Date A -13 -06 By

IN RE: DEVELOPMENT PLAN HEARING and PETITIONS FOR SPECIAL HEARING

* BEFORE THE

AND VARIANCE

* ZONING COMMISSIONER

NE Side of Sunni Shade Court, 350' S of Rexis Ave.

(Parkside II f.k.a Lauenstein Property)

* OF BALTIMORE COUNTY

11th Election District

5th Council District

* Case Nos. XI-350 &

Michael D. Lauenstein, etc. et al, Legal Owners, MLH Development, LLC, Developer 06-391-SPHA

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 32-4-230 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 Article 32, Title 4 thereof, the Owners/Developer seek approval of a redlined development plan, prepared by Little & Associates, Inc., for the proposed residential development of the subject property with 20 singlefamily detached dwelling units in the White Marsh/Perry Hall Growth Area. In addition to development plan approval, the Owners/Developer also filed a Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations (BCZR) to determine the utilization of density within each zone of the property and approve as a density anomaly the configuration of Lots 1, 2, 10, 11, and 12 (Lot 13 was deleted from the petition filed by amendment during the open hearing). Additionally, Variance relief is requested to permit the use of a cul-de-sac without center landscaping as required by BCZR Section 260.4.B. The proposed subdivision and requested relief are more particularly described on the two page, redlined development plan submitted and marked into evidence as Developer's Exhibits 3A & 3B.

As to the history of this project through the development review process codified in Article 32 of the Baltimore County Code, a concept plan of the proposed development was

prepared and a conference held thereon on April 25, 2005. 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 in this case was initially held on May 25, 2005 in Room 106 of the County Office Building in Towson. No citizens appeared and at the request of the Perry Hall Improvement Association (PHIA), a second CIM was rescheduled for June 8, 2005 and held at the Perry Hall Elementary 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 consultant and reviewing County agencies. In this case, the DPC was held on March 8, 2006. 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 31, 2006.

Appearing at the requisite public hearing held for this project were Michael D. Lauenstein, Douglas C. Lauenstein and Norman W. Lauenstein, Jr., representing the owners, and Howard L. Alderman, Jr., Esquire, attorney for Paul Amirault, and the MLH Development, LLC, Developers. Also appearing were Messrs. Aaron Kensinger and G. Dwight Little, Jr., on behalf of Little & Associates, Inc., the consultants who prepared the development plan for this project. William Libercci, representing the PHIA, appeared on behalf of the community. 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

Date 13-00 TRANS

Management (DPDM): Christine Rorke, Project Manager; Dennis Kennedy, Development Plans Review; Joe Happel, Land Acquisition; and, Bruno Rudaitis, Zoning Review. Also appearing on behalf of the County were Donnell Ziegler, Office of Planning (OP); Jeff Livingston, Department of Environmental Protection and Resource Management (DEPRM); and Bruce Gill, Department of Recreation and Parks (R&P). Other than Mr. Libercci, there were no citizens from the surrounding locale or other interested persons present.

The subject property under consideration is an irregularly shaped tract of land comprised of approximately 11.07 acres and is located on the northeast side of Sunni Shade Court, east of Honeygo Boulevard. Located within the Honeygo District, the subject property is split-zoned with approximately 5.24 acres located in the D.R.3.5H zone and approximately 5.83 acres in the D.R.2H zone. Access to the new homes will be provided by way of two new public roads, namely, Sunni Perch Court and Sunni Meadow Court which will enter the development from Sunni Shade Court from the west. These new roads will terminate in cul-de-sacs. The road configuration and lot layouts are more particularly shown on the development plan submitted (Developer's Exhibits 3A and 3B). As shown on the plan, the property abuts the Parkside I community and is being developed in a common scheme with similar facades and lot sizes.

Pursuant to Sections 32-4-227 and 32-4-228 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. On behalf of the Developer, Mr. Alderman at the inception of the informal portion of the hearing, noted that he was aware of two, open issues. The first relates to a not yet completed review by officials of the DEPRM forest conservation information submitted by the developer in February. Mr. Alderman requested that, if there were no other outstanding issues, the record be left open for a reasonable period of time to permit

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DEPRM personnel to complete their review and advise me of the results. If approved, I would then proceed to issue an order, otherwise the hearing would be reconvened. The second issue involved the Development Plan comment from the Office of Planning regarding opposition to the Variance request to eliminate a landscaped island within the proposed cul-de-sacs.

G. Dwight Little, a licensed professional engineer, who has appeared before me as an expert witness numerous times, presented a description of the proposed development. Mr. Little noted that although there is density for 29 homes, only 20 are proposed. All homes will be served by public water and sewerage. Mr. Little indicated that his engineering, surveying and planning firm had been involved with this project from the initial concept plan through the redlined development plan. His uncontradicted testimony was that after receiving the reviewing agency comments at the development plan conference the redlined plan was prepared to address each of those comments. Being familiar with the Baltimore County Development Regulations, Mr. Little opined that the redlined development plan complies with the Development Regulations and the applicable policies, rules and regulations adopted in accordance with the Baltimore County Code. The redlined development plan was accepted and moved into evidence with sheet No. 1 marked and accepted as Developer's Exhibit No. 3A and sheet No. 2 as Developer's Exhibit No. 3B.

As the record reflects, the following agencies confirmed compliance:

Office of Planning: Donnell Zeigler appeared and testified that the redlined plan met the requirements of his Office and the performance standards of BCZR Section 260 and that the pattern book prepared by the developer was approved. The pattern book was accepted as Developer's Exhibit No. 1. Mr. Zeigler specifically noted that after careful consideration his Office was removing its opposition to the request for elimination of landscaped cul-de-sacs.

Zoning Review: Bruno Rudaitis appeared and testified that there were no unresolved issues with the redlined development plan but as mentioned earlier that the Petition for Special Hearing should be amended to eliminate Lot No. 13 from the density anomaly relief. Mr. Libercci inquired as to what portions of the subject property were in the Honeygo subarea and which were in the Bean Run subarea as adopted. Mr. Rudaitis advised that, as shown on the redlined development plan, the entire subject property is located in the Honeygo subarea.

Department of Environmental Protection & Resource Management: Jeff Livingston advised that the redlined development plan met all requirements of his department except that the Forest Conservation information and plan review had not been completed. Mr. Livingston estimated that it might take another week to complete the forest conservation review and that he was not aware of any issues with the information as submitted on behalf of the developer. Mr. Little indicated that he was confident the information submitted met the forest conservation requirements and that the issue was one of time for review rather than substance. Mr. Livingston requested that the record be held open for a reasonable period of time and that upon completion of his department's review he would provide me with written approval or denial of the forest conservation information. On April 4, 2006, Martha Stauss and Glenn Shaffer, Supervisor of the Environmental Impact Review division of DEPRM, provided written confirmation that the forest conservation plan review had been completed and officially approved, with conditions.

Community: As indicated earlier, Mr. Libercci questioned the cumulative impact of all proposed developments on the area schools since Chapel Hill Elementary is currently overcrowded. He then went on to indicate that the PHIA had no objection to the elimination of the landscaped cul-de-sacs as the areas were too small to have any functional use. Another concern of

Date 4-13-06

the PHIA that some of the proposed homes might be located in the Bean Run subarea for which a variance would be necessary to obtain building permit authorization, was removed when it was confirmed at the hearing that all portions of the subject property were in the Honeygo subarea. Having no objection to the redlined development plan or the zoning relief requested, Mr. Libercci excused himself to attend another appointment.

Turning to the zoning requests, two petitions for zoning relief were filed in this case. The Petition for Variance seeks elimination of the center landscaping in the cul-de-sacs as generally required by BCZR Section 260.4.B. The Petition for Special Hearing seeks approval of the density utilization within each zone as shown on the Plat which accompanied the Petition and the related approval, as a density anomaly the configuration of Lot Nos. 1, 2, 10, 11, and 12. (As noted above, Mr. Alderman offered an amendment to the Special Hearing relief by eliminating reference to Lot No. 13. The Office of Zoning had originally generated comments that Lot No. 13 was to be included, but based on a slight redesign of the layout of the lots at the development plan stage removed the anomaly from Lot No. 13.)

