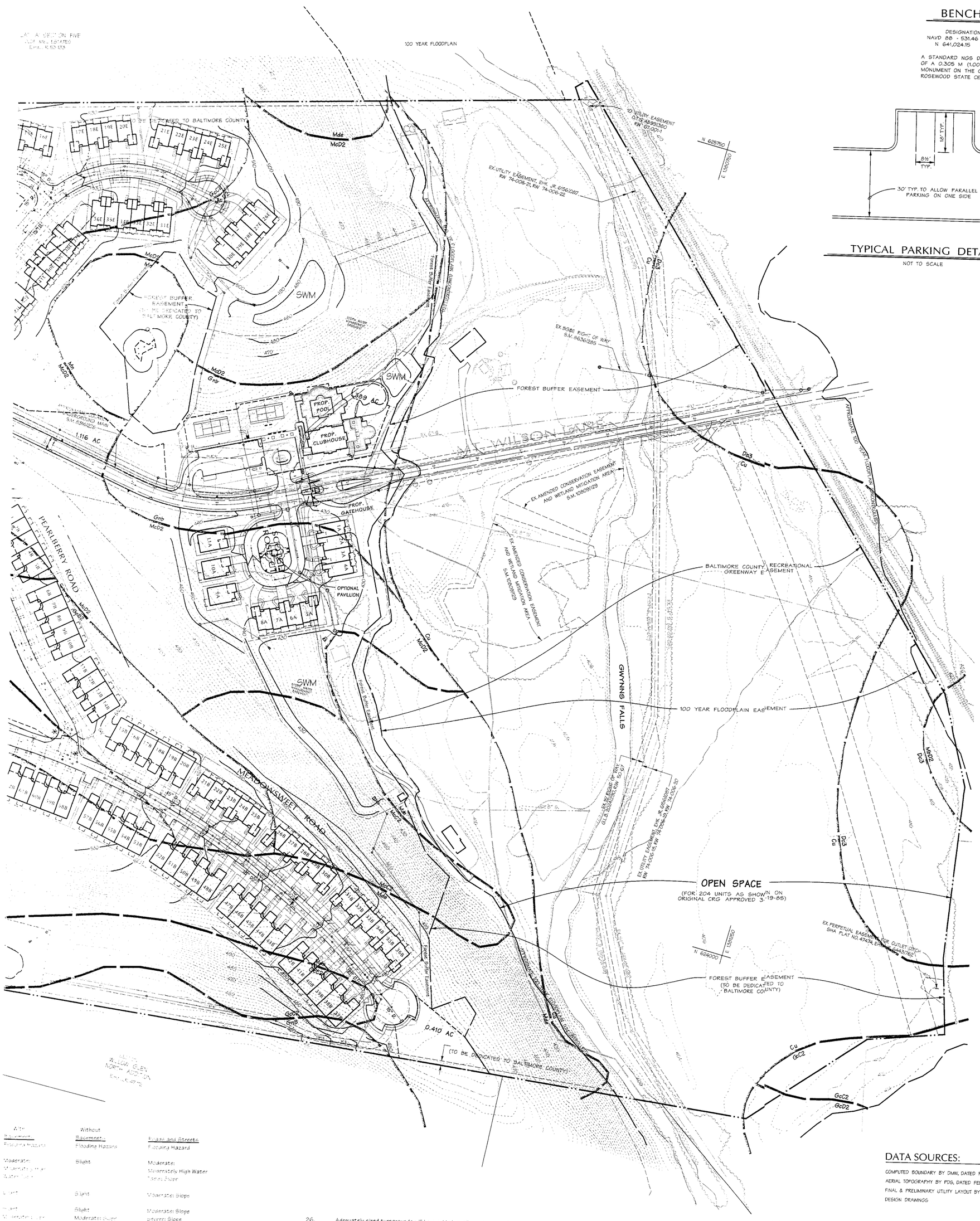
NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Rob Hoffman	210 Allegheny	Towson, Md 21204	RAHoffman@venable.com
Rick Hoehn	200 E. Pennsylvania Ave.	Towson, MD 21286	rhoehn@dmw.com
Mitch Kellman	" "	" "	MKellman@DMW.com
Steven Koron	9200 Rumsey Rd	Columbia MD 21045	SKoron@Koronlaw.com
NORMAN WILDER	2330 W JOPPA RD #210	LUTHERVILLE 21093	NWILDER@MULLANE[redacted]

PLEASE PRINT CLEARLY

CASE NAME 725 Mt. Wilson Ln
CASE NUMBER 05-512-SPH
DATE 5/19/05

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
ARVIN LUBETKIN	1 Cornish Heath Ct	Pikesville MD 21208	alubetkin04@comcast.net



BENCHMARK

DESIGNATION: MELSAGE
NAVD 88 - 531.46 (FEET) ADJUSTED
N 641,024.15 E 1,377,995.69

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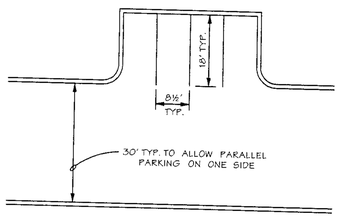
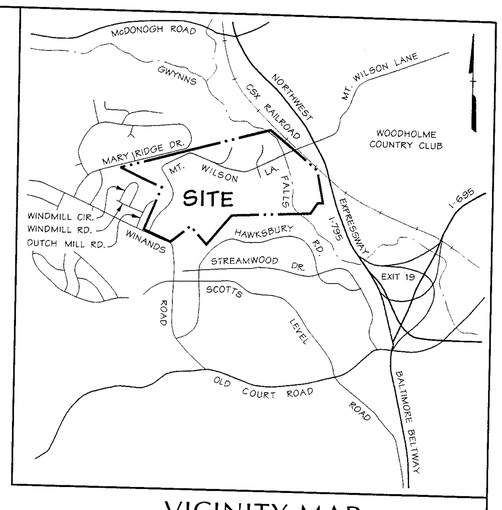


TYPICAL PARKING DETAIL

NOT TO SCALE



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SCALE: 1"=2000'

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MORE THAN 20' BUT NOT MORE THAN 25'	25 FEET
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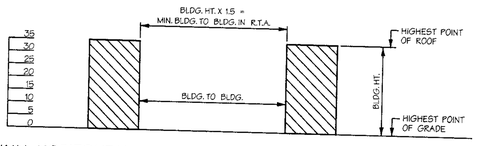
MORE THAN 40' BUT NOT MORE THAN 50'	60 FEET



MINIMUM HORIZONTAL SEPARATION OF BUILDINGS WITHOUT VARIANCES

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LEGEND

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- EX. BUILDING
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- PROP. TOWNHOUSE DWELLING
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- WETLAND LIMITS
- STEEP SLOPES (> 25%)
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- ACTIVE OPEN SPACE
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This Seventh Revised Second Amended CRG Plan conforms with DRC No. 020705b

March 25, 2005
Note: The Petitioner is requesting a special hearing to amend the Partial Development Plan of North Oaks, Phases One, Two, and Three to conform to the Seventh Revised, 2nd Amended CRG Plan signed on March 7, 2005.
(Revised areas are shown with a * next to those areas).

Plan to Accompany Petition for Special Hearing

Site Development Planning Matrix	Without Basement - Flooding Hazards	Roads and Streets Flooding Hazard
Moderate: [illegible]	Slight	Moderate: Moderately High Water Table; Slope
[illegible]	Slight	Moderate: Slope
[illegible]	Slight; Moderate: Slope; Severe: Slope	Moderate: Slope; Severe: Slope; Severe: Slope
[illegible] Water Table	Moderate: High Water Table	Severe: High Water Table
Severe: [illegible]; Moderate: [illegible]; Severe: [illegible]; Severe: [illegible]	Severe: Slope; Moderate: Slope; Severe: Slope; Severe: Slope	Severe: Slope; Severe: Slope; Severe: Slope; Severe: Slope
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[illegible] permit.

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29. A waiver of stormwater management was granted for the original development on the basis of less than 10% increase in the two-year predevelopment peak discharge rate. 2, 10, and 100-year stormwater management will be provided on-site as indicated on the plan.

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34. If drainage, utility and walkway easements are fenced, then at least 5 feet must remain open for pedestrian access.

35. Proposed building heights shall not exceed 50 feet unless a variance is requested and granted.
Proposed building widths shall not exceed 300 feet unless a variance is requested and granted.

36. Zoning Setbacks (subject to the variances listed below):

Minimum setbacks are as follows:

30 feet building to tract boundary
50 feet building to existing street centerline
25 feet building to existing street right-of-way
22 feet garage or carport to street right-of-way

Where windows are provided, they will meet the following minimum setbacks:

35 feet window to tract boundary
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40 feet between opposing windows
25 feet window to street right-of-way

Buildings in RTA's will conform to the following restrictions:

75 feet front and side setback from tract boundary
150 feet rear setback from tract boundary
75 feet parking setback
35 feet maximum building height
130 feet maximum building length
Distance between facing elevations will be 1 ½ times the height of the highest building.

37. Zoning Variance required to be requested:

Single Family
20 feet window to window setback in lieu of 40 feet
20 feet height to height setback in lieu of 30 feet
17 feet bay window to window or 15 feet bay window to bay window in lieu of 40 feet, if necessary

Townhouses
25 feet window to window setback in lieu of 40 feet
25 feet height to height setback in lieu of 40 feet
22 feet bay window to window or 20 feet bay window to bay window in lieu of 40 feet, if necessary
14 feet sunroom/family room addition window to sunroom/family room addition window in lieu of 40 feet

38. A Special Hearing is to be requested to amend the Special Exception Area approved in Zoning Case 86-2-XA.

39. Clubhouse, pool, and tennis courts are for use of the North Oaks residents and their guests only.

40. This CRG plan does not utilize the zoning relief granted in Case No. 00-136-SPHXA and will utilize the zoning relief if granted in Case No. 01-463-SPHA.

41. Walks and pathways shown hereon are conceptual and may change with final design.

42. "Plat of Phase 4, North Oaks, Health Care Facility", to reconfigure the North Oaks Real Estate Partnership property to 13.372 acres, as shown on this plan, was recorded on August 20, 2002 among the Land Records of Baltimore County in Plat Book S.M. 75 page 10.

