RE: PETITION FOR VARIANCE

BEFORE THE

N/S corner Windsor Mill Rd, E of Pine; NE/S

Windsor Mill Rd, 165' NW c/line Richwood Ave* ZONING COMMISSIONER

2nd Election & 4th Councilmanic Districts

Legal Owner(s): Greenfield, LLC by Craig *

FOR

Carlson, Managing Member

and all documentation filed in the case.

Petitioner(s)

BALTIMORE COUNTY

06-441-A

ENTRY OF APPEARANCE

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

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMÍLIO 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 23rd day of March, 2006, a copy of the foregoing Entry of Appearance was mailed to, Jennifer Leonard, L.A., 7125 Ambassador Road, Baltimore, MD 21244 and to Benjamin Bronstein, Esquire, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

People's Counsel for Baltimore County

BENJAMIN BRONSTEIN

ATTORNEY AT LAW
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719
Benbronstein@terralaw.net

March 3, 2006

Dept of Permits & Development Mgt ATTN: Mr. Carl Richards County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

RE: N/S Corner Windsor Mill Road East of Pine

Dear Mr. Richards:

In reference to the above entitled property, I am hereby enclosing the following:

- 1. Petition for Variance in triplicate;
- 2. Twelve (12) copies of the Development Plan & Plat to Accompany Petition for

Variance;

- 3. Three copies of the description under seal;
- 4. Zoning map; and
- 5. Check #1982 from Harvard Land in the amount of \$800.00 to cover costs.

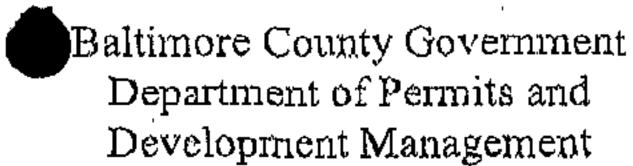
Mr. Jun Fernando of your office reviewed this plan. Please combine the zoning hearing with the hearing on the development plan.

There are no violations. Please enter my appearance on behalf of the Petitioner.

Thank you for your kind and prompt attention to this matter.

Benjamin Bfonstein

BB/mlh Enclosures







111 West Chesapeake Avenue Towson, MD 21204

410-887-3321

March 23, 2006

Greenfield, LLC Mr. Craig Carlson 10045 Red Run Blvd. Suite 150 Owings Mills, MD 21117

Re: Greenfield, LLC PDM Number II-640

Dear Mr. Carlson:

The Development Plan Conference, and the Hearing Officer's Hearing, have been scheduled on the above referenced project. Please arrange to attend these meetings with appropriate representation.

DEVELOPMENT PLAN CONFERENCE:

Date: Wednesday, April 26, 2006 Time: 9:00 AM

Location: Development Management Conference Room 123

County Office Building; 111 W. Chesapeake Avenue; Towson, MD 21204

HEARING OFFICER'S HEARING:

Date: Friday, May 19, 2006

Time: 9:00 AM

Location: Rm. 106, County Office Bldg.; 111 W. Chesapeake Ave.; Towson, MD 21204

A copy of a public notification letter of the Development Plan Conference and Hearing Officer's Hearing, is attached for your convenience. Please note that it is the developer's responsibility to send a copy of the development plan, and notify all interested parties of the conference and hearing. Also, it is the developer's responsibility to post the property. Please note the property must be posted by April 21, 2006. A county authorized sign posting company must post the sign(s). A list of authorized sign posters is available in Room 123 of the County Office Building. A certificate of posting and photograph of the sign must be forwarded to this office prior to the Hearing Officer's Hearing.

Sincerely,

Walter T. Smith, Jr.

Project Manager

WTS:dak

c: STV, Inc. - Jennifer Leonard

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

Halfumb Trallow



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at N/S corner Windsor Mill Road East of Pine which is presently zoned Dr 5.5 & BR

I/We do solemnly declare and affirm, under the penalties of

Revised 5-1-06

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See Amended Schedule A

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

- 1. Topography of the property.
- 2. Configuration of the property.
- 3. And for such other and further reasons as may be demonstrated at the time of hearing.

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

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

	•		perjury, that I/we are the legistic is the subject of this Petition	gal owner(s) of the p	oroperty which
Contract Purchaser/Lessee:			Legal Owner(s):		
			Greenfield, LLC	· · · · · · · · · · · · · · · · · · ·	i
Name - Type or Print			Name - Type or Print		
Signature			Signature		
Address	······································	Telephone No.	Craig Carlson, Managing Name - Type or Print	<u>Tember</u>	
City	State	Zip Code	Signature		
Attorney For Petitioner:			10045 Red Run Boulevard, Suite 150		410-356-9229
<u>/100/110/119/11981</u>			Address	<u>`````````````````````````````````````</u>	Telephone No.
Benjamin Aronstein	J e tta		Owings Mills	Maryland	21117
Name The or Print	K/	· 	City	State	Zıp Code
Afrig 1			Representative to be	Contacted:	
Signature			Jennifer Leonard, L.A.	STV Incorpora	ted
Company			Name		i
29 West Susquehanna	Avenue, Suite 205	410-296-0200	7125 Ambassador Road	·	410-944-9112
Address		Telephone No.	Address		Telephone No.
	Maryland	21204	Baltimore	Maryland	21244
City	State	Zip Code	City	State	Zip Code
			OFFICE USE ONLY		
Case No.	-1441-504	<u> </u>	ESTIMATED LENGTH	OF HEARING _	
Case No.		/·	UNAVAILABLE FOR HE	ARING	
	•		Reviewed By	Date	
REV 9/15/98					