Mr. Alderman proffered that given the size and shape of the subject property, the lot layout was designed with cul-de-sacs to be consistent with adjoining and other developments in the area. None of those developments have landscaped areas within the cul-de-sacs. The proposed roadways and the cul-de-sacs are to be dedicated to and maintained by Baltimore County. However, the County will not accept ownership of any landscaped areas within cul-de-sacs nor will the County permit any public utilities or drainage facilities to be located under such center landscaped areas.

For this proposed development, there are no common areas that will be required to be maintained by a homeowners association. There are no lighted entry signs or play/tot lots for

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which a homeowners association would be created. Unless the relief from landscaping in the center of the cul-de-sacs is granted, the future residents would be required to fund and maintain not only the cul-de-sac landscape areas but a corporate homeowners association as well. The PHIA and the County Office of Planning have each acknowledged that two, small landscaped areas in the cul-de-sacs of this development are uncharacteristic for the area and are not necessary. I find that, based on the facts and evidence in this case, the future residents of this development would face a practical difficulty in the funding and maintenance of a corporate homeowners association and these two, small areas. This landscaping requirement, which was not imposed on adjoining subdivisions, would result in a burden without a corresponding or justifying benefit. Therefore, I will grant the variance relief requested.

Since March 2, 1992, the Density Residential provisions of the BCZR have become zone specific. That is, total available density on a tract cannot be spread throughout the tract area. When a property is split-zoned, careful attention is necessary to ensure that overall density is not exceeded and that proper and complete documentation is recorded relative to the utilization of available density within each specific zone.

In the proposed development, five lots are configured across the D.R.2H/D.R.3.5H zoning line. As a result, the density for the home on each lot could be allocated from either zone. Depending on how that allocation was made, density could be exceeded in one zone and under utilized in the adjoining zone. As a result, the Code of County Regulations includes provisions for dealing with such anomalies. A copy of the Density Anomaly Policy was introduced as Developer's Exhibit No. 4.

The total density of the subject property, based on gross acreage and zoning classification, calculated on a zone by zone basis is 29 units; 18 in the D.R.3.5H zone and 11 in

the D.R.2H zone. There are a total of 20 dwellings proposed. Since five of the lots involve significant land area in both zones, the density associated with those five lots must be allocated to both zones. As shown in red on the density table at the top of Developer's Exhibit 3B, although 20 dwelling units are proposed, the density allocation proposed is actually 25 units as five of the units are counted twice.

The relief requested has no material impact on the development proposed as only 20 dwellings are proposed. I find that the relief requested will not jeopardize the public health, safety or welfare nor will it result in the overcrowding of population. In fact, since five of the dwellings utilize two density rights each, the overall available density is reduced. Further, I find that the subject lots have been allocated density in accordance with the policy requirements of the BCZR and will grant the relief requested in the Petition for Special Hearing. Thus, for all these reasons the zoning relief shall be granted.

Pursuant to the advertisement, posting of the property, and public hearing held thereon, and the zoning and development plan regulations of Baltimore County as contained within the BCZR and Article 32, Section 4 of the Baltimore County Code, the redlined development plan (Developer's Exhibits 3A and 3B) shall be approved consistent with the comments contained herein, and the Petitions for Special Hearing and Variance shall be granted.

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this day of April 2006 that the development plan for Parkside II (f.k.a. Lauenstein), identified herein as Developer's Exhibits 3A and 3B, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve the utilization of density within each zone of the property and approve as a density anomaly the

Date.

configuration of Lots 1, 2, 10, 11, and 12 in accordance with Developer's Exhibits 3A and 3B be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance seeking relief to permit the use of a cul-de-sac without center landscaping as required by the Baltimore County Zoning Regulations (BCZR) Section 260.4.B, is hereby GRANTED.

Any appeal of this Order shall be taken in accordance with Baltimore County Code Sections 32-3-401 and 32-4-281.

WILLIAM J. WISEMAN, III
Zoning Commissioner/Hearing Officer

for Baltimore County

WJW:dlw



April 13, 2006

WILLIAM J. WISEMAN III

Zoning Commissioner

JAMES T. SMITH, JR.

County Executive
Howard L. Alderman, Jr., Esquire
Levin & Gann
502 Washington Avenue
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING and PETITIONS FOR SPECIAL HEARING & VARIANCE N/W S Sunni Shade Court, 350'E of Rexis Avenue (Parkside II f.k.a. Lauenstein Property)

11th Election District – 5th Council District Michael D. Lauenstein, etc. et al, Legal Owners; MLH Development, LLC, Developer Case Nos. XI-350 & 06-391-SPHA

Dear Mr. Alderman:

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 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.

WJW:dlw

Zoning Commissioner for Baltimore County

C: Michael D. Lauenstein, et al, 9060 Rexis Avenue, Perry Hall, Md. 21128 Norm Lauenstein Jr., 9222 Cornflower Road, Baltimore, Md. 21236 Doug Lauenstein, 9309 Georgia Bell Drive, Perry Hall, Md. 21128 Paul Amirault, MLH Development, LLC, P.O. Box 216, Kingsville, Md. 21087 Dwight Little & Aaron Kensinger, Little & Associates, Inc., 1055 Taylor Avenue, Suite 307, Towson, Md. 21286 William Libercci, 19 Shawn Court, Baltimore, Md. 21236 Ms. Christine Rorke, DPDM; DEPRM; OP; DPW; R&P; People's Counsel; Case File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

which is presently zoned DR-2H, DR 3.5H

for the property located at ___ NW /S SUNNI SHADE CT E REXIS AVE

This Petition shall be filed with the Department of Permits owner(s) of the property situate in Baltimore County and which made a part hereof, hereby petition for a Special Hearing un County, to determine whether or not the Zoning Commissioner states.	is described in the description and plat attached nereto and der Section 500.7 of the Zoning Regulations of Baltimore should approve
THE UTILIZATION OF DENSITY WITHIN EACH ZONE OF THE	E PROPERTY AND APPROVE AS ALCOSITY
AN omacy THE CONFIGURATION O	PA LOT NOS. 1,2,10, 11,12\$13
Property is to be posted and advertised as prescribed by the zo I, or we, agree to pay expenses of above Special Hearing, advertising zoning regulations and restrictions of Baltimore County adopted pursu	, posting, etc. and further agree to and are to be bounded by the sant to the zoning law for Baltimore County.
	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:	Legal Owner(s):
PAUL AMIRAULT MLH DEVELOPMENT, LLC.	chael D. Lauenstein; Barbara L. Lauenstein; Norman W. Lauenstein, Jr.; Cynthla A. Lauens
Nome - Type of Print	Name - Type or Print
Signature Signature	Signature Parkasaf Faculture Phon Romat fully
P.O. BOX 216 4105939881	Douglas C. Lauenstein; Joyce E. Lauenstein; Norman W. Lauenstein; Helen S. Lauenstein
Address Telephone No.	Name - Type or Print & Jour Som W. Faither Neley S. Laun
KINGSVILLE MD 21087 City State Zip Code	Signature () / / / / / / / / / / / / / / / / / /
	9060 Rexis Ave, 9064 Rexis Ave 4222 Soth Ave, 324 Ida Ave 410-593-9881
Attorney For Petitioner:	Address Telephone No.
	Perry Hall MD 21128 Baltimore MD 21236 City State Zip Code
Name Type or Print	
Signature Signature	Representative to be Contacted:
LEVIN & GANN	AARON KENSINGER - LITTLE & ASSOCIATES, INC.
Company	Name
502) WASHINGTON AVE, SUITE 800 410-321-0600 Address Telephone No.	1055 TAYLOR AVE, SUITE 307 410-296-1636 Address Telephone No.
TOWSON MD 21204_	TOWSON MD 21286
City. Zip Code	City State Zip Code
5.13	OFFICE USE ONLY
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Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at NW /S SUNNI SHADE CT E REXIS AVE which is presently zoned DR-2H, DR 3.5H

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)

TO PERMIT THE USE OF A CUL DE SAC WITHOUT CENTER LANDSCAPING AS REQUIRED BY BCZR 260.4.B

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

ENFORCING THE ABOVE BCZR 260.4.B WOULD PLACE UNDO HARDSHIP ON THE PETITIONER AS LANDSCAPED CUL DE SACS WOULD REQUIRE CREATION OF AN HOA, AND WOULD BE THE ONLY REASON FOR CREATION OF AN HOA.