DATA SOURCES:

COMPUTED BOUNDARY BY DMW, DATED FEBRUARY 6, 2000.
AERIAL TOPOGRAPHY BY PDS, DATED FEBRUARY 19,1999
FINAL & PRELIMINARY UTILITY LAYOUT BY DMW
DESIGN DRAWINGS

DRC #020705 B

DATE	BY	REVISIONS
2-24-05	DMW	SEVENTH REVISION
2-3-04	DMW	SIXTH REVISION
5-6-03	DMW	FIFTH REVISION
11-1-02	DMW	FOURTH REVISION
3-15-02	DMW	THIRD REVISION
9-19-01	DMW	SECOND REVISION
6-1-01	DMW	ADDRESS COUNTY COMMENTS
5-01-01	DMW	FIRST REVISION
05-31-00	DMW	ADDRESS CRG MEETING COMMENTS
04-28-00	DMW	ADDRESS PRE-CRG COMMENTS FROM COUNTY

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

Seventh Revised, Second Amended CRG Plan
#512

North Oaks

725 Mt. Wilson Lane
PDM File # II - 329

2ND ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

DATUM: NAD83

STATE OF MARYLAND — RICHARD CHARLES HOEHN — NO. 931 — REGISTERED LANDSCAPE ARCHITECT

ISSUE DATES	
REVIEW:	6/10/03
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	CMR/MSS
DRAWN:	MSS
DESIGNED:	
CHECKED BY:	MJK
DATE CHECKED:	4/4/05
SCALE:	1"=100'
PROJECT NO.:	84142JG
DRAWING:	4 of 4

Thu Mar 31 10:45:59 2005

N:\84142_BW\Tb CRG\84142g.5H4

GENERAL NOTES

1. Applicant:
   North Oaks Limited Partnership
   c/o Norwalk Development Company, Inc.
   10115 Centre Park Drive, Suite 104
   Columbia, MD 21045
   (410) 730-1010

2. Owners:

   North Oaks Real Estate Partnership
   c/o Mullan Enterprises
   2330 West Joppa Road, Suite 210
   Lutherville, MD 21093
   410-494-9200

   Gwynns Falls Limited Partnership
   c/o Mullan Enterprises
   2330 West Joppa Road, Suite 210
   Lutherville, MD 21093
   410-494-9200

   Deed Reference: S.M. 8251/113
   Tax Acct. No.: 2100013796
   Total Acreage = 10.28 AC

   Deed Reference: S.M. 82501/830
   Tax Accts. No.: 2100013797
   Total Net Acreage = 189.62 AC
   Total Gross Area = 189.99 AC

3. Total Site Acreage: Net = 199.90 AC
   Gross = 200.27 AC

4. Election District 2; Councilmanic District 2; Census Tract 9026.1

5. Watershed 28; Subwatershed 65

6. Current Zoning & Density:

   A. Allowable Density: 194.52 Ac - 2.86 Ac
   Deductible Exception Area for Convalescent/Nursing=151.67 Ac @ D.R.3.5

   151.67 Ac @ D.R.3.5 = 530.85 Dwelling Units
   2.72 Ac @ D.R.2.0 = 5.44 Dwelling Units
   43.03 Ac @ D.R.1.0 = 43.03 Dwelling Units
   579.32 Dwelling Units

   B. Existing Density: (Phase 4) 182 Dwelling (Apartment) Units in the North Oaks Facility.

   C. Proposed Density: (Phase 1) = 86 Dwelling Units
   (72 Townhouse Condo Units & 14 Single Family Condo Units)
   (Phase 2) = 100 Dwelling Units
   (81 Townhouse Condo Units & 19 Single Family Condo Units)
   (Phase 3) = 100 Dwelling Units
   (100 Townhouse Condo Units & 0 Single Family Condo Units)
   (Phase 4) = 82 Dwelling Units
   Phases 1, 2, & 3 = 286 Dwelling Units
   (253 Townhouse Condo Units & 33 Single Family Condo Units)
   Total Phase 4 = 182+82 = 264 Dwelling Units (Apartments) in the North Oaks Facility

   D. Future Density: (Phase 4) 29 Dwelling Units (Apartments) in the North Oaks Facility.

   E. Total Density Proposed = 579 Dwelling Units

   All acre density is based on current zoning and does not include the density increase from Case 00-136-SPHXA.
   Unit breakdown is approximate and subject to change due to market conditions at time of development.
   All units outside the North Oaks Facility will be for sale as condominiums.

7. Parking Required: 182 Existing Apartment Units in North Oaks Facility @ 1 space per 2 units = 91 spaces
   50 Existing Beds in North Oaks Facility @ 1 space per 10 beds = 5 spaces
   36 Additional Beds in North Oaks Facility @ 1 space per 10 beds = 4 spaces
   82 Proposed Apartment Units in North Oaks Facility @ 1 space per 2 units = 41 spaces
   Total for North Oaks Facility = 141 spaces

   299 Proposed Single Family and TH Condo Units @ 2 spaces per unit = 598 spaces for residents
   299 Proposed Single Family and TH Condo Units @ 0.3 spaces per unit = 90 spaces for non-residents
   Total Spaces Required = 829 spaces

   Parking Provided: 233 Existing spaces for North Oaks Facility
   598 Proposed garage and driveway spaces for residents
   95 Proposed parallel and perpendicular spaces for non-residents
   Total Spaces Provided = 926 spaces

   Garages must remain for storage of cars and cannot be converted for other uses.
   All driveways and parking areas will comply with Section 409 BCZR, be paved with a durable, dustless surface and be permanently striped. Parking spaces will be 8'12' X 18'.
   All parking areas shall comply with Section IX.A.2 of the C.M.D.P. or Zoning Policy BM-11.

8. Active Open Space Required = 375 units x 650 s.f./unit = 243,750 s.f. = 5.60 Ac.
   Passive Open Space Required = 375 units x 350 s.f./unit = 131,250 s.f. = 3.01 AC

   Active Open Space Provided = 5.686 AC
   Passive Open Space Provided = 3.316 AC

   Open space for 204 units provided in floodplain as shown on the Amended CRG plan approved 3/19/85.

   Open space will be owned and maintained by an HOA/COA or privately.

   The developer, not Baltimore County, shall be responsible for construction and installation of any amenities in the open space.

   All Local Open Space shall be in compliance with the Local Open Space Manual, Latest Edition.

   Temporary open space boundary markers, tree protection devices and four foot high snow fencing or approved equivalent shall be installed prior to any clearing or grading.

   Within the area shown as open space, disturbance beyond that which is shown on the development plan shall not be allowed without prior approval from the Department of Recreation and Parks.

9. Within the area shown as "Baltimore County Recreational Greenway Easement", permitted uses may include: public access for hiking, bicycling, fishing, nature/environmental studies, and Baltimore County supervised trail improvements and maintenance, subject to approval by the Department of Environmental Protection and Resource Management.

10. A landscape plan must be approved by the Office of Planning prior to the issuance of a building permit.

11. Estimated Average Daily Trips: for Existing and Proposed Units (Phases 1-4)

182	Existing Retirement Community Units @	3.3	=	600.6
82	Retirement Community Units @	3.3	=	270.6
33	Single Family Detached Units @	10.4	=	343.2
266	Townhouse Units @	8.5	=	2,261.0
		Total	=	3,475.4

12. Existing streams, wetlands, and forest buffers on the site are shown. The Gwynns Falls 100-year floodplain shown was taken from the Gwynns Falls Flood Plain Study by Baker-Wibberley & Associates, Inc. The 100-Year floodplain shown for the unnamed tributary was taken from the Floodplain Study for the Unnamed Tributary of Gwynns Falls by DMW dated July 2000, revised August 2000.

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

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

15. All dwellings and lots of record less than two acres in size off-site that create an RTA on site are shown to the best of our knowledge with their respective 300 and 250-foot arcs and required buffer areas.

16. Proposed buildings in a Residential Transition Area will not exceed 130 feet in length or 35 feet in average height. The minimum distance between buildings will be 1 ½ times the average height of the higher building. All required buffer plantings will comply with the Baltimore County Landscape Manual. Some existing wooded areas will be retained as buffer. Other areas will require additional planting. Street lighting will be in accordance with Baltimore County Standards and located so as not to shine on or reflect upon adjoining residences.

17. Soil Limitations

Soil Series and Symbol	
Codorus	(Cu)
Delanco	(DeB)
Elioak	(EhB2)
Glenelg	(GcB2) (GcC2) (GcD2)
Glenville	(GnB)
Manor	(MbD2) (McC2) (McD2) (MdE)
Melvin	(Mn)

18. There are no known Crit
    The approximate locati
    tank will be precision te

19. There are no known well

20. Existing trees will be re

21. Access shall be provide
    be retained.

22. A Waiver of Plan for Phe

23. The original CRG plan w
    Second Amended CRG p
    The Second Revised, Sec
    The Third Revised, Sec
    The Fourth Revised, Se
    The Fifth Revised, Sec

24. All signage to conform t

25. All roads and utilities o
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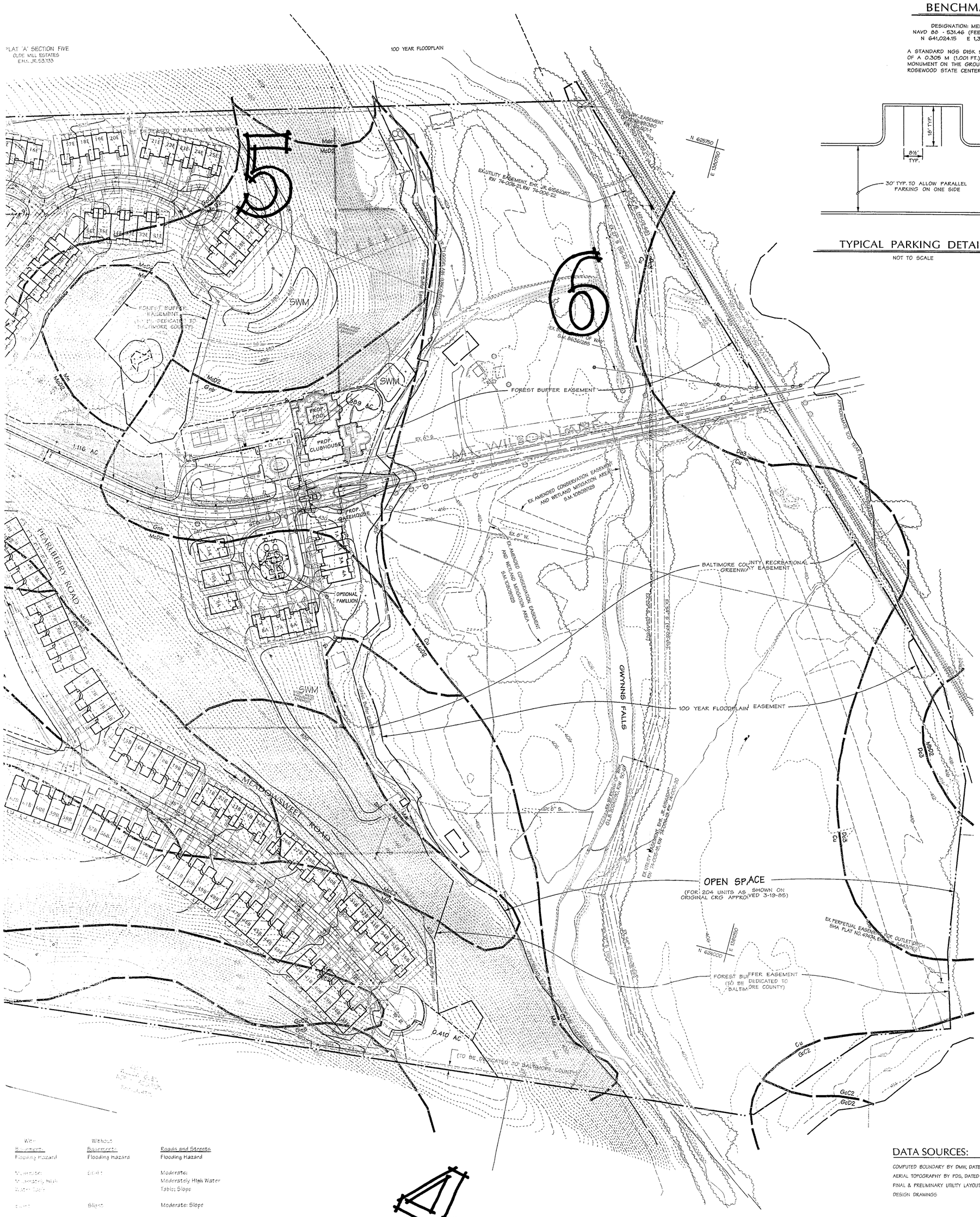

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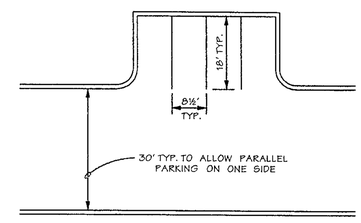

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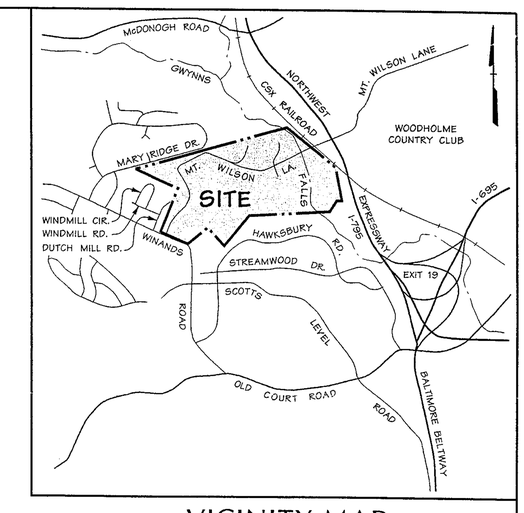

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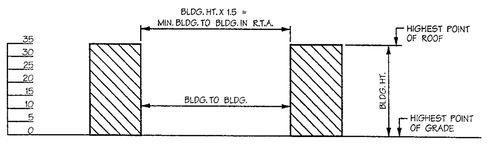

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Revised Bal-B 3/7/05
Revised 3/20/05 DRC comments & 7th Revisement

This Seventh Revised Second Amended CRG Plan conforms with DRC #020705B

PRINTED
FEB 25 2005
DAFT-McCUNE-WALKER, INC.