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

Revised 5-1-05

for the property located at N/S corner Windsor Mill Road East of Pine
which is presently zoned Dr 5.5 & BR

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

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

and amend the previously approved development plan of Greenfield, LLC

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

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. Legal Owner(s): Contract Purchaser/Lessee: Greenfield, LLC Name - Type or Print Name - Type or Print ralg. Signature Signature Craig Carlson, Managing Member Name - Type or Print Telephone No. Address . Zip Code City Signature State 410-356-9229 10045 Red Run Boulevard, Suite 150 Attorney For Petitioner: Telephone No. Address 21117 Benjamin Bonstein Maryland Owings Mills Zip Code State City Name - Type or Print Representative to be Contacted: (N) =~ Signature STV Incorporated Jenniser Leonard, L.A. Name Company 410-944-9112 7125 Ambassador Road 410-296-0200 29 West Susquehanna Avenue, Suite 205 Telephone No. Address Telephone No. Address 21244 Maryland Baltimore 21204 Maryland Towson Zip Code State City Zip Code City State OFFICE USE ONLY ESTIMATED LENGTH OF HEARING Case No. 06-441-5944 UNAVAILABLE FOR HEARING ______ Reviewed By JF Date REV 9/15/98

の とうない かんかい 大学 一大学 が大学と No. 49) ACCOUNT BALTIMORE COUNTY, MARYLAND AMOUNT with vira OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT $r \cap$ RECEIVED FROM: DATE F08. CASHIER'S VALIDATION

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PINK - AGENCY

CUSTOMER YELOW

NOTICE OF ZONING HEARING

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

Case: #06-441-A

North side corner of Windsor Mill Road, East of Pine > Northeast side of Windsor Mill Road, 165 ft., +/northwest of centerline of Richwood Avenue 2nd Election District - 4th Councilmanic District

Legal Owner(s): Greenfield, LLC, Craig Carlson, President

Variance: to permit a minimum distance of 15 feet from side building face to side building face in lieu of the required 20 feet for Lot Nos. 1-23 and to permit open projections (decks) for Lot Nos. 1-23 with a rear yail setback of 15 feet in lieu of the required 225 feet and to permit a minimum distance of 23 feet from side building face to edge of private road in lieu of the required 25 feet for Lot. No. 3 and to permit two free standing community signs each having a sign face area of 28 square feet in lieu of the permitted 25 square feet and to allow for maximum height of 7 feet in lieu of the permitted 6 foot height.

Hearing: Monday, April 24, 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) 887-4386.

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

1 4/011 April <u>6</u> 9<u>03</u>49

CERTIFICATE OF PUBLICATION

4/6,2006
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each of successive weeks, the first publication appearing
on 46,2006.
The Jeffersonian
☐ Arbutus Times ☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
North County News
S. Wilkinga

LEGAL ADVERTISING

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: #06-441-A

North side corner of Windsor Mill Road, East of Pine Northeast side of Windsor Mill Road, 165 ft. +/--northwest of centerline of Richwood Avenue 2nd Election District - 4th Councilmanic District

Legal Owner(s): Greenfield, LLC, Craig Carlson, President Variance: to permit a minimum distance of 15 feet from side building face to side building face in lieu of the required 20 feet for Lot Nos. 1-23 and to permit open projections (decks) for Lot Nos. 1-23 with a rear yard, setback of 15 feet in lieu of the required 225 feet and to permit a minimum distance of 23 feet from side building. face to edge of private road in lelu of the required 25 feet for Lot. No. 3 and to permit two free standing community. I signs each having a sign face area of 28 square feet in lieu of the permitted 25 square feet and to allow for maximum height of 7 feet in lieu of the permitted 6 foot height.

Hearing: Friday, May 19, 2006 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake 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) 887-4386.

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

5/003 May 4

CERTIFICATE OF PUBLICATION

5/5/,2006	i
THIS IS TO CERTIFY, that the annexed advertisement	was published
n the following weekly newspaper published in Baltimore	County, Md.,
once in each ofsuccessive weeks, the first publicati	ion appearing
on 5 4 ,2006.	
The Jeffersonian	1
Arbutus Times	1
☐ Catonsville Times	! !
☐ Towson Times	
☐ Owings Mills Times	I
☐ NE Booster/Reporter	!
☐ North County News	

LEGAL ADVERTISING

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: #06-441-A

North side corner of Windsor Mill Road, East of Pine Northeast side of Windsor Mill Road, 165 ft. +/- northwest of centerline of Richwood Avenue