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

Contract Purchasen	Lessee:		Legal Owner(s):			
PAUL AMIRAULT - M	ILH DEVELOPMEN		Michael D. Lauenstein; Barbara L. Lau	ienstein; Norman W.	Lauenstein, Jr.; Cynth	nla Ą. Lauen
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Attorney For Petition	<u>197:</u>		9060 Rexis Ave, 9064 Rexis	Ave 4222 50th	Ave, 324 Ida Ave 4 Telephone No.	#10-595-9i
ROWARD ALDERMAN	1/2		Perry Hall MD 21128	Baitimore †	•	
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502 WASHINGTON AVE	E, SUITE 800	410-321-0600	1055 TAYLOR AVE, SUITE 307		410-296-1636	
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DESCRIPTION TO ACCOMPANY ZONING PETITION

Beginning for the same at the end of the following course and distance measured from the centerline of Joppa Road, (1) Southwesterly and Southeasterly 2700 feet, more or less, thence running for the nineteen following courses and distances, viz: (1) South 76 degrees 16 minutes 37 seconds East 671.68 feet, thence (2) North 78 degrees 45 minutes 51 seconds East 35.97 feet, thence (3) South 52 degrees 37 minutes 41 seconds East 103.00 feet, thence (4) South 14 degrees 05 minutes 41 seconds East 39.40 feet, thence (5) South 44 degrees 07 minutes 41 seconds East 52.60 feet, thence (6) South 19 degrees 58 minutes 28 seconds West 35.97 feet, thence (7) South 03 degrees 17 minutes 41 seconds East 94.20 feet, thence (8) South 16 degrees 16 minutes 15 seconds West 34.96 feet, thence (9) North 89 degrees 39 minutes 06 seconds West 29.00 feet, thence (10) South 35 degrees 46 minutes 39 seconds West 113.13 feet, thence (11) South 48 degrees 44 minutes 15 seconds West 111.88 feet, thence (12) South 16 degrees 11 minutes 44 seconds West 72.38 feet, thence (13) South 51 degrees 05 minutes 19 seconds West 51.60 feet, thence (14) South 04 degrees 19 minutes 12 seconds West 27.48 feet, thence (15) South 28 degrees 30 minutes 24 seconds East 76.40 feet, thence (16) South 22 degrees 35 minutes 41 seconds West 88.17 feet, thence (17) North 49 degrees 19 minutes 44 seconds West 1024.66 feet, thence (18) North 45 degrees 06 minutes 37 seconds East 314.32 feet, and thence (19) North 43 degrees 53 minutes 33 West 8.13 feet to the point of beginning.

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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: #06-391-A

NW/S of Sunni Shade Court, E of Rexis Avenue Southeast side of Sunni Shade Court, 350 feet east of Rexis Avenue

11th Election District — 5th Councilmanic District
Legal Owner(s): 'Michael D. Lauenstein, Barbara L.
Lauenstein, Norman W. Lauenstein, Jr., Cynthia A.
Lauenstein, Douglas C. Lauenstein, Joyce E. Lauenstein,
Norman W. Lauenstein, & Helen S. Lauenstein.
Contract Purchaser: Paul Amirault
MLH Development, LLC
Interior: to permit the use of a cul-de-sac without center

Variance: to permit the use of a cul-de-sac without center landscaping. Special Hearing: to permit the utilization of density within each zone of the property and approve as a density anomaly the configuration of Lot Nos. 1, 2, 10, 11, 12 & 13.

Hearing: Friday, March 31, 2006 at 9:00 a.m. in Room, 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

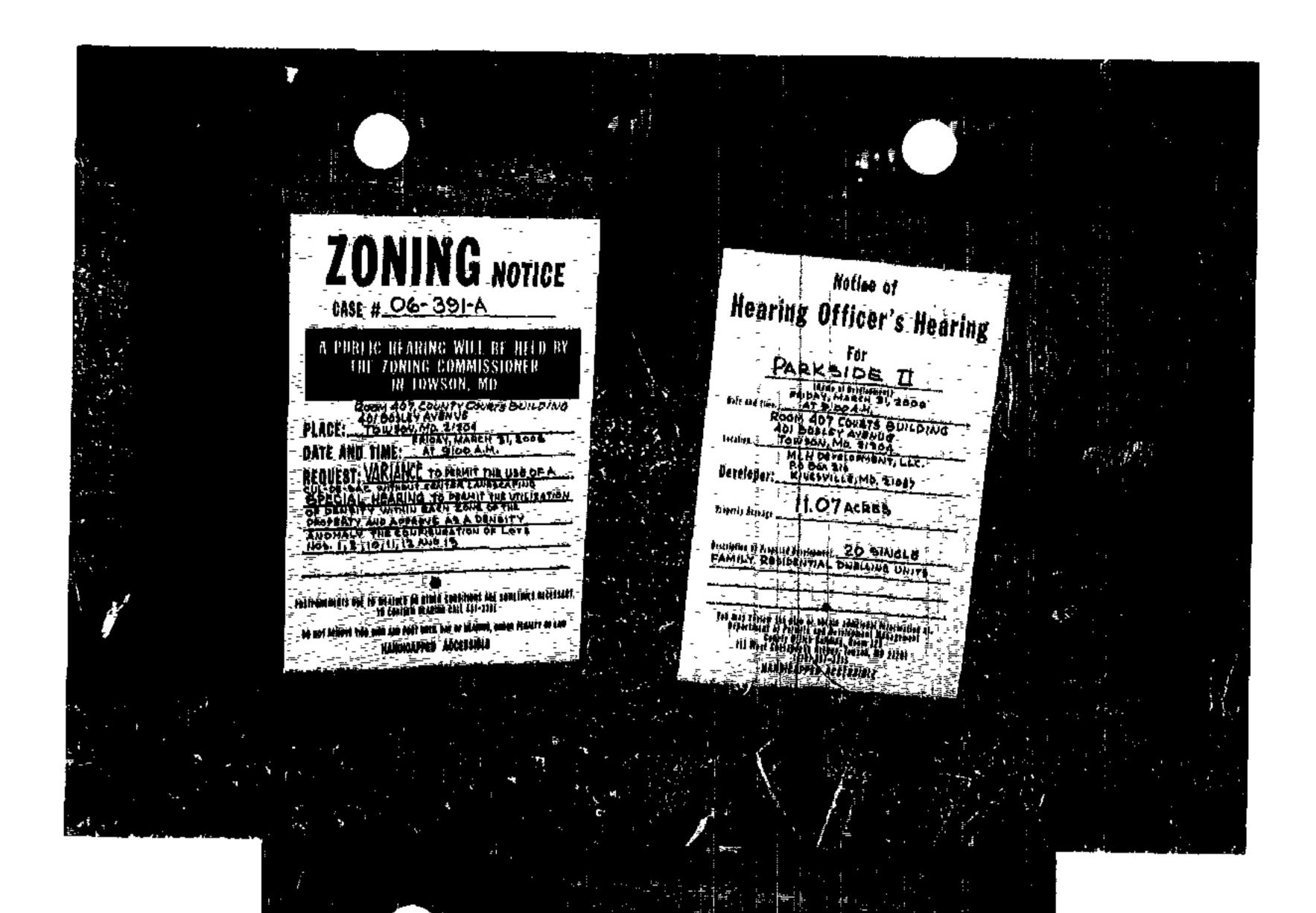
(2) For information concerning the File and/or Hearing: Contact the Zoning Review Office at (410) 887-3391.