With Easement:	Without Easements:	Roads and Streets
Flooding Hazard	Flooding Hazard	Flooding Hazard
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150 feet rear setback from tract boundary
75 feet parking setback
35 feet maximum building height
130 feet maximum building length
Distance between facing elevations will be 1 ½ times the height of the highest building.

37. Zoning Variance required to be requested:

Single Family
20 feet window to window setback in lieu of 40 feet
20 feet height to height setback in lieu of 30 feet
17 feet bay window to window or 15 feet bay window to bay window in lieu of 40 feet, if necessary

Townhouses
25 feet window to window setback in lieu of 40 feet
25 feet height to height setback in lieu of 40 feet
22 feet bay window to bay window in lieu of 40 feet, if necessary
14 feet sunroom/family room addition window to sunroom/family room addition window in lieu of 40 feet

38. A Special Hearing is to be requested to amend the Special Exception Area approved in Zoning Case 86-2-XA.

39. Clubhouse, pool, and tennis courts are for use of the North Oaks residents and their guests only.

40. This CRG plan does not utilize the zoning relief granted in Case No. 00-136-SPHXA and will utilize the zoning relief if granted in Case No. 01-463-SPHA.

41. Walks and paths shown hereon are conceptual and may change with final design.

42. "Plat of Phase 4, North Oaks, Health Care Facility", to reconfigure the North Oaks Real Estate Partnership property to 13.372 acres, as shown on this plan, was recorded on August 20, 2002 among the Land Records of Baltimore County in Plat Book S.M. 75 page 10.

DRC #020705B

2-24-05	DMW	SEVENTH REVISION	

DATA SOURCES:

COMPUTED BOUNDARY BY DMW, DATED FEBRUARY 8, 2000.
AERIAL TOPOGRAPHY BY FDS, DATED FEBRUARY 19,1999
FINAL & PRELIMINARY UTILITY LAYOUT BY DMW
DESIGN DRAWINGS

Ref Item #1

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

Seventh Revised, Second Amended CRG Plan

North Oaks

725 Mt. Wilson Lane
PDM File # II - 329

2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DATUM: NAD83

STATE OF MARYLAND — RICHARD CHARLES — REGISTERED LANDSCAPE ARCHITECT — NO. 931

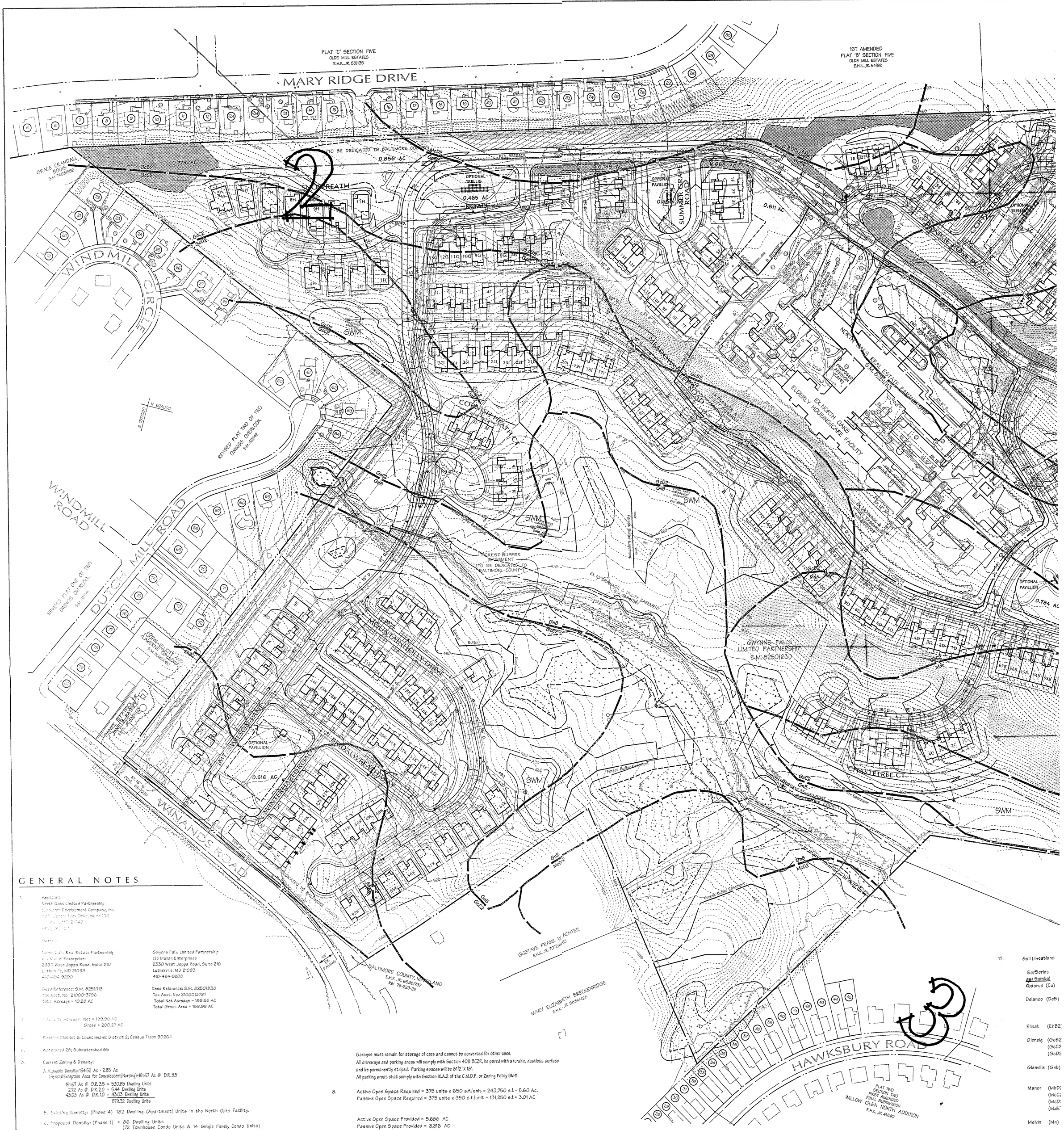
DATE	BY	REVISIONS
04-28-00	DMW	ADDRESS PRE-CRG COMMENTS FROM COUNTY
05-31-00	DMW	ADDRESS CRG MEETING COMMENTS
5-01-01	DMW	FIRST REVISION
6-1-01	DMW	ADDRESS COUNTY COMMENTS
9-19-01	DMW	SECOND REVISION
3-15-02	DMW	THIRD REVISION
11-1-02	DMW	FOURTH REVISION
5-6-03	DMW	FIFTH REVISION
2-3-04	DMW	SIXTH REVISION

ISSUE DATES
REVIEW: 6/10/03
BID:
PERMIT:
CONSTRUCTION:

BASE: CMR/MSS
DRAWN: MSS
DESIGNED:
CHECKED BY:
DATE CHECKED:
SCALE: 1"=100'
PROJECT NO.: 84142.JG
DRAWING: 1 of 2

FEB 25 2005

N:\84142.JB\7th CRG\84142jg.cr7
Thu Feb 24 10:45:17 2005



GENERAL NOTES

1. Applicants:
North Oaks Limited Partnership
c/o Kaufman Development Company, Inc.
[illegible] Park Drive, Suite 104
[illegible] 21093
[illegible]

2. Owners:

North Oaks Real Estate Partnership
c/o Mullan Enterprises
2330 West Joppa Road, Suite 210
Lutherville, MD 21093
410-494-9200

Deed References: S.M. 8251/113
Tax Acct. No.: 2100013796
Total Acreage = 10.28 AC

Gwynns Falls Limited Partnership
c/o Mullan Enterprises
2330 West Joppa Road, Suite 210
Lutherville, MD 21093
410-494-9200

Deed Reference: S.M. 8250/830
Tax Acct. No.: 2100013797
Total Net Acreage = 189.62 AC
Total Gross Area = 189.99 AC

3. Total Site Acreage: Net = 199.90 AC
Gross = 200.27 AC

4. Election District 2; Councilmanic District 2; Census Tract 9026.1

5. Watershed 28; Subwatershed 65

6. Current Zoning & Density:

A. Allowable Density: 154.52 Ac - 2.85 Ac
(Special Exception Area for Convalescent/Nursing)=151.67 Ac @ D.R.3.5

151.67 Ac @ D.R.3.5 = 530.85 Dwelling Units
2.72 Ac @ D.R.2.0 = 5.44 Dwelling Units
43.03 Ac @ D.R.1.0 = 43.03 Dwelling Units
579.32 Dwelling Units

B. Existing Density: (Phase 4) 182 Dwelling (Apartment) Units in the North Oaks Facility.

C. Proposed Density: (Phase 1) = 86 Dwelling Units
(72 Townhouse Condo Units & 14 Single Family Condo Units)
(Phase 2) = 100 Dwelling Units
(81 Townhouse Condo Units & 19 Single Family Condo Units)
(Phase 3) = 100 Dwelling Units
(100 Townhouse Condo Units & 0 Single Family Condo Units)
(Phase 4) = 82 Dwelling Units
Phases 1, 2, & 3 = 286 Dwelling Units
(253 Townhouse Condo Units & 33 Single Family Condo Units)
Total Phase 4 = 182+82 = 264 Dwelling Units (Apartments) in the North Oaks Facility

D. Future Density: (Phase 4) 29 Dwelling Units (Apartments) in the North Oaks Facility.

E. Total Density Proposed = 579 Dwelling Units

Allowable density is based on current zoning and does not include the density increase from Case 00-136-SPHXA.
Unit breakdown is approximate and subject to change due to market conditions at time of development.
All units outside the North Oaks Facility will be for sale as condominiums.