2nd Election District - 4th Councilmanic District

Legal Owner(s): Greenfield, LLC, Craig Carlson, President Variance: to permit a minimum distance of 15 feet from side building face to side building face in lieu of the required 20 feet for Lot Nos. 1-23 and to permit open projections (decks) for Lot Nos. 1-23 with a rear yard setback of 15 feet in lieu of the required 225 feet and to permit a minimum distance of 23 feet from side building face to edge of private road in lieu of the required 25 feet for Lot. No. 3 and to permit two free standing community signs each having a sign face area of 28 square feet in lieu of the permitted 25 square feet and to allow for maximum height of 7 feet in lieu of the permitted 6 foot height. To permit a minimum distance of 10 feet from front building face to property line for Lot Nos. 6 and 13-16 in fleu of the required 25 feet. To permit a minimum distance of 25 feet from rear building face to rear property line in lieu of the required 30 feet for Lot Nos. 5 and 6. Special Hearing: to amend the previously approved development plan of Greenfield, LLC.

Hearing: Friday, May 19, 2006 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake

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) 887-4386.

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5/101 May 11 94591

CERTIFICATE OF PUBLICATION

5/11/, 20 <u>0</u> 6
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 $5/11/2006$.
X The Jeffersonian
🗖 Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
□ NE Booster/Reporter
☐ North County News
>/1/01/10/10/Ca

LEGAL ADVERTISING



ZONING NOTICE

CASE # 06-441-A

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

PLACE: TOWSON, Mb. 21204

DATE AND TIME: AT 9100 A.M.

REQUEST: VARIANCE OF THE PERMIT A MINIMUM DISTANCE OF REQUIRED 20 FEET FOR LOT NOS. 1-23 AND TO PERMIT ONEN PRODECTIONS (DECKS) FOR LOT NOS. 1-23 AND TO PERMIT ONEN PRODECTIONS (DECKS) FOR LOT NOS. 1-23 WITH A REAR YARD SETEMAN OF THE PERMIT OF THE REQUIRED 22, EFEET AND TO PERMIT A REAR YARD SETEMAN OF THE PERMIT PARK BACK OF THE PERMIT PARK BACK OF THE PERMIT PARK BACK OF THE PERMITTED SETEMAN PARK MINIMUM DISTANCE OF THE PERMITTED OF THE PERMITTE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES RECESSARY.
TO CONFIRM HEARING CALL 887-3381

-DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
- MANDICAPPED 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 penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the propery located at N.E.SIDE OF WINDSON MILL ROAD, EAST OF PINE AVE. The sign(s) were posted on 1210 7, 2006 (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) GARLAGE, MOORE (Printed Name) 3225 RYERSON CIRCLE BAUTIMORE, MD, 21227
(City, State, Zip Code) (410) 242-4263 (Telephone Number)

RE: Case No.: $O(-44)-\Delta$

Petitioner/Developer: CTREENFIELD, LLC.

Date of Hearing/Closing: APRIL 241, 2006

CERTIFICATE OF POSTING

RE: Case No.: 06-4141-A Petitioner/Developer: GRECHELD, LLC,

Date of Hearing/Closing: MAY 19, 7006

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 penalties of perjury that the necessary sign(s)

required by law were posted conspicuously on the propery located at M.E.S.P.E

OF WINDOW MICH ROAD, S.E. OF PINEAVOR

The sign(s) were posted on K5V19E0 LATE ON (Month, Day, Year)

ZONING NOICE

CASE # 06-441-A

IN TOWSON, MD

ROOM TOG COUNTY OFFICE BUILDING

PLACE: TOWSON, MD. 21204

FRIDAY, MAY 19, 2006

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POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARE TO CONFIRM HEARING CALL 387-3391

DO HOT REMOVE THIS SIGH AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Sincerely,

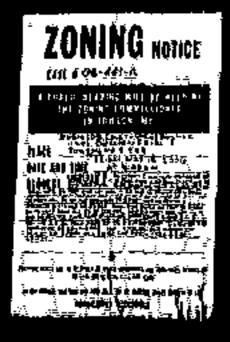
(Signature of Sign Poster and Date)

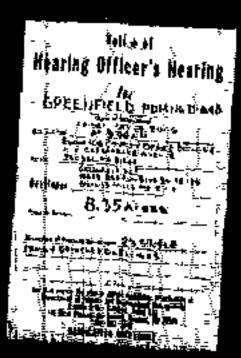
CTARLAGE E, MOORE (Printed Name)

3225 RYERSON CIRCLE (Address)

(City, State, Zip Code)

(Telephone Number)





ZONING NOTICE

CASE # 06-441-A

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

PLACE: TOWSON, MD. 21204

DATE AND TIME: PRIDAY, MAY 19, 2006

REQUEST: VARIANCE - TO PERMIT A MINIMUM DISTANCE OF REQUIRED TO FEET FOR LOT NOS. 1-23 AND TO PERMIT OF PROSections (DECKS) FOR LOT NOS. 1-23 WITH A REAR YARD SETBACK OF IS FEET IN LIBU OF THE REQUIRED 22.5 FEET AND TO PERMIT A MINIMUM DISTANCE OF 28 FEET PARM SIDE BUILDING FACT TO EDGE OF PAIVATE ROAD IN LIBU OF THE REQUIRED 25 FEET FOR LOT NO. 3 AND TO PERMIT TWO FREE STANDING COMMUNITY SIGNS BACH PAINING A SIGN FACE AREA OF 30 SQUARE FEET IN LIBU OF THE PERMITTED 25 SQUARE PEET AND TO ALLOW FOR MAKIMUM HEIGHT OF 7 FEET IN LIBU OF THE PERMITTED GOOT

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.