3/203 March 18 87592,

CERTIFICATE OF PUBLICATION

3/16,2006
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md., once in each ofsuccessive weeks, the first publication appearing on
The Jeffersonian Arbutus Times
☐ Catonsville Times ☐ Towson Times
☐ Owings Mills Times ☐ NE Booster/Reporter
North County News S. Wilking

LEGAL ADVERTISING



ZONING NOTICE

CASE # 06-391-A

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

POOM 407, COUNTY COURTS BUILDING 401 BOSLEY AVENUE TOWSON, MD. 21204

PLACE:__ DATE AND TIME: AT 9:00 A.M.

REQUEST: VARIANCE TO PERMIT THE USE OF A
CUL-DE-SAC WITHOUT CENTER LANDSCAPING
SPECIAL HEARING TO PERMIT THE UTILIZATION
OF DENSITY WITHIN EACH ZONE OF THE

PROPERTY AND APPROVE AS A DENSITY

NOS. 1, 2,10,11,12 AND 13

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.

TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SION AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	
Attention: Christen Matthews	•
Ladies and Gentlemen: This letter is to certify under the p	enalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the proper	y located at NW/SOF SUMMI SIMME
COURT, E. OF REXISAVISMU	
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The sign(s) were posted on $MA12CH 15$,	Zeocolo (Month, Day, Year)
	Sincerely,
	Barleud Date) (Signature of Sign Poster and Date)
	CZAQLAGED E, MOORE (Printed Name)
	3225 RYELSON CIRCLE (Address)
	BAUTIMORE, MD, 21227 (City, State, Zip Code)
	(Telephone Number)

RE: Case No.: 06-391-A

Date of Hearing/Closing: MA12, 31, 200ζ ,

Petitioner/Developer: MLH DEVELOP/NEW7 LLC,

MAR 16 7000

TO: PATUXENT PUBLISHING COMPANY

Thursday, March 16, 2006 Issue - Jeffersonian

Please forward billing to:

MLH Development, LLC (410-593-9881)

C/o Paul Amirault P. O. Box 216

Kingsville, MD 21087

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: 06-391-A

NW/S of Sunni Shade Court, E of Rexis Avenue

Southeast side of Sunni Shade Court, 350 feet east of Rexis Avenue

11th Election District—5th Councilmanic District

Legal Owners: Michael D. Lauenstein, Barbara L. Lauenstein, Norman W. Lauenstein, Jr.,

Cynthia A. Lauenstein, Douglas C. Lauenstein, Joyce E. Lauenstein,

Norman W. Lauenstein & Helen S. Lauenstein

Contract Purchaser: Paul Amirault – MLH Development, LLC

Variance to permit the use of a cul-de-sac without center landscaping

Special Hearing to permit the utilization of density within each zone of the property and approve as a density anomaly the configuration of Lot Nos. 1, 2, 10, 11, 12 & 13

Hearing: Friday, March 31, 2006 @ 9:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.

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

MUST. ABE HOAKOL WITH 1 () (Parkside !! March 31, 2006.

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 24, 2006

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: 06-391-A

NW/S of Sunni Shade Court, E of Rexis Avenue Southeast side of Sunni Shade Court, 350 feet east of Rexis Avenue 11th Election District—5th Councilmanic District

Legal Owners: Michael D. Lauenstein, Barbara L. Lauenstein, Norman W. Lauenstein, Jr.,

Cynthia A. Lauenstein, Douglas C. Lauenstein, Joyce E. Lauenstein,

Norman W. Lauenstein & Helen S. Lauenstein

Contract Purchaser: Paul Amirault - MLH Development, LLC

Variance to permit the use of a cul-de-sac without center landscaping

Special Hearing to permit the utilization of density within each zone of the property and approve as a density anomaly the configuration of Lot Nos. 1, 2, 10, 11, 12 & 13

Hearing: Friday, March 31, 2006 @ 9:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

Timothy Kotroco Director

TK: raj

C: Howard Alderman, Jr., Esq., Levin & Gann, 502 Washington Ave., Ste. 800 Towson, MD 21204 Paul Amirault, MLH Development, LLC, P. O. Box 216, Kingsville, MD 21087 Aaron Kensinger, Little & Assoc., Inc., 1055 Taylor Ave., Ste. 307, Towson, MD 21286 Michael D. Lauenstein, et al., 9060 Rexis Ave., Perry Hall, MD 21128

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MARCH 16, 2006.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391

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



ZONING HEARING FILE INTERNAL CHECKLIST Zoning Case No. 06-39-5P-14

Date Completed/Initia	als	1/0L
2/16/06	2)	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)
<u></u>		DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
		TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
-, - , - , 		UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
	V	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
		POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
		RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
<u>,,</u>		INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
		ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)
		COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)
<u></u>		FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:
Item Number or Case Number: <u>06-3の1-3戸H本</u>
Petitioner: MLH DEVELOPMENT, LLC
Address or Location: P.O. BOX 216, KINGSVILLE, MD 21087
PLEASE FORWARD ADVERTISING BILL TO:
Name: MLH DEVELOPMENT, LLC - C/O PAUL AMIRAULT
Address: P.O. BOX 216
KINGSVILLE, MD 21087
Telephone Number: 410-593-9881

13/3/

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: March 7, 2006

TO:

Timothy M. Kotroco, Director

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 6, 2006

Item Nos. 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 398, 399, 401, 402, 403

404, 405, and 406

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-03072006



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

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

JRF

Maryland Department of Transportation

Date: 2-28-01

Baltimore County

Item No. 351

RE:

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

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

1.1. Houd L

Engineering Access Permits Division

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 111 111 West Chesapeake Avenue Towson, Maryland 21204

February 28,2006

ATTENTION: Zoning Review planners

Distribution Meeting of: February 27,2006

Item No.: 387, 388, 389, 390, 391, 392, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405 and 406

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.

The Fire Marshal's Office has no comments at this time.

Acting Lieutenant Don W. Muddiman Fire Marshal's Office Phone(0)410-887-4881 Mail Stop - 1102F

cc: File



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

RE: PETITION FOR SPECIAL HEARING

AND VARIANCE

NW/S Sunni Shade Court, 350' E of Rexis Ave*

11th Election & 5th Councilmanic Districts

Legal Owner(s): Michael, Barbara, Norman, Jr,*

Cynthia, Doug, Joyce, Norman & Helen Lauenstein

Contract Purchaser(s): MLH Development, LLC*

by Paul Amirault

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

06-391-SPHA

ENTRY OF APPEARANCE

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

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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 2nd day of March, 2006, a copy of the foregoing Entry of Appearance was mailed Aaron Kensigner, c/o Little & Associates, Inc, 1055 Taylor Avenue, Suite 305, Towson, Md 21286, and Howard L. Alderman, Jr. Esquire, Levin & Gann, P.A., 502 Washington Avenue, 8th Floor, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

MAR 0 2 2006

Per Management

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

EVICTING TOWNS AND MAYIMIM DENSITY PERMITTED

ZONE	ACRES	UNITS	UNITS PROPOSED
D.R. 3.5H	5.24	18.34	11
D.R. 2H	5.83	11.66	9
D.N. A.I			
	44.07	30	20

SURROUNDING ZONING AND LAND USE

SOUTH:	DR 2H	- SINGLE	FAMILY	RESIDENTIAL
NORTH:	DR 3.5H	- SINGLE	FAMILY	RESIDENTIAL
WEST:	DR 2H	- SINGLE	FAMILY	RESIDENTIAL
EAST:	DR 3.5H			RESIDENTIAL
TUC:				· .