7. Parking Required: 182 Existing Apartment Units in North Oaks Facility @ 1 space per 2 units = 91 spaces
50 Existing Beds in North Oaks Facility @ 1 space per 10 beds = 5 spaces
36 Additional Beds in North Oaks Facility @ 1 space per 10 beds = 4 spaces
82 Proposed Apartment Units in North Oaks Facility @ 1 space per 2 units = 41 spaces
Total for North Oaks Facility = 141 spaces

299 Proposed Single Family and TH Condo Units @ 2 spaces per unit = 598 spaces for residents
299 Proposed Single Family and TH Condo Units @ 0.3 spaces per unit = 90 spaces for non-residents

Total Spaces Required = 829 spaces

Parking Provided: 233 Existing spaces for North Oaks Facility
598 Proposed garage and driveway spaces for residents
95 Proposed parallel and perpendicular spaces for non-residents
Total Spaces Provided = 926 spaces

Garages must remain for storage of cars and cannot be converted for other uses.
All driveways and parking areas will comply with Section 409 BCZR, be paved with a durable, dustless surface and be permanently striped. Parking spaces will be 8 1/2' X 18'.
All parking areas shall comply with Section IX.A.2 of the C.M.D.P. or Zoning Policy BM-11.

8. Active Open Space Required = 375 units x 650 s.f./unit = 243,750 s.f. = 5.60 Ac.
Passive Open Space Required = 375 units x 350 s.f./unit = 131,250 s.f. = 3.01 AC

Active Open Space Provided = 5.686 AC
Passive Open Space Provided = 3.316 AC

Open space for 204 units provided in floodplain as shown on the Amended CRG plan approved 3/19/85.

Open space will be owned and maintained by an HOA/COA or privately.

The developer, not Baltimore County, shall be responsible for construction and installation of any amenities in the open space.

All Local Open Space shall be in compliance with the Local Open Space Manual, Latest Edition".

Temporary open space boundary markers, tree protection devices and four foot high snow fencing or approved equivalent shall be installed prior to any clearing or grading.

Within the area shown as open space, disturbance beyond that which is shown on the development plan shall not be allowed without prior approval from the Department of Recreation and Parks.

9. Within the area shown as "Baltimore County Recreational Greenway Easment", permitted uses may include: public access for hiking, bicycling, fishing, nature/environmental studies, and Baltimore County supervised trail improvements and maintenance, subject to approval by the Department of Environmental Protection and Resource Management.

10. A landscape plan must be approved by the Office of Planning prior to the issuance of a building permit.

11. Estimated Average Daily Trips: for Existing and Proposed Units (Phases 1-4)

182	Existing Retirement Community Units @ 3.3	=	600.6
82	Retirement Community Units @ 3.3	=	270.6
33	Single Family Detached Units @ 10.4	=	343.2
266	Townhouse Units @ 8.5	=	2,261.0
	Total	=	3,475.4

12. Existing streams, wetlands, and forest buffers on the site are shown. The Gwynns Falls 100-year floodplain shown was taken from the Gwynns Falls Flood Plain Study by Baker-Wibberley & Associates, Inc. The 100-Year floodplain shown for the unnamed tributary was taken from the Floodplain Study for the Unnamed Tributary of Gwynns Falls by DMW dated July 2000, revised August 2000.

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

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

15. All dwellings and lots of record less than two acres in size off-site that create an RTA on site are shown to the best of our knowledge with their respective 300 and 250-foot arcs and required buffer areas.

16. Proposed buildings in a Residential Transition Area will not exceed 130 feet in length or 35 feet in average height. The minimum distance between buildings will be 1 ½ times the average height of the higher building. All required buffer plantings will comply with the Baltimore County Landscape Manual. Some existing wooded areas will be retained as buffer. Other areas will require additional planting. Street lighting will be in accordance with Baltimore County Standards and located so as not to shine on or reflect upon adjoining residences.

17. Soil Limitations

Soil Series and Symbol	
Codorus	(Cu)
Delanco	(DeB)
Elloak	(EhB2
Glenelg	(GcB2 (GcC2 (GcD2
Glenville	(Gnb)
Manor	(MbD (McC (McD (MdE
Melvin	(Mn)

18. There are no know
The approximate
tank will be preck

19. There are no know

20. Existing trees wi

21. Access shall be
be retained.

22. A Waiver of Plan

23. The original CRG
Second Amende
The Second Revi
The Third Revis
The Fourth Rev
The Fifth Revis

24. All signage to c

25. All roads and u
the existing sea
properties.

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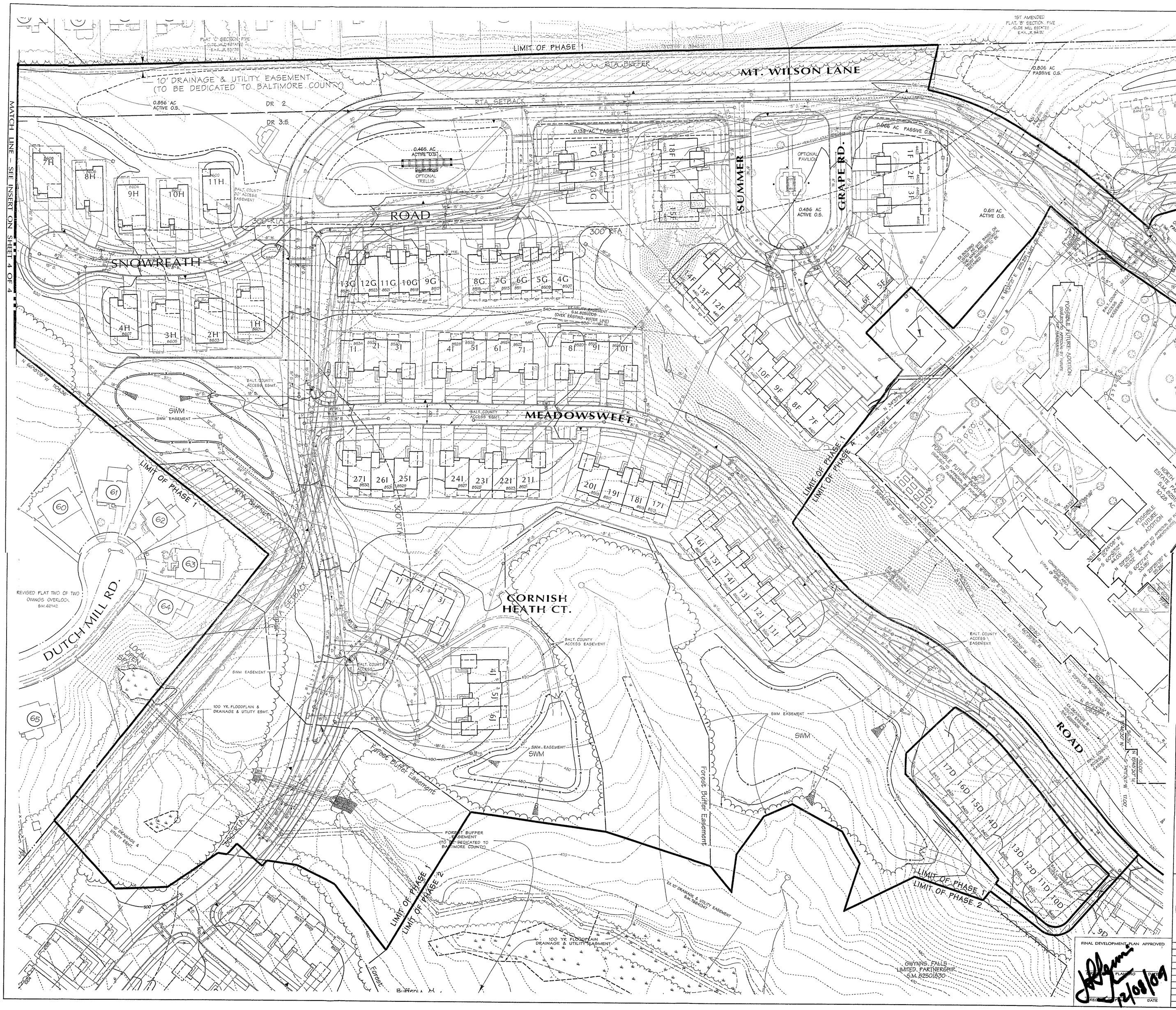


Petitioner 2B

2

NOTE: SEE SHEET 1 FOR PROVISORY SECTION LIMITS.

PRINTED
NOV 22 2004
DAFT-McCUNE-WALKER, INC.

DATA SOURCES:

COMPUTED BOUNDARY BY DMW, DATED FEBRUARY 8, 2000.
AERIAL TOPOGRAPHY BY PDS, DATED FEBRUARY 13,1999
UTILITY LAYOUT BY DMW
DESIGN DRAWINGS

PDM File # II - 329

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

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

Fourth Amended Partial Development Plan

North Oaks
Phase One
Residential Community

725 Mt. Wilson Lane

2ND ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

DATUM NORTH

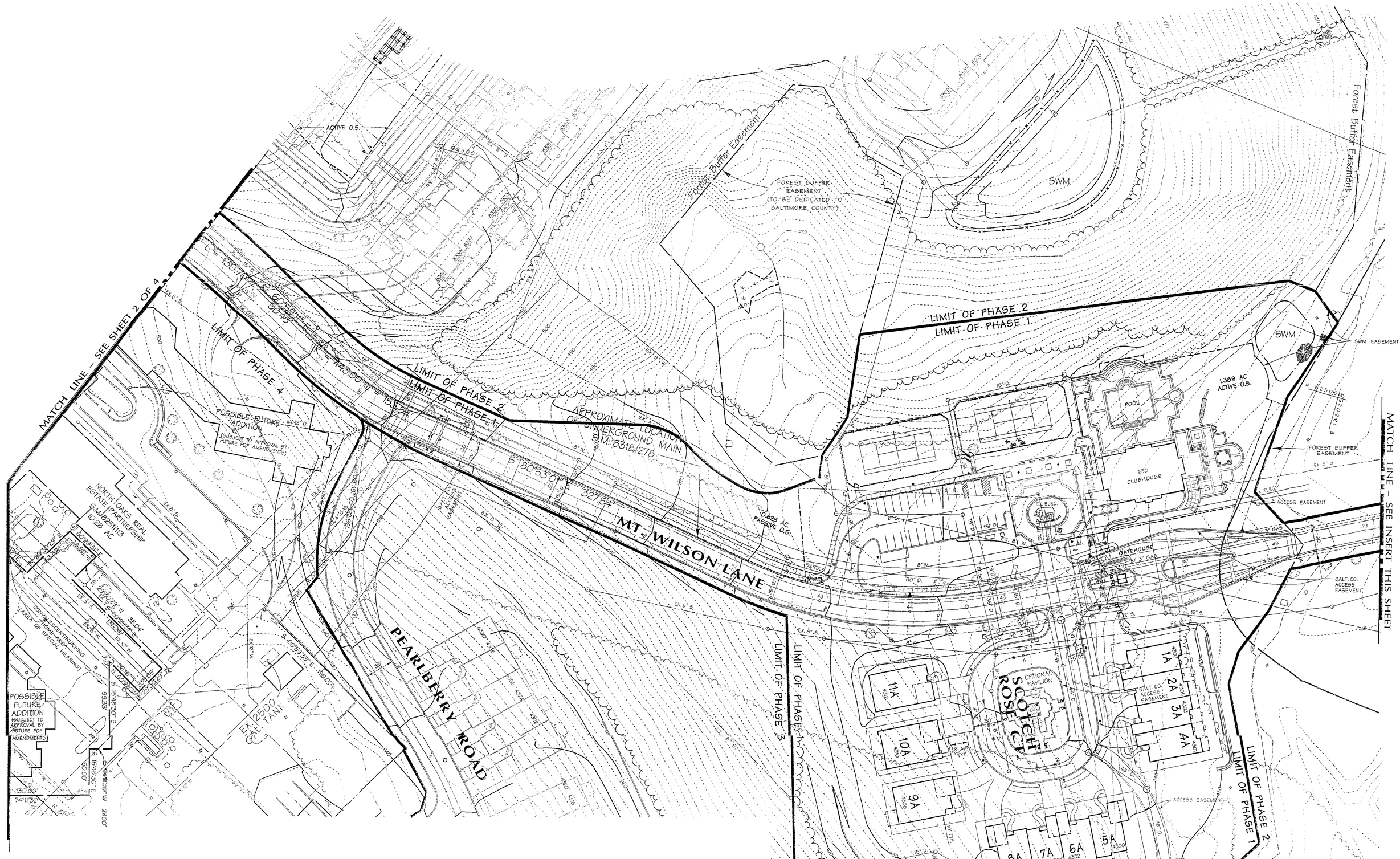
STATE OF MARYLAND — CHARLES VICTOR FRANCIS — No. 20114 — REGISTERED PROFESSIONAL ENGINEER — 11-22-04