DO NOT REMOVE THIS SIGN AND POST UNTIL TAY OF HEARING, UNDER PENALTY OF LAW-

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 penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the propery located at N.E. SIDE OF WINDSOR MILL ROAD, S.E. OF PING AVER
The sign(s) were posted on
Sincerely, Sincerely, (Signature of Sign Poster and Date)
CARLAGE E, MOORE (Printed Name)
3225 RYERSON CIRCLE (Address)
BALTIMORE, MD, 21227 (City, State, Zip Code)
(Telephone Number)

RE: Case No.: 06-44-4

Petitioner/Developer: Greensie LLC,

Date of Hearing/Closing: MAY 19, 7006



CASE # 06-441-SPH

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

ROOM LOG, COUNTY OFFICE BUILDING
III W. CHESAPBAKE AVENUE
TOWSON, MD. 21204

PLACE: To

FRIDAY , MAY 19, 3006

DATE AND TIME:_

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REQUEST: STECHAL HEARING OF PIERS HEARING VENUE OF STREET PROME THE PROMET PROMETED OF THE REQUIRED SE FEET AND TO PERMIT A MINIMUM DISTANCE OF SOME AND TO PERMIT A MINIMUM DISTANCE OF SEPART AND TO PERMIT A MINIMUM DISTANCE OF SEPART PROMETAR BUILDING FACE TO REAR PROPERTY LINE IN LIEU OF THE REQUIRED 30 PROTECT OF THE REQUIRED 30 PROPERTY LINE IN LIEU OF THE REQUIRED 30 PROTECT OF THE PROPERTY LINE IN LIEU OF THE REQUIRED 30 PROPERTY LINE IN LIEU OF THE REQUIRED SOME LINE IN LIEU OF THE REQUIRED LINE IN LIEU OF THE REQUIRED SOME LINE IN LIEU OF THE L

POSTPONEMENTS DUE TO WEATHER OR OTHEN CONDITIONS ARE SOMETIMES NECESSARY.

TO CONFIRM HEARING CALL \$87-3381

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER MERALTY OF LAW

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Hearing Officer's Hearing

GREENFIELD PENNETHER

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ZONING HOUSE

CERTIFICATE OF POSTING

Baltimore County Department of

County Office Building, Room 111

111 West Chesapeake Avenue

Attention: Christen Matthews

The sign(s) were posted on _____

Towson, MD 21204

Permits and Development Management

RE: Case No.: 00-441-3PH
Petitioner/Developer: Grewaleted, LLC. Date of Hearing/Closing: MAY 19, 2006 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 propery located at M.E. Sipe of WILLDSON MILL ROAD, SOUTH EAST OF PINE AVE, Sincerely, (Signature of Sign Poster and Date) CARLAGE, MOORE (Printed Name) 3225 RYGRSON CIRCLE BALTIMORE, MD, 21227
(City, State, Zip Code) (Telephone Number)

TO: PATUXENT PUBLISHING COMPANY

Thursday, May 4, 2006 Issue - Jeffersonian

Please forward billing to:

Deborah Kendall-Sipple 111 West Chesapeake Avenue, Room 111 Towson, MD 21204 410-887-3353

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: 06-441-A

North side corner of Windsor Mill Road, East of Pine
Northeast side of Windsor Mill Road, 165 ft. +/- northwest of centerline of Richwood Avenue

2nd Election District – 4th Councilmanic District
Legal Owners: Greenfield, LLC, Craig Carlson, President

<u>Variance</u> to permit a minimum distance of 15 feet from side building face to side building face in lieu of the required 20 feet for Lot Nos. 1-23 and to permit open projections (decks) for Lot Nos. 1-23 with a rear yard setback of 15 feet in lieu of the required 225 feet and to permit a minimum distance of 23 feet from side building face to edge of private road in lieu of the required 25 feet for Lot. No. 3 and to permit two free standing community signs each having a sign face area of 28 square feet in lieu of the permitted 25 square feet and to allow for maximum height of 7 feet in lieu of the permitted 6 foot height.