CITE DEVELOPMENT PROPOSAL

. " 	DWELLING TYPE	PROPOSED	PARKING REQUIRED	PARKING PROPOSED	PHASE	DEVELOPMENT SCHEDULE
	SINGLE FAMILY	20	40	40		7/07
						· ·
٠.			40	40	1	· ·

SITE AREA CALCULATION NET TRACT AREA: ALLOWANCE FOR ROAD FRONTAGE [(0' X 0')/43560]:

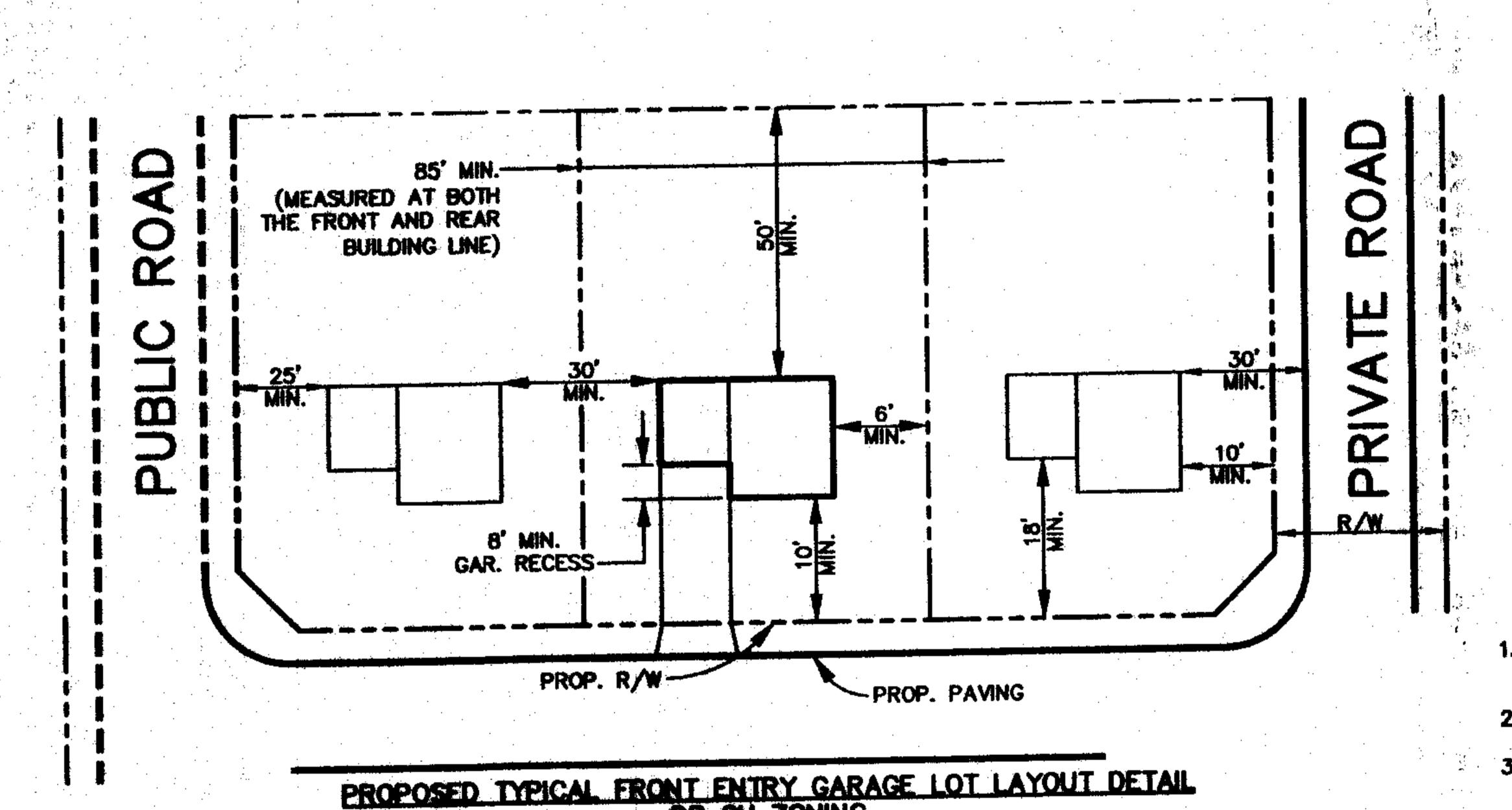
PEN SPACE PROPOSAL	
OPEN SPACE TYPE	ACRES
LOCAL OPEN SPACE	WAIVER
BALTIMORE COUNTY GREENWAY/EASEMENT	N/A
STORMWATER MANAGEMENT	1.1 AC.±
TOTAL PROVIDED	1.1 AC.±

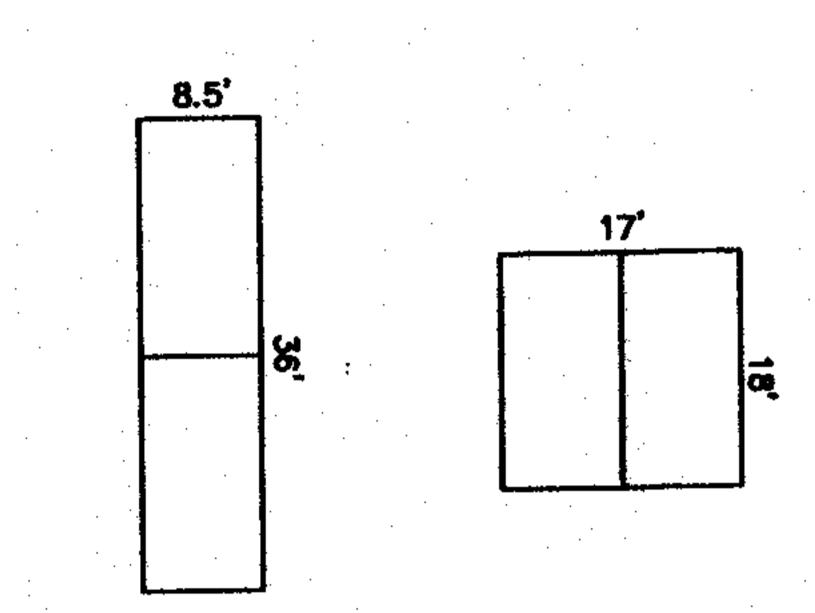
ADDITIONAL INFORMATION ANTICIPATED ACTIONS: **VARIANCES**

SPECIAL EXCEPTIONS

ZONING VARIANCE TO PERMIT USE OF A CUL DE SAC WITHOUT CENTER LANDSCAPING AS REQUIRED TO APPROVE THE UTILIZATION OF DENSITY WITHIN EACH ZONE ON THE PROPERTY