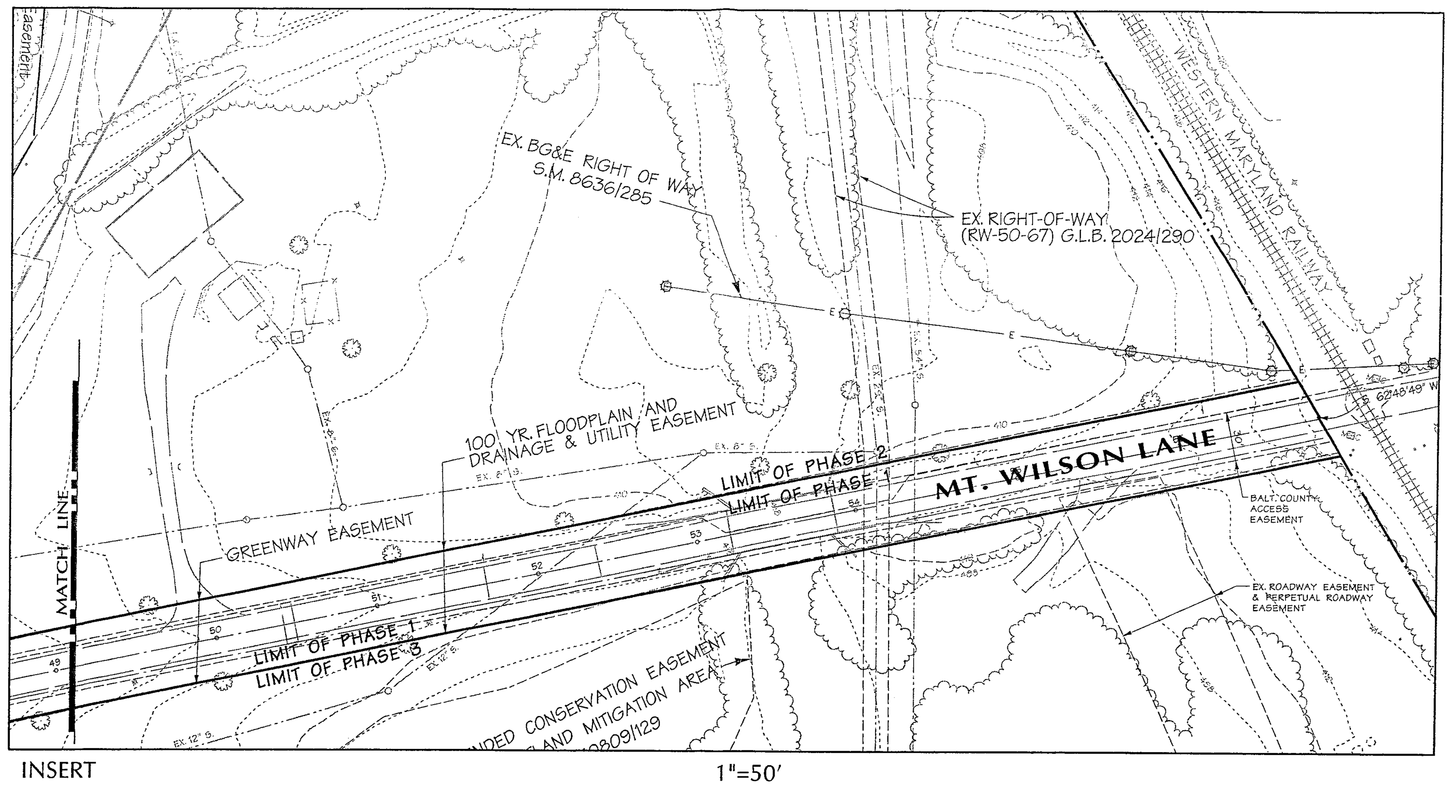
THIS PLAN IS SEALED & CERTIFIED AS BEING IN ACCORDANCE WITH THE APPROVED DEV. PLAN & ZONING HEARINGS.

DATE	BY	REVISIONS

ISSUE DATES

REVIEW:	8-13-02
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	CMR/MGS
DRAWN:	CMR
DESIGNED:	
CHECKED BY:	RP
DATE CHECKED:	11/18/04
SCALE:	1"=50'
PROJECT NO.:	84142.JG
DRAWING:	2 of 4





INSERT 1"=50'

VARIANCES GRANTED UNDER 01-463-SPHA

UNIT	VARIANCES A	B	C	D	E	F	G
1A			X				
2A			X				
3A			X				
4A			X				
5A							
6A							
7A							
8A							
9A	X			X		X	
10A	X			X		X	
11A	X			X		X	
1B			X				
2B			X				
3B			X				
4B			X				
5B			X				
6B		X	X		X		X
7B		X	X		X		X
8B			X				
9B			X				
10B	X		X		X		X
11B	X		X		X		X
12B			X				
13B			X				
14B			X				
15B			X				
16B	X		X		X		X
17B	X		X		X		X
18B			X				
19B			X				
20B			X				
21B			X				
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23B	X		X		X		X
24B			X				
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26B			X				
27B			X				
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30B			X				
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32B			X				
33B			X				
34B	X		X		X		X
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36B			X				
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41B			X				
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44B			X				
45B			X				
46B	X		X		X		X
47B	X		X		X		X
48B			X				
49B			X				
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58B	X		X		X		X
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65B			X				
66B			X				
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72B			X				
73B			X				
1C			X				
2C			X				
3C			X				
4C	X		X		X		X
5C	X		X		X		X
6C			X				
7C			X				
8C			X				
9C	X		X		X		X
10C	X		X		X		X
11C			X				
12C			X				
13C			X				
14C			X				

UNIT	VARIANCES A	B	C	D	E	F	G
1D							
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4D	X			X		X	
5D	X	X		X		X	
6D			X				
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10D			X				
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12D	X	X		X		X	
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35E			X				
36E	X	X					X
37E	X	X					X
38E			X				
39E			X				
40E			X				
41E	X	X			X		X
42E	X	X			X		X
43E			X				
44E			X				
45E			X				
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11G		X					
12G		X					
13G		X					

UNIT	VARIANCES A	B	C	D	E	F	G
1H	X			X		X	
2H	X			X		X	
3H	X			X		X	
4H	X			X		X	
5H	X			X		X	
6H	X			X		X	
7H	X			X		X	
8H	X			X		X	
9H	X			X		X	
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59K	X			X		X	
60K	X			X		X	
61K	X			X		X	

NOTE: SEE SHEET 1 FOR PROVISORY SECTION LIMITS.

PRINTED NOV 22 2004

DATA SOURCES:

COMPUTED BOUNDARY BY DMW, DATED FEBRUARY 8, 2000.
AERIAL TOPOGRAPHY BY FGS, DATED FEBRUARY 19,1999
UTILITY LAYOUT BY DMW
DESIGN DRAWINGS

Petitioner's 2F

PDM File # II - 329

DMW
Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705
A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

Fourth Amended Partial Development Plan

North Oaks
Phase One
Residential Community

725 Mt. Wilson Lane

2ND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

6

FINAL DEVELOPMENT PLAN APPROVED
DIRECTOR OF PLANNING DATE 12/08/04

DATE	BY	REVISIONS

ISSUE DATES
REVIEW: 8-13-02
BID:
PERMIT:
CONSTRUCTION:

STATE OF MARYLAND — ROBERT VICTOR ROSKI — REGISTERED PROFESSIONAL ENGINEER — 11-22-04
THIS PLAN IS SEALED & CERTIFIED AS BEING IN ACCORDANCE WITH THE APPROVED DEV PLAN & ZONING HEARINGS.

BASE:	CMR/MSS
DRAWN:	CMR
DESIGNED:	
CHECKED BY:	RVR
DATE CHECKED:	10/14/04
SCALE:	1"=50'
PROJECT NO.:	84142JG
DRAWING:	3 of 4

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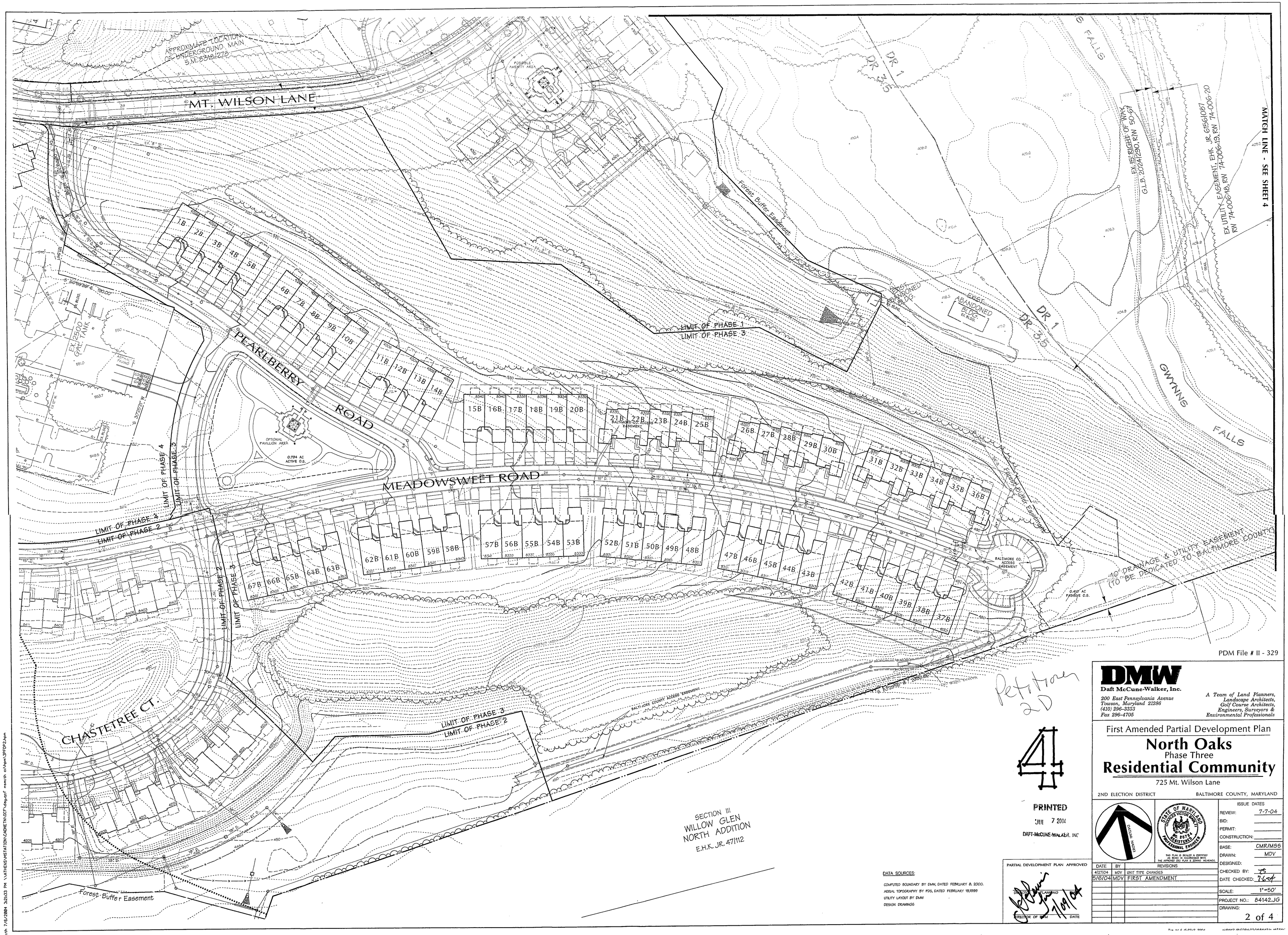