Hearing: Monday, April 24, 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 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. TO: PATUXENT PUBLISHING COMPANY
Thursday, May 4, 2006 Issue - Jeffersonian

Please forward billing to:

Deborah Kendall-Sipple 111 West Chesapeake Avenue, Room 111 Towson, MD 21204

410-887-3353

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 06-441-A

North side corner of Windsor Mill Road, East of Pine Northeast side of Windsor Mill Road, 165 ft. +/- northwest of centerline of Richwood Avenue 2nd Election District — 4th Councilmanic District Legal Owners: Greenfield, LLC, Craig Carlson, President

Variance to permit a minimum distance of 15 feet from side building face to side building face in lieu of the required 20 feet for Lot Nos. 1-23 and to permit open projections (decks) for Lot Nos. 1-23 with a rear yard setback of 15 feet in lieu of the required 225 feet and to permit a minimum distance of 23 feet from side building face to edge of private road in lieu of the required 25 feet for Lot. No. 3 and to permit two free standing community signs each having a sign face area of 28 square feet in lieu of the permitted 25 square feet and to allow for maximum height of 7 feet in lieu of the permitted 6 foot height. To permit a minimum distance of 10 feet from front building face to property line for Lot Nos. 6 and 13-16 in lieu of the required 25 feet. To permit a minimum distance of 25 feet from rear building face to rear property line in lieu of the required 30 feet for Lot Nos. 5 and 6. Special hearing to amend the previously approved development plan of Greenfield, LLC.

Hearing: Friday, May 19, 2006 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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 410-887-4386.

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Department of Permits and Development Management

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





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

April 10, 2006

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 06-441-A

North side corner of Windsor Mill Road, East of Pine Northeast side of Windsor Mill Road, 165 ft. +/- northwest of centerline of Richwood Avenue 2nd Election District – 4th Councilmanic District Legal Owners: Greenfield, LLC, Craig Carlson, President

<u>Variance</u> to permit a minimum distance of 15 feet from side building face to side building face in lieu of the required 20 feet for Lot Nos. 1-23 and to permit open projections (decks) for Lot Nos. 1-23 with a rear yard setback of 15 feet in lieu of the required 225 feet and to permit a minimum distance of 23 feet from side building face to edge of private road in lieu of the required 25 feet for Lot. No. 3 and to permit two free standing community signs each having a sign face area of 28 square feet in lieu of the permitted 25 square feet and to allow for maximum height of 7 feet in lieu of the permitted 6 foot height.

Hearing: Friday, May 19, 2006 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Benjamin Bronstein, 29 W. Susquehanna Avenue, Ste. 205, Towson 21204 Craig Carlson, 10045 Red Run Blvd., Ste. 150, Owings Mills 21117 Jennifer Leonard, 7125 Ambassador Road, Baltimore 21244

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 4, 2006.

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

Department of Permits and Development Management

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



Baltimore County

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

May 1, 2006

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 06-441-A

North side corner of Windsor Mill Road, East of Pine Northeast side of Windsor Mill Road, 165 ft. +/- northwest of centerline of Richwood Avenue 2nd Election District — 4th Councilmanic District Legal Owners: Greenfield, LLC, Craig Carlson, President

Variance to permit a minimum distance of 15 feet from side building face to side building face in lieu of the required 20 feet for Lot Nos. 1-23 and to permit open projections (decks) for Lot Nos. 1-23 with a rear yard setback of 15 feet in lieu of the required 225 feet and to permit a minimum distance of 23 feet from side building face to edge of private road in lieu of the required 25 feet for Lot. No. 3 and to permit two free standing community signs each having a sign face area of 28 square feet in lieu of the permitted 25 square feet and to allow for maximum height of 7 feet in lieu of the permitted 6 foot height. To permit a minimum distance of 10 feet from front building face to property line for Lot Nos. 6 and 13-16 in lieu of the required 25 feet. To permit a minimum distance of 25 feet from rear building face to rear property line in lieu of the required 30 feet for Lot Nos. 5 and 6. Special Hearing to amend the previously approved development plan of Greenfield, LLC.

Hearing: Friday, May 19, 2006 at 9:00 a.m. in Room 106, County Office Building,

111 West Chesapeake Avenue, Towson 21204

Multiplication Co

Timothy Kotroco Director

TK:klm

C: Benjamin Bronstein, 29 W. Susquehanna Avenue, Ste. 205, Towson 21204 Craig Carlson, 10045 Red Run Blvd., Ste. 150, Owings Mills 21117 Jennifer Leonard, 7125 Ambassador Road, Baltimore 21244

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 4, 2006.

- (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.



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

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

March 22, 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: 06-441-A

North side corner of Windsor Mill Road, East of Pine Northeast side of Windsor Mill Road, 165 ft. +/- northwest of centerline of Richwood Avenue 2nd Election District – 4th Councilmanic District Legal Owners: Greenfield, LLC, Craig Carlson, President

<u>Variance</u> to permit a minimum distance of 15 feet from side building face to side building face in lieu of the required 20 feet for Lot Nos. 1-23 and to permit open projections (decks) for Lot Nos. 1-23 with a rear yard setback of 15 feet in lieu of the required 225 feet and to permit a minimum distance of 23 feet from side building face to edge of private road in lieu of the required 25 feet for Lot. No. 3 and to permit two free standing community signs each having a sign face area of 28 square feet in lieu of the permitted 25 square feet and to allow for maximum height of 7 feet in lieu of the permitted 6 foot height.