OPEN SPACE NOTES OPEN SPACE PROVIDED: N/A





PARKING SPACE DETAIL NOT TO SCALE

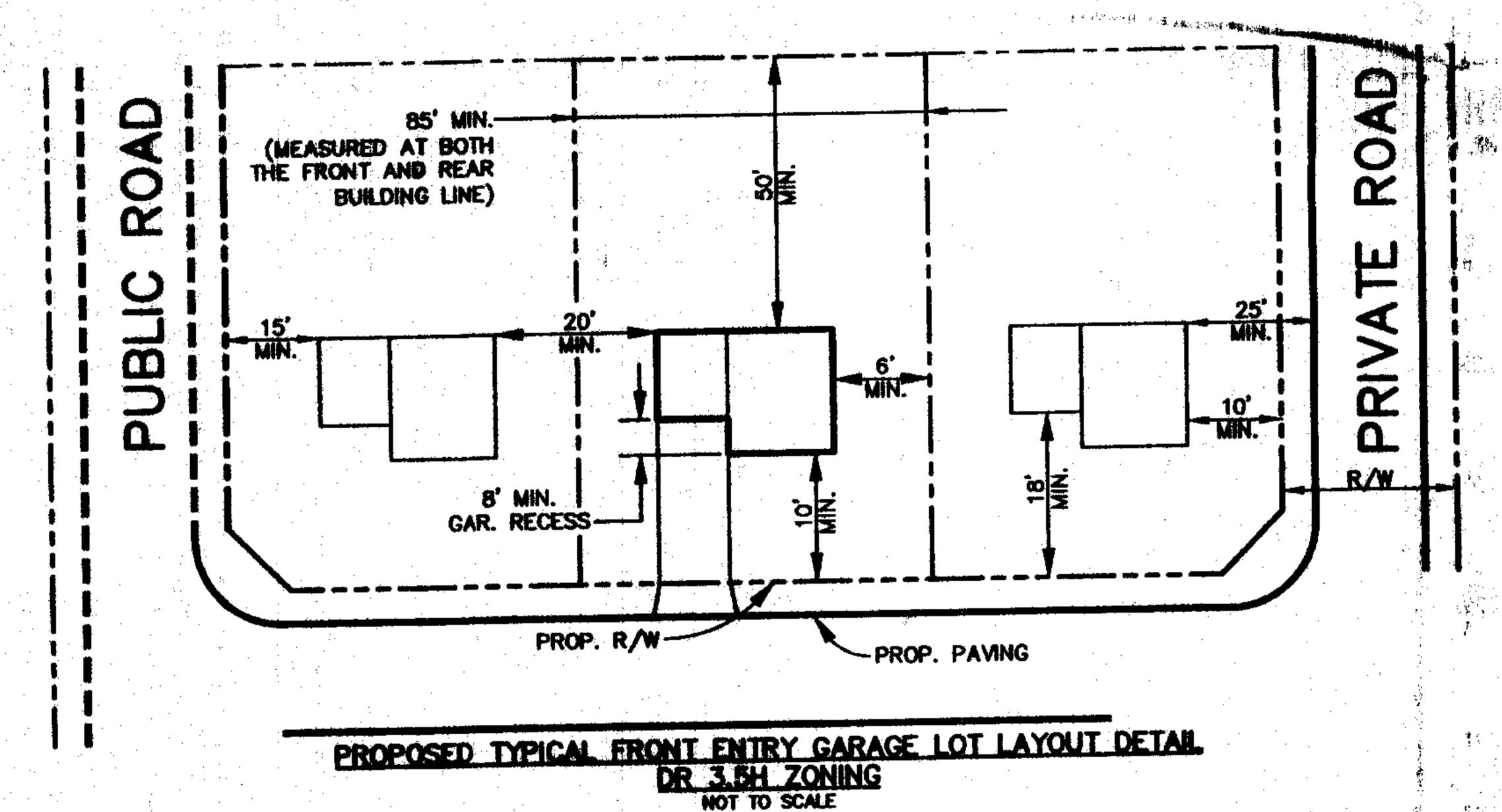
PARKING IS ALSO SUBJECT TO COMPLIANCE WITH SECTION ALL PARKING AND MANEUVERING AREAS WILL BE PAVED

(MACADAM OR CONCRETE). DRIVEWAYS WILL BE PAVED BY THE BUILDER DURING HOUSE

COMBINED HONEYGO OVERLAY DISTRICT-SINGLE FAMILY DETACHED DWELLING SETBACKS AND LOT WIDTHS CHART

DESCRIPTION	D.R. 1H & D.R. 2H ZONES	D.R. 5.5H, D.R. 10.5H & D.R. 16H ZONES
	(IN FEET)	(IN FEET)
FROM BUILDING FACE (FRONT, SIDE OR REAR) TO: RIGHT-OF-WAY OF A COLLECTOR STREET, NEIGHBORHOOD STREET, ALLEY OR COURT (NOT APPLIED TO PORCHES OR STOOPS IN FRONT YARD)	į IV	10'
FROM BUILDING FACE (FRONT, SIDE OR REAR) TO: RIGHT-OF-WAY OF A MAJOR OR MINOR ARTERIAL OR COLLECTOR ROAD (NOT APPLIED TO PORCHES OR STOOPS IN FRONT YARD)	40'	40'
FROM FRONT BUILDING FACE TO: PROPERTY LINE (NOT A STREET LINE)	25'	25'
FROM BUILDING FACE (FRONT, SIDE OR REAR) TO: REAR PROPERTY LINE (NOT A STREET LINE) (EXCEPT FOR UNROOFED ADDITIONS, INCLUDING PATIOS AND DECKS; AND ROOFED ADDITIONS WHICH DO NOT EXCEED IN WIDTH 50% OF THE DWELLING UNIT, AND WHICH DO NOT EXTEND MORE THAN 10 FEET INTO THE REAR YARD SETBAREA)	N ADDITIONS; 40' FOR ROOFED ADDITIONS)	50' (37.5' FOR UNROOFED ADDITIONS; 40' FOR ROOFE ADDITIONS)
FROM BUILDING FACE (FRONT, SIDE OR REAR) TO: SIDE YARD LOT LINE THAT IS NO ADJACENT TO A PUBLIC RIGHT-OF-WAY OR THE SAME AS A PUBLIC RIGHT OF WA THE DWELLING UNIT IS DESIGNATED TO HAVE A SIDE OR F ENTRY GARAGE.	AY IF I WIDTHS MAY NOT BE LESS	(SUM OF ALL SIDE YARD WIDTHS MAY NOT BE LES THAN 20 FEET)
FRONT ENTRY GARAGE SHALL BE RECESSED BEHIND THE FRONT FACADE OF THE DWELLING (A TWO CAR GARAGE FACING THE STREET SHALL HAVE TO INDIVIDUAL DOORS SEPARATED BY A DIVIDER. THE FRONT FACADE OF ALL GARAGES, INCLUDING THE DIVIDER AND NOTIFIC SAME MATERIALS AS THE FRONT FACADE OF THE BUILDING)	WO NOT	8' MINIMUM
FROM SIDE BUILDING FACE TO: SIDE BUILDING FACE	30' SEPARATION	16' SEPARATION (FOR BLDGS.<20' HEIGHT) 20' SEPARATION (FOR BLDGS.>20' HEIGHT)
FROM SIDE BUILDING FACE TO: PAVING OF A PRIVATE ROAD	30*	25'
FROM SIDE BUILDING FACE TO: TRACT BOUNDARY	25'	15'
MINIMUM WIDTH FOR ANY SINGLE FAMILY DETACHED LOT AS MEASURED ALONG BOTH THE FRONT WALL AND REAR WALL OF THE DWELLING UNIT.	85'	85'

TYPICAL FRONT FACADE WITH FRONT LOAD GARAGE (NTS)
MUST COMPLY WITH SECTION 259.9.C.3.a, C.3.b, C.4 AND C.5. APPROVED
MATERIAL'S ARE DEFINED AS BRICK AND STORE