PDM File # II - 329

Petitioner 2D

4

PRINTED
JUN 7 2004
DAFT-McCUNE-WALKER, INC

PARTIAL DEVELOPMENT PLAN APPROVED

DIRECTOR OF PLANNING — DIRECTOR OF BPW — DATE 5/10/04

DATA SOURCES:

COMPUTED BOUNDARY BY DMW, DATED FEBRUARY 8, 2000.
AERIAL TOPOGRAPHY BY FDS, DATED FEBRUARY 18,1999
UTILITY LAYOUT BY DMW
DESIGN DRAWINGS

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

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

First Amended Partial Development Plan

North Oaks
Phase Three
Residential Community

725 Mt. Wilson Lane

2ND ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

GRAPHIC INDEX

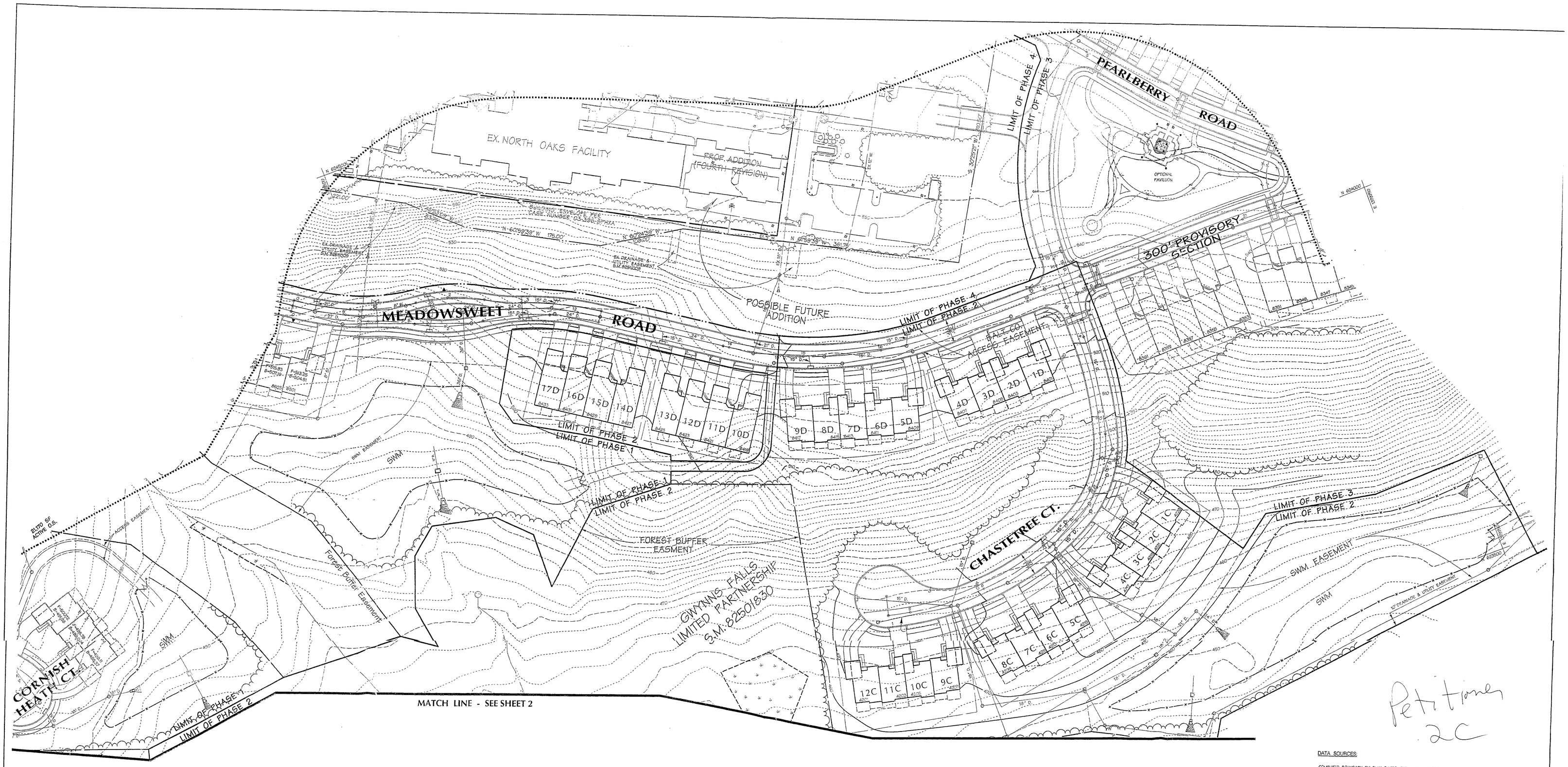
STATE OF MARYLAND — JAMES VICTOR VARCITY — NO. 9774 — REGISTERED PROFESSIONAL ENGINEER

THIS PLAN IS SEALED & CERTIFIED AS BEING IN ACCORDANCE WITH THE APPROVED CRD PLAN & ZONING HEARINGS.

DATE	BY	REVISIONS
4/27/04	MDV	UNIT TYPE CHANGES
5/6/04	MDV	FIRST AMENDMENT

ISSUE DATES	
REVIEW:	7-7-04
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	CMR/MSS
DRAWN:	MDV
DESIGNED:	
CHECKED BY:	TS
DATE CHECKED:	7-6-04
SCALE:	1"=50'
PROJECT NO.:	84142.JG
DRAWING:	2 of 4

smith 7/6/2004 3:21:53 PM \\ATHENS\VSTATION\CADNETWORK\F\dsgncpf mastb cxhpen\3PFDP2.hpn

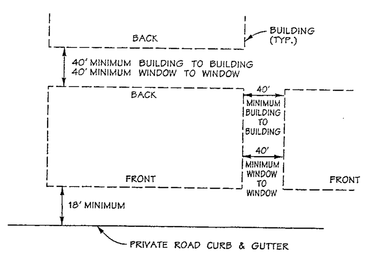


Petitioner 2C

DATA SOURCES:

COMPUTED BOUNDARY BY DMW, DATED FEBRUARY 8, 2000.
AERIAL TOPOGRAPHY BY FDS, DATED FEBRUARY 10,1999
UTILITY LAYOUT BY DMW
DESIGN DRAWINGS

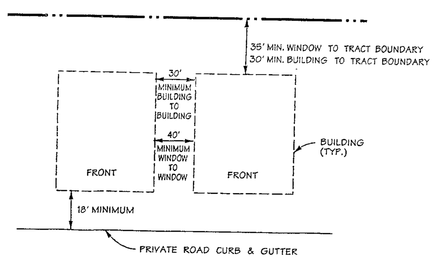
PDM File # II - 329



TYPICAL LAYOUT FOR TOWNHOUSE CONDO UNITS WITHOUT VARIANCES

TOWNHOUSE BUILDING HEIGHTS NOT TO EXCEED 40'

NOT TO SCALE



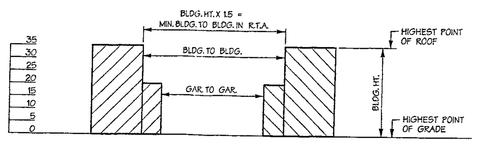
TYPICAL LAYOUT FOR SINGLE FAMILY CONDO UNITS WITHOUT VARIANCES

SINGLE FAMILY BUILDING HEIGHTS NOT TO EXCEED 30'

NOT TO SCALE

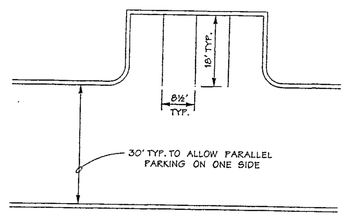
Reason for this amendment: to show the proposed granted by case#01-465-SPHA. No lots have been

ABOVE GRADE ELEVATION OF HIGHER POINT	MINIMUM HORIZONTAL DISTANCE TO VERTICAL PROJECTION OF POINT ON BUILDING NOT MUTUALLY ATTACHED
20' OR LESS	15 FEET
MORE THAN 20' BUT NOT MORE THAN 25'	25 FEET
MORE THAN 25' BUT NOT MORE THAN 30'	30 FEET
MORE THAN 30' BUT NOT MORE THAN 40'	40 FEET
MORE THAN 40' BUT NOT MORE THAN 60'	60 FEET



MINIMUM HORIZONTAL SEPARATION OF BUILDINGS WITHOUT VARIANCES

NOT TO SCALE



TYPICAL PARKING DETAIL

NOT TO SCALE

3

PRINTED
NOV 17 2004
DAFT-McCUNE-WALKER, INC.

PRINTED
JUL 7 2004
DAFT-McCUNE-WALKER, INC

PARTIAL DEVELOPMENT PLAN APPROVED

DIRECTOR OF PLANNING 7/19/04

DIRECTOR OF PDM DATE

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

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

First Amended Partial Development Plan

North Oaks
Phase Two
Residential Community

725 Mt. Wilson Lane

2ND ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND — JAMES VICTOR DIAZ — No. 8017 — REGISTERED PROFESSIONAL ENGINEER — 7-7-04

THIS PLAN IS SEALED & CERTIFIED AS TRUE & IN ACCORDANCE WITH THE APPROVED CRD PLAN & ZONING REGULATIONS.