Hearing: Monday, April 24, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Juffy Roboco

Director

TK:kim

C: Benjamin Bronstein, 29 W. Susquehanna Avenue, Ste. 205, Towson 21204 Craig Carlson, 10045 Red Run Blvd., Ste. 150, Owings Mills 21117 Jennifer Leonard, 7125 Ambassador Road, Baltimore 21244

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 8, 2006.
 - (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.





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 ubject 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:
Conversing.
Item Number or Case Number:
Petitioner:
Address or Location: Ws Former Windson Mill East of Punt
PLEASE FORWARD ADVERTISING BILL TO:
Name: Jen Branstun
Address: 29 W Sungulhamma Aug
Tauson 21704
Telephone Number: 410 296 0207

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

May 12, 2006

Benjamin Bronstein 29 West Susquehanna Avenue, Suite 205 Towson, MD 21204

Dear Mr. Bronstein:

RE: Case Number: 06-441-SPHA, N/S corner Windsor Mill Road East of Pine

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 1, 2006 (revised).

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

u. Callidal D

WCR:amf

Enclosures

c: People's Counsel

Greenfield, LLC Craig Carlson, Managing Member 10045 Red Run Boulevard, Suite 150 Owings Mills 21117

Jennifer Leonard, L.A. STV Incorporated 7125 Ambassador Road Baltimore 21244

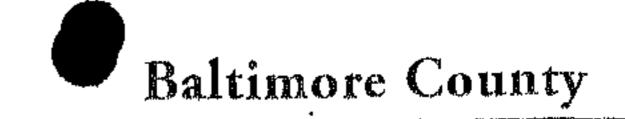


Visit the County's Website at www.baltimorecountyonline.info

Fire Department

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





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 March 21, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: March 20, 2006

Item No.: Item Numbers 427 through 434 and 436 through 439 and 441

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.

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

LT. Roland P. Bosley Jr. Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: March 27, 2006

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 27, 2006

Item Nos. 429, 430, 431, 432, 433, 434, 435,

436, 437, 439, 440, and 441

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-03272006.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

Timothy M. Kotroco, Director TO:

DATE: May 12, 2006 Department of Permits & Development

Management

Dennis A. Kennedy, Supervisor FROM:

Bureau of Development Plans Review

Zoning Advisory Committee Meeting **SUBJECT:**

For May 15, 2006 Item Nos (44), 537, 538, 539, 540, 542, 544, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, and 557

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-05102006.doc



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

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

Maryland Department of Transportation

Date: 3.21.00

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

RE: **Baltimore County**

> Item No. 441 JUM

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.

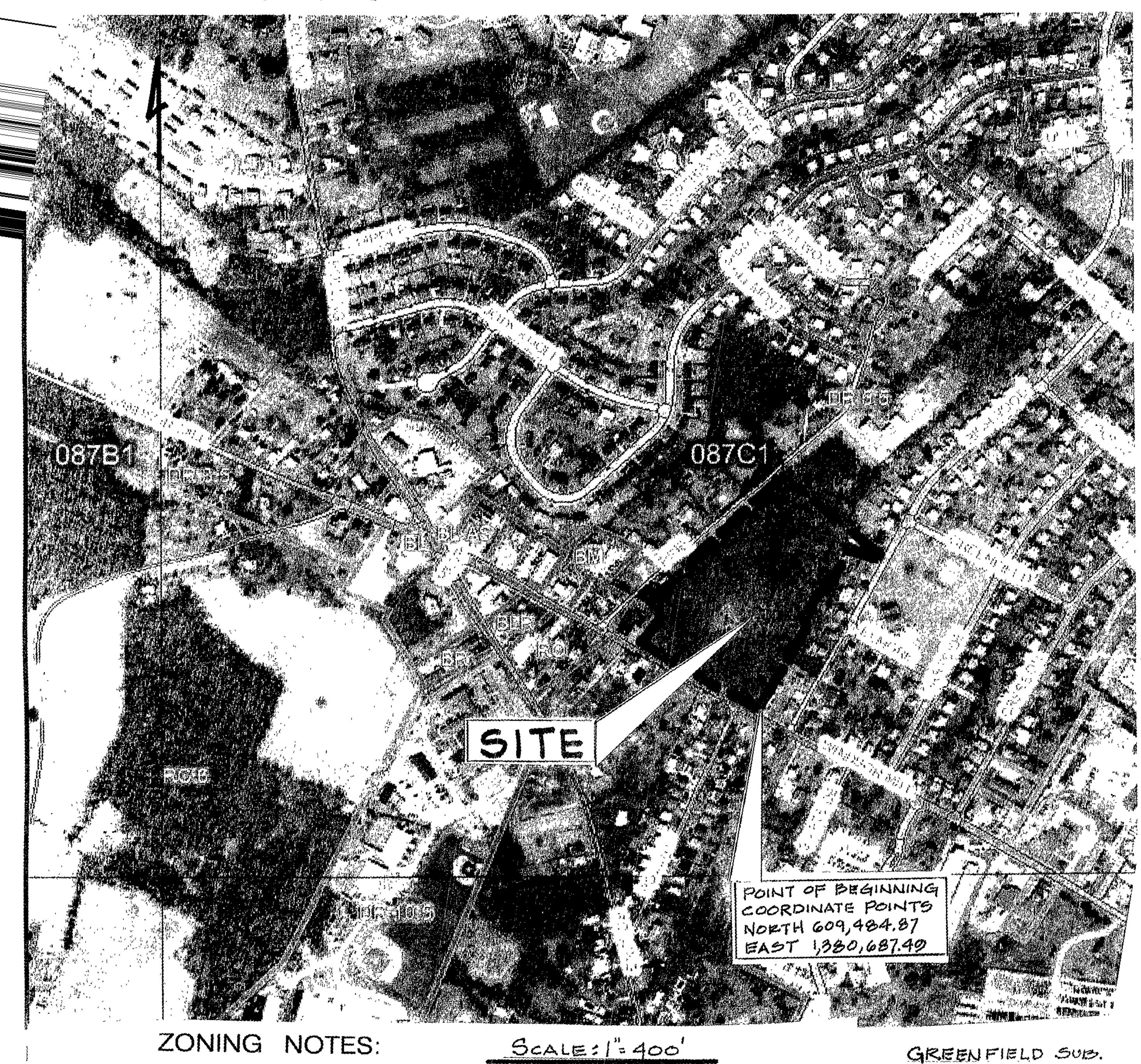
Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