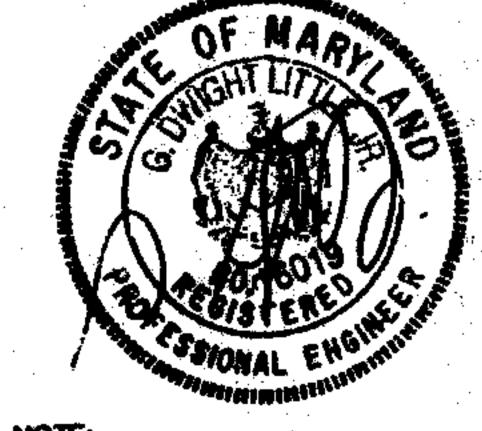


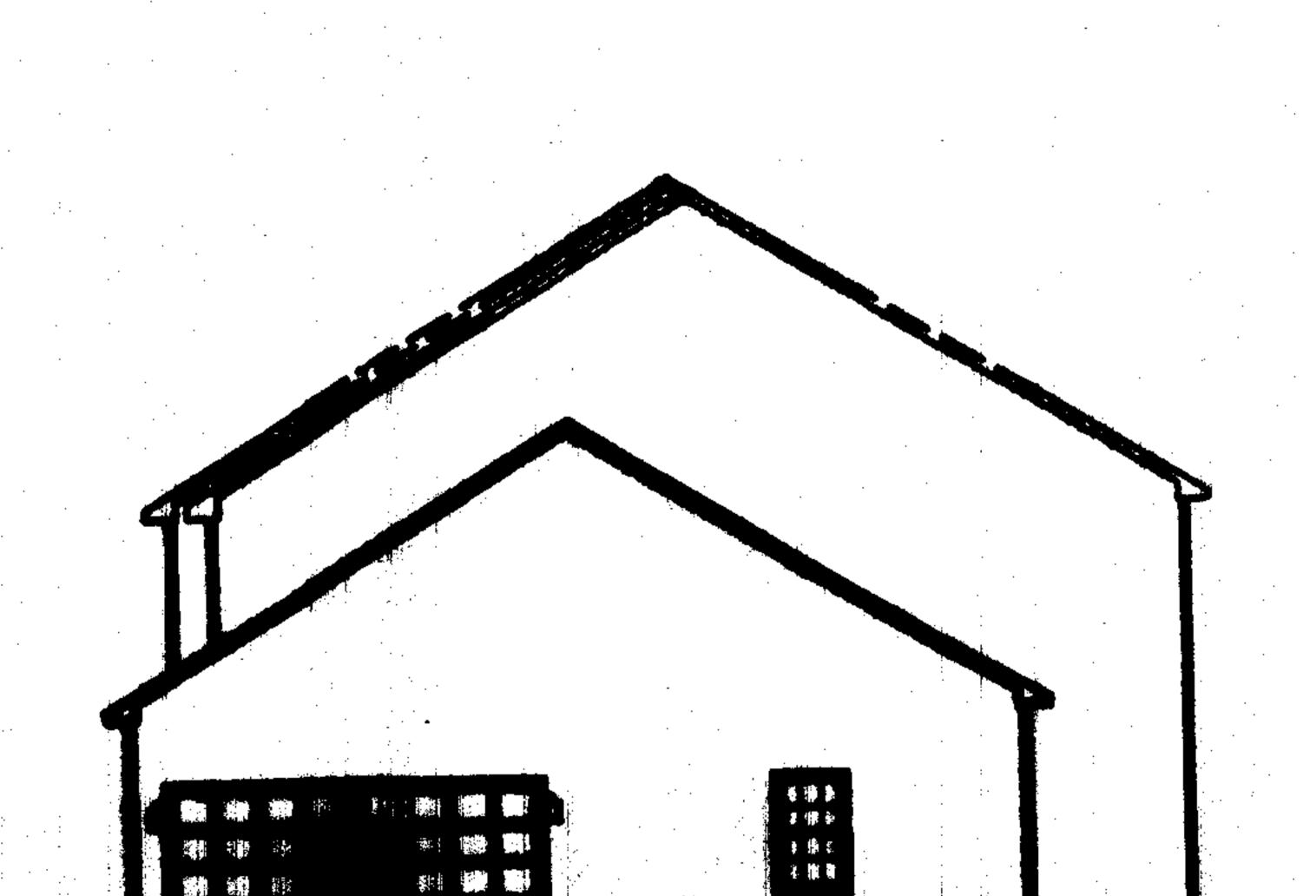
BUILDING PERMIT ISSUANCE RESTRICTION FOR THIS DEVELOPMENT: AS OF THE APPROVAL DATE ON THIS PLAN, THE OFFICIAL AUTHORIZATION APPROVAL (PERMISSION TO APPLY FOR BUILDING PERMITS) LETTER FROM THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT HAS NOT BEEN ISSUED! NO BUILDING PERMIT APPLICATIONS MAY BE SUBMITTED FOR REVIEW UNTIL AN AMENDED FINAL DEVELOPMENT PLAN IS APPROVED THAT INCLUDES A VERBATIM COPY OF THE OFFICIAL AUTHORIZATION APPROVAL LETTER. ONLY THEN MAY BUILDING PERMIT APPLICATIONS BE SUBMITTED AND ACCEPTED FOR REVIEW.

THE PROPOSED DWELLINGS AND DEVELOPMENT ARE PARTIALLY LOCATED WITHIN THE HONEYGO OVERLAY DISTRICT H AND ARE PARTIALLY LOCATED WITHIN THE BEAN RUN SUBAREA. THE DWELLINGS I AND DEVELOPMENT ARE SUBJECT TO (AND MUST BE CONSISTENT WITH) THE APPLICABLE HONEYGO DEVELOPMENT STANDARDS, THE HONEYGO OVERLAY DISTRICT GUIDELINES, THE RESIDENTIAL PERFORMANCE STANDARDS, THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (CMDP) AND THE * COUNTY LANDSCAPE MANUAL, PURSUANT TO SECTIONS 259, 259.9, 259.9.G, 259.9.G.3, 260, 409.8.A.1 I AND 504.2, BCZR, AS WELL AS OTHER BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES.

LITTLE & ASSOCIATES, INC. ENGINEERS~~LAND PLANNERS~~SURVEYORS

1055 TAYLOR AVENUE, SUITE 307 TOWSON, MARYLAND 21286 PHONE: (410)296-1636 FAX: (410)296-1639





TYPICAL SIDE ELEVATION W/ SIDELOAD GARAGE (NTS)
NUST COMPLY WITH SECTION 200.9.C.3 A & B

SECTION 259.9 DEVELOPMENT STANDARDS FOR H AND HI OVERLAY DISTRICTS. [BILL NO. THESE STANDARDS ARE INTENDED TO BE ADDITIONS TO, MODIFICATIONS OF AND EXCEPTIONS FROM THE STANDARDS REQUIRED BY THE UNDERLYING ZONING CLASSIFICATION ON THE LAND IN THE AREA. ALL CONFLICTS ARE TO BE RESOLVED IN ACCORDANCE WITH SUBSECTION G (SEE SECTIONS 259.9.G.1 THROUGH 259.9.G.4 BELOW) OF THIS SECTION.

SECTION 259.9.A.4 [BILL NO. 73-1999]
ACCESSORY STRUCTURES, INCLUDING BUT NOT LIMITED TO SOLAR PANELS, ANTENNAS, SATELLITE DISHES, TRASH PADS AND STORAGE SHEDS ARE NOT PERMITTED IN THE FRONT YARD OF ANY

SECTION 259.9.B.3 [BILL NOS. 40-1997; 73-1999]
EXCEPT FOR NONRESIDENTIAL PRINCIPAL BUILDINGS OR USES, AND THEIR ACCESSORY PARKING, THE REQUIREMENTS OF SECTION 1B01.1.B.1 (RESIDENTIAL TRANSITION AREA) OF THESE REGULATIONS DO NOT APPLY.

SECTION 259.9.B.3 [BILL NOS. 40-1997; 73-1999]
EXCEPT FOR PROPERTIES WITH APPROVED DEVELOPMENT PLANS OR CRG PLANS, THE
MINIMUM WIDTH FOR ANY SINGLE-FAMILY DETACHED LOT IS 85 FEET AS MEASURED ALONG
BOTH THE FRONT WALL AND REAR WALL OF THE DWELLING UNIT.

SECTION 259.9.B.4 [BILL NOS. 40-1997; 73-1999]
EXCEPT AS PROVIDED IN THIS SECTION, THE PROVISIONS OF SECTION 1B01.2.C APPLY TO DEVELOPMENT IN THE OVERLAY DISTRICTS. IN THE DISTRICTS, THE MINIMUM RESIDENTIAL

ALLEY OR COURT AS DEFINED IN THE HONEYGO OVERLAY DISTRICT DESIGN GUIDELINES;
B. FORTY FEET FROM THE RIGHT-OF-WAY OF A MAJOR OR MINOR ARTERIAL OR COLLECTOR

EXCEPT FOR PROPERTIES WITH APPROVED DEVELOPMENT PLANS OR CRG PLANS, 5 FEET FROM THE REAR PROPERTY LINE EXCEPT FOR:

SECTION 259.9.C.3 [BILL NO. 73-1999]
A. EXCEPT FOR PROPERTIES WITH APPROVED DEVELOPMENT PLANS OR CRO PLANS

B. THE EXTERIOR SURFACE OF THE SIDE-ENTRY GARAGE, NOT INCLUDING THE GARAGE DOORS, WHICH FACES THE FRONT OF THE DWELLING, SHALL BE CONSTRUCTED OF THE SAME APPROVED MATERIALS AS THE FRONT FACADE OF THE BUILDING.