DATE	BY	REVISIONS
5/6/04	MDV	FIRST AMENDMENT

ISSUE DATES

REVIEW:	7-7-04
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	CMR/MSS
DRAWN:	CMR
DESIGNED:	
CHECKED BY:	JS
DATE CHECKED:	7-6-04
SCALE:	1"=50'
PROJECT NO.:	84142.JG
DRAWING:	4 of 5

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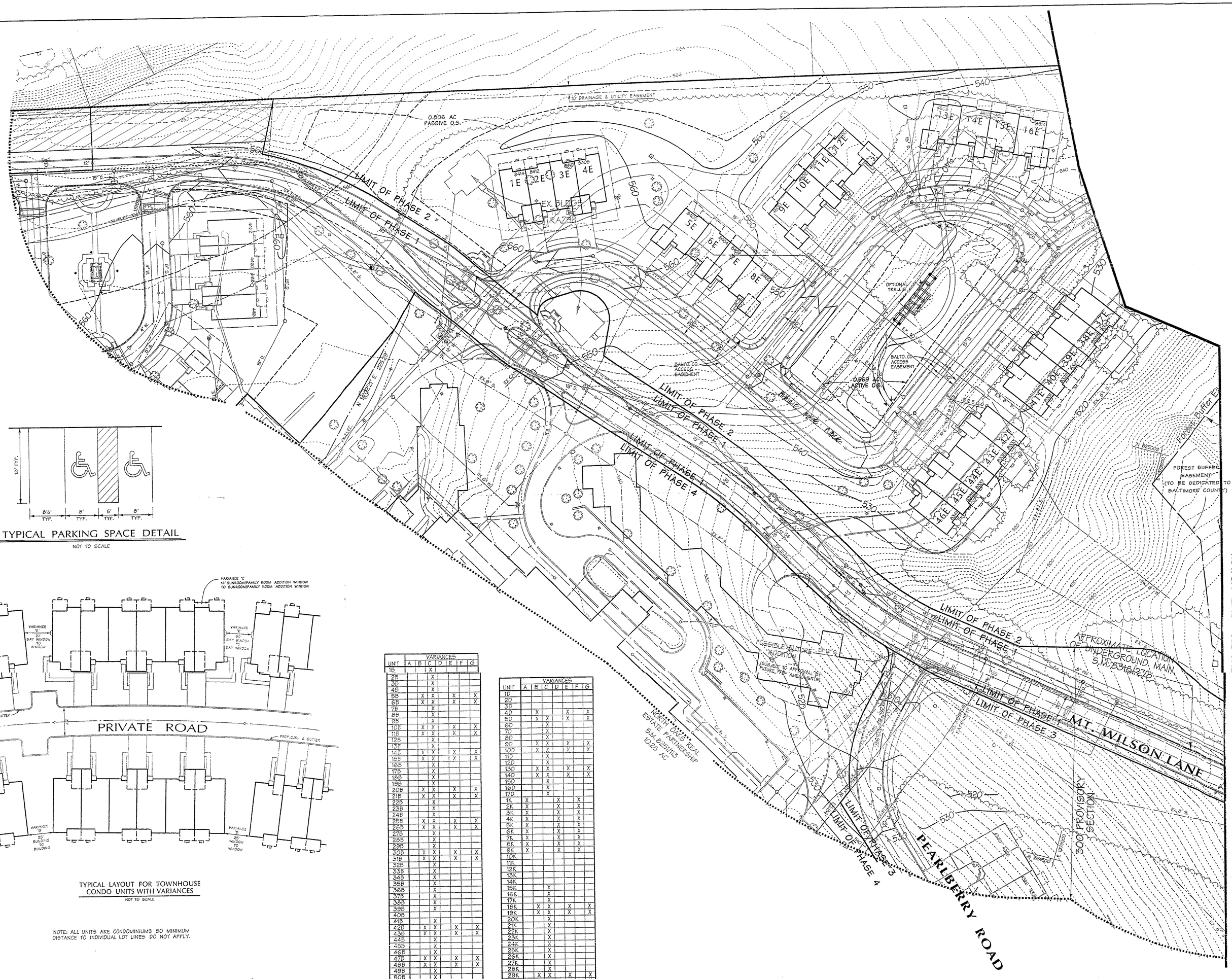
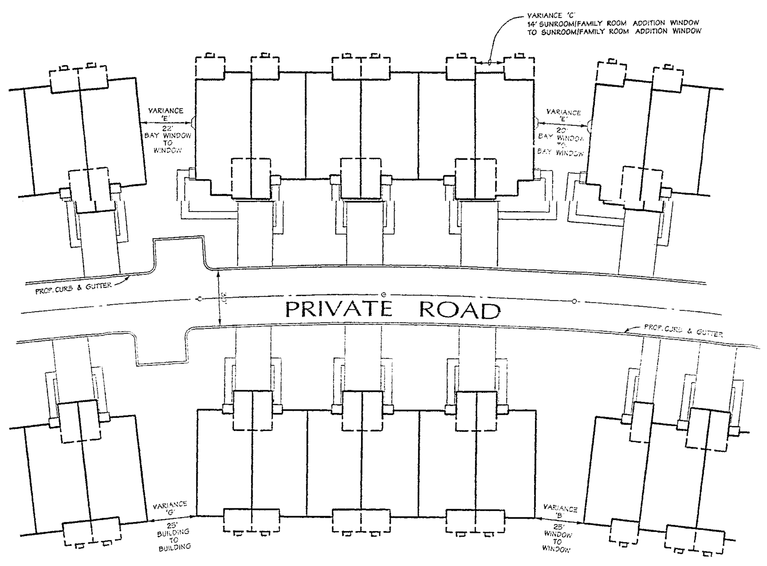


TYPICAL PARKING SPACE DETAIL

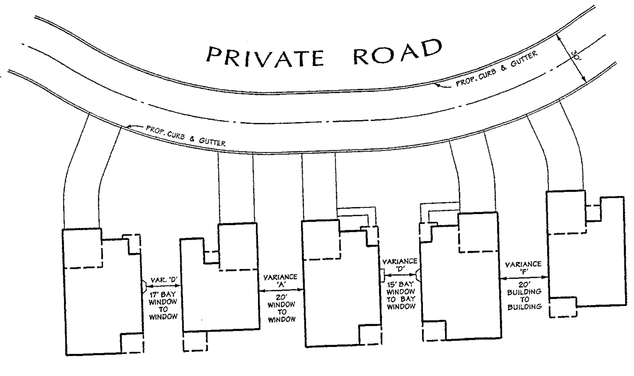
NOT TO SCALE



TYPICAL LAYOUT FOR TOWNHOUSE CONDO UNITS WITH VARIANCES

NOT TO SCALE

NOTE: ALL UNITS ARE CONDOMINIUMS 50 MINIMUM DISTANCE TO INDIVIDUAL LOT LINES DO NOT APPLY.



TYPICAL LAYOUT FOR SINGLE FAMILY CONDO UNITS WITH VARIANCES

NOT TO SCALE

VARIANCES GRANTED UNDER 01-463-SPHA

UNIT	VARIANCES A	B	C	D	E	F	G
1A			X				
2A			X				
3A			X				
4A			X				
5A							
6A							
7A							
8A							
9A	X			X		X	
10A	X			X		X	
11A	X			X		X	
1B			X				
2B			X				
3B			X				
4B			X				
5B		X	X		X		X
6B		X	X		X		X
7B			X				
8B			X				
9B			X				
10B		X	X		X		X
11B		X	X		X		X
12B			X				
13B			X				
14B		X	X		X		X
15B		X	X		X		X
16B			X				
17B			X				
18B			X				
19B			X				
20B		X	X		X		X
21B		X	X		X		X
22B			X				
23B			X				
24B			X				
25B		X	X		X		X
26B		X	X		X		X
27B			X				
28B			X				
29B			X				
30B		X	X		X		X
31B		X	X		X		X
32B			X				
33B			X				
34B			X				
35B			X				
36B			X				
37B			X				
38B			X				
39B			X				
40B							
41B			X				
42B		X	X		X		X
43B		X	X		X		X
44B			X				
45B			X				
46B			X				
47B		X	X		X		X
48B		X	X		X		X
49B			X				
50B			X				
51B			X				
52B		X	X		X		X
53B		X	X		X		X
54B			X				
55B			X				
56B			X				
57B		X	X		X		X
58B		X	X		X		X
59B			X				
60B			X				
61B			X				
62B		X	X		X		X
63B		X	X		X		X
64B			X				
65B			X				
66B			X				
67B			X				
68B		X	X		X		X
69B		X	X		X		X
70B			X				
71B			X				
72B			X				
73B			X				
1C			X				
2C			X				
3C			X				
4C		X	X		X		X
5C		X	X		X		X
6C			X				
7C			X				
8C			X				
9C		X	X		X		X
10C		X	X		X		X
11C			X				
12C			X				
13C			X				
14C			X				

UNIT	VARIANCES A	B	C	D	E	F	G
1D							
2D							
3D							
4D			X				
5D			X				
6D			X				
7D			X				
8D			X				
9D			X				
10D			X				
11D			X				
12D			X				
13D			X				
14D			X				
15D			X				
16D			X				
17D			X				
1E			X				
2E			X				
3E			X				
4E			X				
5E							
6E							
7E							
8E							
9E							
10E							
11E							
12E							
13E							
14E							
15E							
16E							
17E							
18E							
19E							
20E		X			X		X
21E		X			X		X
22E							
23E							
24E							
25E							
26E			X				
27E			X				
28E			X				
29E			X				
30E			X				
31E			X				
32E			X				
33E			X				
34E			X				
35E			X				
36E		X	X				X
37E		X	X				X
38E			X				
39E			X				
40E			X				
41E		X	X		X		X
42E		X	X		X		X
43E			X				
44E			X				
45E			X				
46E			X				
1F			X				
2F			X				
3F			X				
4F			X				
5F							
6F			X				
7F			X				
8F			X				
9F			X				
10F			X				
11F			X				
12F		X					
13F		X					
14F		X					
15F		X					
16F		X					
17F		X					
18F		X					
1G		X					
2G		X					
3G		X					
4G		X					
5G		X					
6G		X					
7G		X					
8G		X			X		
9G		X			X		
10G		X					
11G		X					
12G		X					
13G		X					

UNIT	VARIANCES A	B	C	D	E	F	G
1H	X			X		X	
2H	X			X		X	
3H	X			X		X	
4H	X			X		X	
5H	X			X		X	
6H	X			X		X	
7H	X			X		X	
8H	X			X		X	
9H	X			X		X	
10H	X			X		X	
11H	X			X		X	
1I							
2I							
3I							
4I				X			
5I							
6I							
7I					X		
8I					X		
9I							
10I							
11I							
12I							
13I							
14I							
15I							
16I							
17I							
18I							
19I							
20I							
21I							
22I							
23I							
24I					X		
25I					X		
26I							
27I							
1J							
2J							
3J							
4J							
5J							
6J							
1K	X			X		X	
2K	X			X		X	
3K	X			X		X	
4K	X			X		X	
5K	X			X		X	
6K	X			X		X	
7K	X			X		X	
8K	X			X		X	
9K	X			X		X	
10K							
11K							
12K							
13K							
14K							
15K			X				
16K			X				
17K	X		X		X		X
18K	X		X		X		X
19K			X				
20K			X				
21K			X				
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23K			X				
24K			X				
25K			X				
26K			X				
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28K			X				
29K			X				
30K			X				
31K	X		X		X		X
32K	X		X		X		X
33K			X				
34K			X				
35K			X				
36K			X				
37K			X				
38K			X				
39K			X				
40K			X				
41K			X				
42K	X	X		X		X	
43K	X	X		X		X	
44K		X					
45K		X					
46K		X					
47K		X					
48K		X					
49K		X					
50K		X					
51K		X					
52K		X					
53K	X			X		X	
54K	X			X		X	
55K	X			X		X	
56K	X			X		X	
57K	X			X		X	
58K	X			X		X	
59K	X			X		X	
60K	X			X		X	
61K	X			X		X	

VARIANCES GRANTED UNDER 01-463-SPHA
(Areas B, C, D, and K - Revised to account for unit type changes)

NOTE: SEE SHEET 1 FOR PROVISORY SECTION LIMITS.

DATA SOURCES:

COMPUTED BOUNDARY BY DMW, DATED FEBRUARY 8, 2000.
AERIAL TOPOGRAPHY BY FDS, DATED FEBRUARY 19,1999
UTILITY LAYOUT BY DMW
DESIGN DRAWINGS

PDM File # II - 329

Petition 2E

PRINTED
NOV 17 2004
DAFT-McCUNE-WALKER, INC.