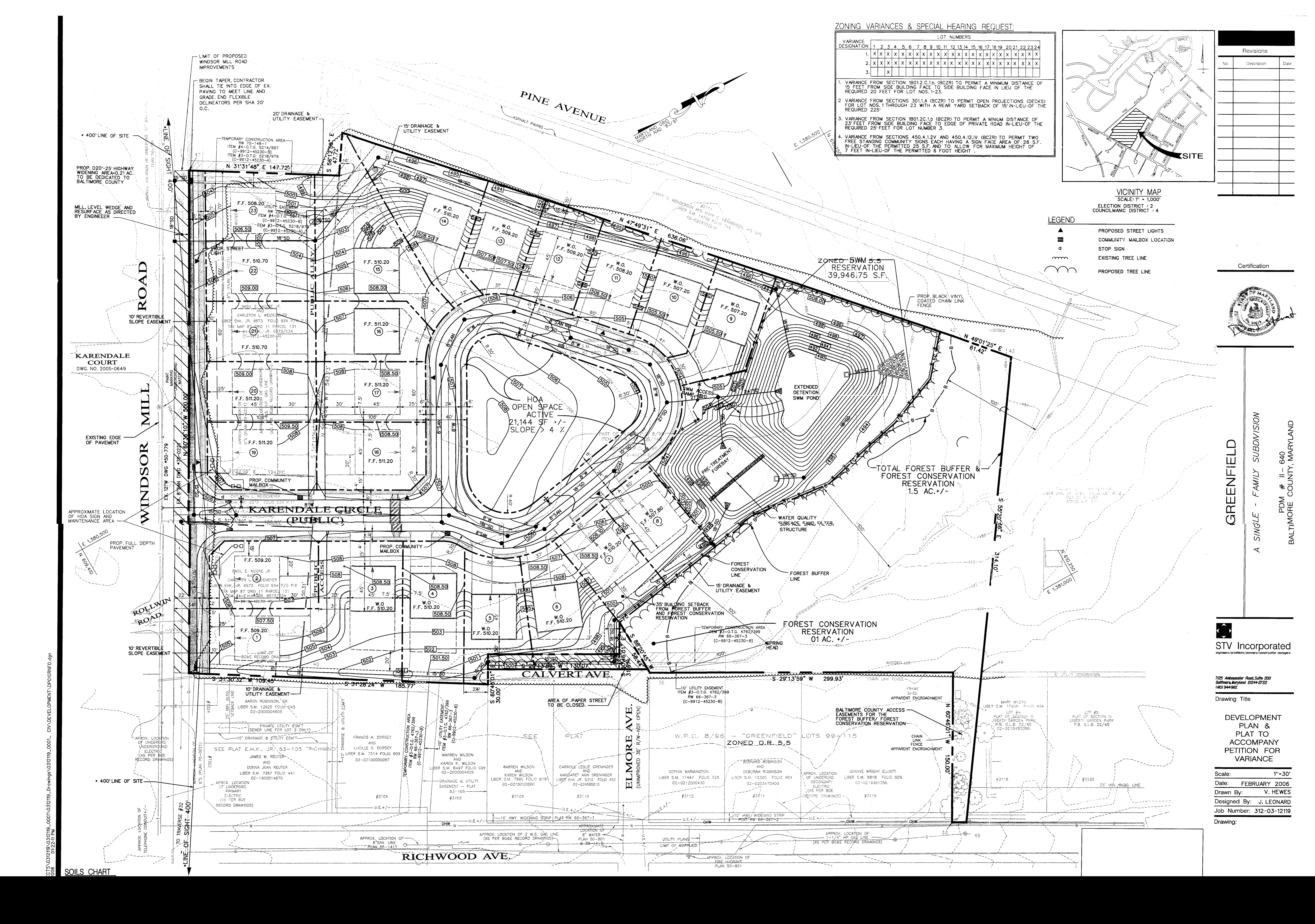
Steven D. Foster, Chief

1. 1. South

Engineering Access Permits Division



1. ZONING MAP NO. NW-5G & NW-4G



MR. CRAIG CARLSON (410-356-9229) 2. OWNERS: 9422 LAKE CHRISTINA LA PORT RICHEY, FL 34668-7413 PARCELS 131 & 132 BASIL E. MOORE, JR. & CARLTON L. WEIDEMEYER ANNAPOLIS, MD 21404-0711 STV INCORPORATED 7125 AMBASSADOR ROAD - SUITE 200 BALTIMORE, MD 21244 CONTACT: JENNIFER LEONARD (410-944-9112) 3. PREPARED BY: 4. EXISTING SITE ADDRESS: WINDSOR MILL ROAD & RICHWOOD AVENUE BALTIMORE, MD 21244 5. PROPERTY INFORMATION: (TAX MAP 87) TAX ACCOUNT 23-00-003885 6. DISTRICT NUMBERS: ELECTION:

COUNCILMANIC: 7. WATERSHED: PIKESVILLE SUB-SEWERSHED: C3 9. PROPOSED UTILITY LAYOUT, LANDSCAPE PLANTINGS, LOT DIMENSIONS, EASEMENTS AND GRADES ARE PRELIMINARY AND MAY BE MODIFIED DURING FINAL DESIGN. ZONING NOTES: 1. ZONING MAP NO. NW-5G & NW-4G DISTRICT 2C4 2. EXISTING USE: VACANT PROPOSED USE: SINGLE-FAMILY DETACHED HOMES 3. CURRENT ZONING AND ACREAGE: D.R.5.5 GROSS: 8.35 AC.+/- (INCL. 15' OF WINDSOR MILL RD., AND 15' OF CALVERT AVE.) 4. DENSITY PERMITTED: 8.35 AC.+/- @ D.R.5.5 - 45 UNITS PROPOSED: 23 UNITS 5. PARKING REQUIREMENTS: REQUIRED: 23 UNITS @ 2 SP/UNIT - 46 SPACES PROVIDED: 46 SPACES (ALL IN PRIVATE DRIVEWAYS) 3. ALL ACCESSORY BUILDINGS/STRUCTURES ON PROPOSED LOTS 1-3 & 15-23 (MUST BE LOCATED AT LEAST 15 FEET FROM ALLEY) AND IF SAID ACCESS FOR BUILDINGS/STRUCTURES ARE LOCATED ON CORNER LOTS, THEY MUST BE LOCATED IN THE HALF OF THE REAR YARD FURTHEST REMOVED FROM THE SIDE STREET.

9. ALL LOTS WILL BE FOR SALE.