SECTION 259.9.C.4 [BILL NOS. 40-1997; 73-1999]
THE EXTERIOR SURFACE ON THE FRONT FACADE OF ALL RESIDENTIAL DWELLINGS, NOT INCLUDING THE GARAGE DOORS, SHALL CONSIST OF AT LEAST 70% OF APPROVED MATERIALS.

SECTION 259.9.C.5
BUILDING EXTERIORS SHALL BE OF FINISHED QUALITY AND SIMILAR ARCHITECTURAL TREATMENT,
AS DEFINED IN THE HONEYGO DISTRICT DESIGN GUIDELINES, TO GRADE OR, WHERE THAT IS
NOT FEASIBLE, SHALL BE FINISHED TO WITHIN 12 INCHES OF GRADE ON ALL BIDES OF THE

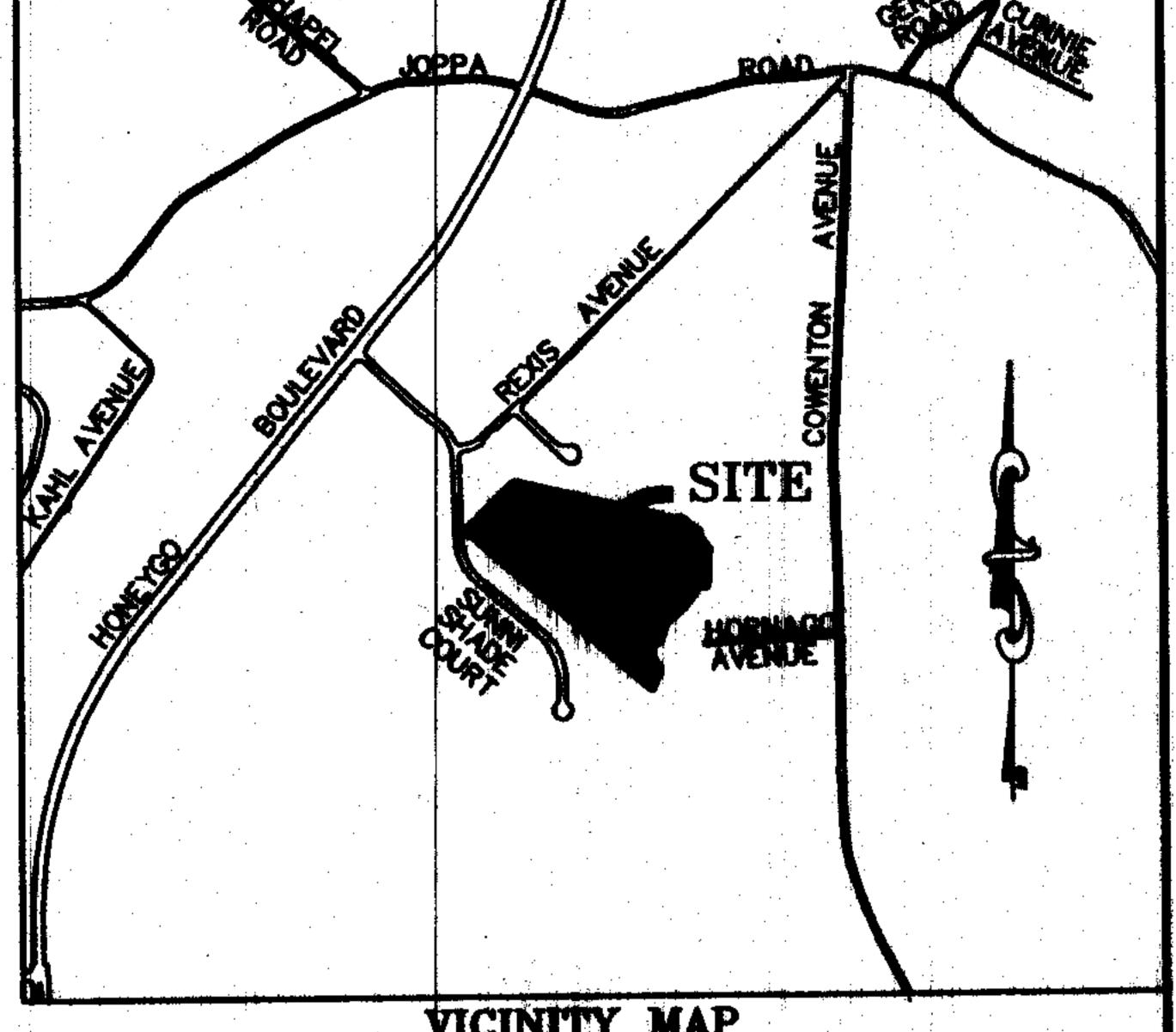
SECTION 259.9.C.6
ALL FENCING SHALL BE IN CONFORMANCE WITH THE HONEYGO OVERLAY DISTRICT DESIGN GUIDELINES, AND ANY FENCE MORE THAN THREE FEET HIGH SHALL ALSO BE SETBACK AT LEAST FIVE FEET FROM ANY PUBLIC RIGHT-OF-WAY OTHER THAN AN ALLEY.

SECTION 259.9.C.7 ROOFS SHALL BE PITCHED IN ACCORDANCE WITH THE HONEYGO OVERLAY DISTRICT DESIGN

SECTION 259.9.C.9
ROOFTOP EQUIPMENT SHALL BE SCREENED SO IT IS NOT VISIBLE FROM THE GROUND LEVEL OF

SECTION 259.9.G.1 WHERE THERE IS A CONFLICT BETWEEN THIS SECTION (SECTION 259.9, BOZA AND OTHER RECULATIONS.

YARDS) BY SECTION 259. 984c, 259. 984e(1), AND 259. 984e(2), BCER; AM.



DOUGLAS C & JOYCE E LAUENSTEIN

TAX ACCOUNT NO.: 11-2300011041

DEED REFERENCES: 14939/321 TAX MAP 72 GRID 17 PARCEL 1355

NORMAN W & HELEN S LAUENSTEIN

324 DA AVENUE BALTIMORE MD, 21221 TAX ACCOUNT NO.: 11-1112003030

DEED REFERENCES: 8252/280 TAX MAP 72 GRID 17 PARCEL 534

4222 SOTH AVENUE BALTMORE MD 21236

. APPLICANT:

MLH DEVELOPMENT, P.O. BOX 216 DEED REF: SEE BELOW

DOUGLAS C. & JOYCE E. LAUENSTEIN 4222 SOTH AVENUE

2. SITE LOCATION **ELECTION DISTRICT NO. 1** WATERSHED: HONEYGO RUN SUBAREA CENSUS TRACT 4113.04

D & BARBARA LYNN LAUENSTEIN 9060 REXIS AVENUE PERRY HALL MD, 21128

TAX MAP 72 GRID 17 PARCEL 50 NORMAN W, JR & CYNTHIA A LAUENSTEIN 9064 REXIS AVENUE

TAX ACCOUNT NO.: 11-190000094 DEED REFERENCES: 5257/575 TAX MAP 72 GRID 17 PARCEL 507

DEED REFERENCES: 18237/290 TAX MAP 72 GRID 11 PARCEL 30

DEVELOPMENT PLAN AND PLAN TO ACCOMPANY ZONING PETITION

(F.K.A. LAUENSTEIN PROPERTY) DISTRICT 11c5 SCALE: AS SHOWN PDM FILE: XI-350

BALTIMORE COUNTY, MD JANUARY 24, 2006