PRINTED
JUL 7 2004
DAFT-McCUNE-WALKER, INC

5

PARTIAL DEVELOPMENT PLAN APPROVED

PRESIDENT OF PDM — DIRECTOR OF PDM — DATE 7/15/04

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

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

First Amended Partial Development Plan

North Oaks
Phase Two
Residential Community

725 Mt. Wilson Lane

2ND ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

DATUM: NAVD

STATE OF MARYLAND — CHARLES VICTOR FELLER — No. 20776 — REGISTERED PROFESSIONAL ENGINEER — 7-7-04
THIS PLAN IS HEREBY A CERTIFIED AS BUILT IN ACCORDANCE WITH THE APPROVED DEV. PLAN & ZONING REVIEWING.

DATE	BY	REVISIONS
5/6/04	MDV	FIRST AMENDMENT

ISSUE DATES
REVIEW: 7-7-04
BID:
PERMIT:
CONSTRUCTION:
BASE: CMR/MSS
DRAWN: CMR
DESIGNED:
CHECKED BY: JS
DATE CHECKED: 7-6-04
SCALE: 1"=50'
PROJECT NO.: 84142.JG
DRAWING: 3 of 5

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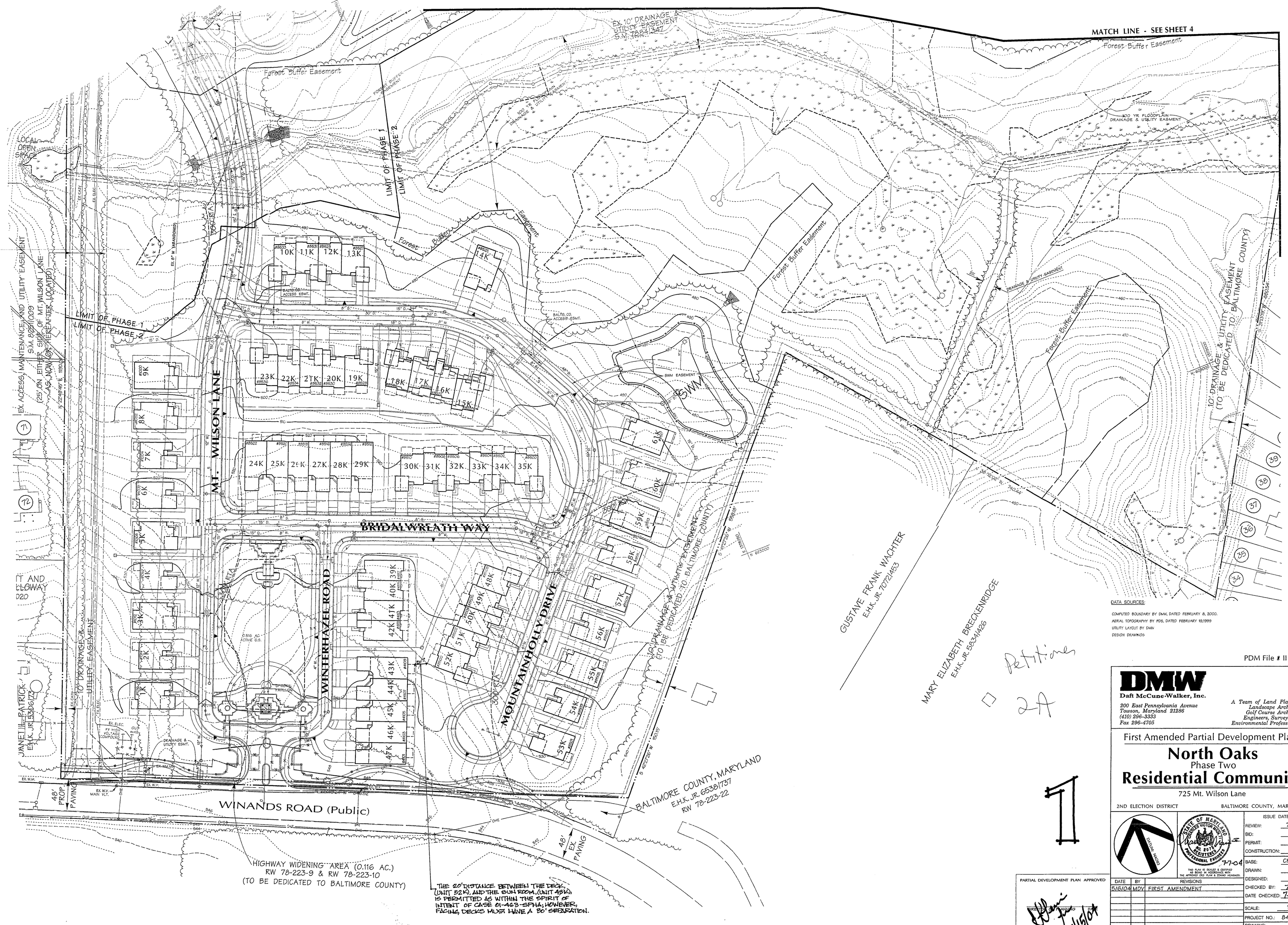


DATA SOURCES:

COMPUTED BOUNDARY BY DMW, DATED FEBRUARY 8, 2000.
AERIAL TOPOGRAPHY BY FDS, DATED FEBRUARY 19,1999
UTILITY LAYOUT BY DMW
DESIGN DRAWINGS

PDM File # II - 329

PARTIAL DEVELOPMENT PLAN APPROVED

DIRECTOR OF PLANNING — DATE 7/15/04

DIRECTOR OF PDM — DATE

DMW

Daft McCune-Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

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

First Amended Partial Development Plan

North Oaks

Phase Two

Residential Community

725 Mt. Wilson Lane

2ND ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

DATUM: NAD83

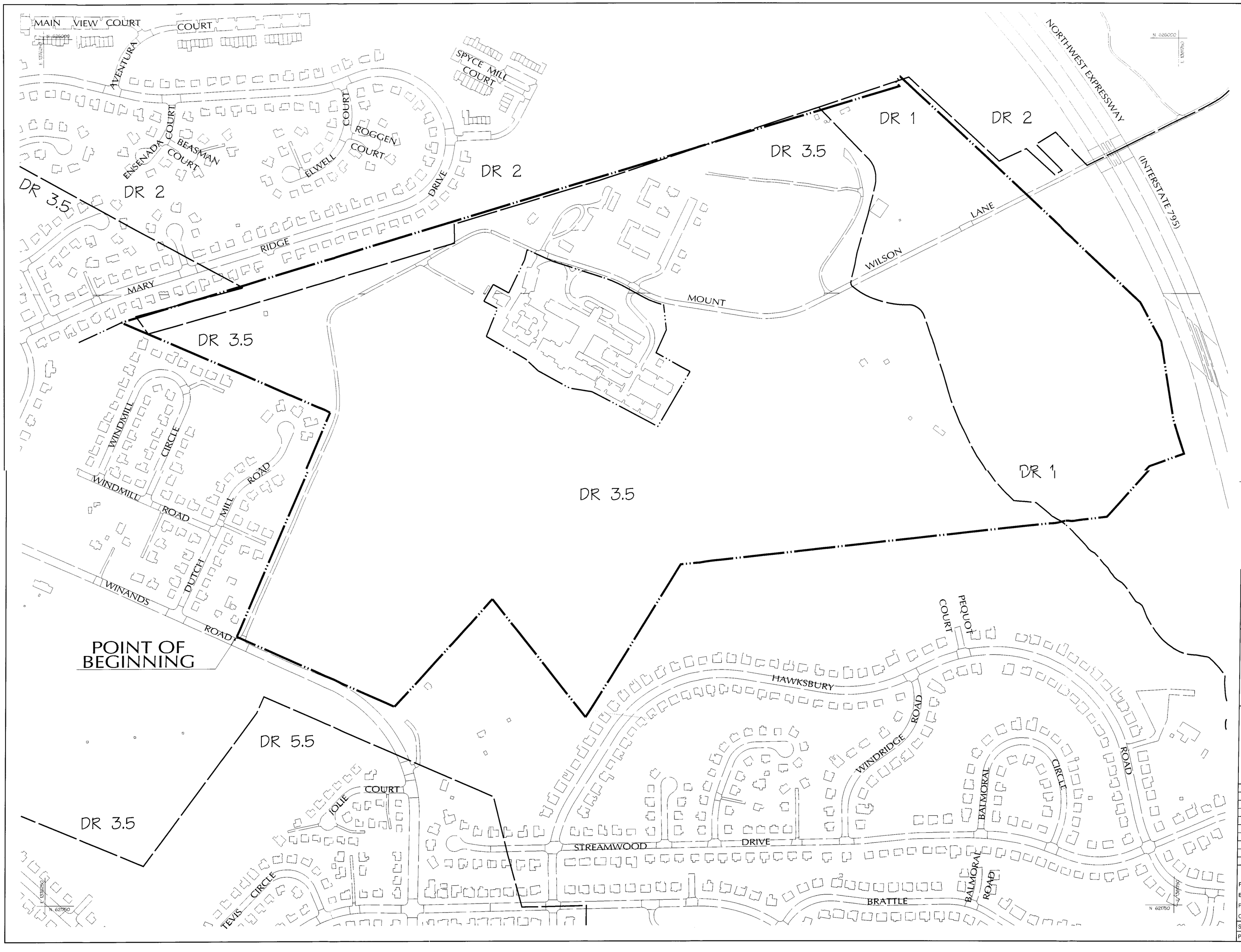
STATE OF MARYLAND — CHARLES VICTOR BOSLEY — NO. 8071 — REGISTERED PROFESSIONAL ENGINEER — 7-7-04

THIS PLAN IS SEALED & CERTIFIED AS BEING IN ACCORDANCE WITH THE APPROVED DEV. PLAN & ZONING HEARINGS.

DATE	BY	REVISIONS
5/6/04	MDV	FIRST AMENDMENT

ISSUE DATES

REVIEW:	7-7-04
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	CMR/MSS
DRAWN:	CMR
DESIGNED:	
CHECKED BY:	JS
DATE CHECKED:	7-6-04
SCALE:	1"=50'
PROJECT NO.:	84142.JG
DRAWING:	2 of 5



DATA SOURCES:

ZONING INFORMATION SHOWN HEREON PROVIDED BY BALTIMORE COUNTY OFFICE OF PLANNING GIS OFFICE. SECTION 32-3-202 OF THE BALTIMORE COUNTY, 2003 CODE ESTABLISHES THE ZONING GEODATABASE. THIS MAP REPRESENTS THE ACTIONS OF THE BALTIMORE COUNTY COUNCIL ON AUGUST 31, 2004 (BILLS 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, AND 89-04) EFFECTIVE SEPTEMBER 3, 2004.

PLANIMETRIC INFORMATION SHOWN HEREON, DATED MARCH 1996, TAKEN FROM BALTIMORE COUNTY GIS PROVIDED BY THE BALTIMORE COUNTY GIS OFFICE OF INFORMATION TECHNOLOGY.

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

ZONING EXHIBIT

NORTH OAKS

2ND ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MD

NAD83

#512

DATE	BY	REVISIONS

ISSUE DATES			
REVIEW:		BASE:	KO
BID:		DRAWN:	KO
PERMIT:		DESIGNED:	
CONSTRUCTION:		CHECKED BY:	RJS
SCALE:	1"=200'	DATE CHECKED:	3/22/05
PROJECT NO.:	84142.JB	DRAWING:	1 of 1

Tue Mar 22 09:35:36 2005

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/22/2005 9:35:32 AM tsievin c:\pw\zoning exhibit\bpw n:\84142.jb\zoning exhibit.dgn zoning exhibit.dgn