10. ALL DRIVEWAYS WILL COMPLY WITH SECTION 409.4 (BCZR). ALL PARKING AND MANEUVERING AREAS WILL BE PAVED WITH BITUMINOUS PAVING BY THE DEVELOPER.

11. ALL PROPOSED SIGNAGE SHALL BE IN COMPLIANCE WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS MANUAL. ALL SIGNS MUST MEET THE REQUIREMENTS OUTLINED IN THE BCZR SECTION 450. 12. MAXIMUM BUILDING HEIGHT FOR ALL PRINCIPAL DWELLINGS IS 50 FEET. 13. THERE ARE NO EXISTING ON-SITE DWELLINGS, BUILDINGS, WELLS, SEPTIC FIELDS, AND FUEL TANKS. ON THIS SITE. 14. ZONING HISTORY:

ZONING CASE R-82-181 RECLASSIFICATION OF PORTION OF SITE FROM A DR 5.5 ZONE TO BL ZONE. THIS REQUEST WAS DENIED ON 5/13/82 BY COUNTY BOARD OF

THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE 1979 ACCORDING TO DEEDS. NO KNOWN PART OF THE GROSS AREA OF THIS PARCEL/ LOT AS SHOWN ON THE PLAN HAS BEEN UTILIZED RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.

OPEN SPACE NOTES:

1. OPEN SPACE REQUIREMENTS:

REQUIRED: 14,950 SF ACTIVE AND 8,050 SF PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION III.D.3.

3. THE DESIGN CONSTRUCTION AND INSTALLATION OF ALL AMENITIES SHOWN ON THE DEVELOPMENT PLAN SHALL BE THE RESPONSIBILITY OF THE

4. ALL LOCAL OPEN SPACE SHALL BE IN COMPLIANCE WITH THE "LOCAL OPEN SPACE MANUAL, LATEST EDITION".

5. 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. 6. 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

7. HOA OPEN SPACE SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS

2 THIS SITE DOES NOT INCLUDE NOR IS CONTIGUOUS TO ANY BUILDINGS

PLANNING NOTES: 1. SCHOOL DISTRICTS: ELEMENTARY SCHOOL: HEBBVILLE
MIDDLE SCHOOL: WOODLAWN
HIGH SCHOOL: WOODLAWN

B. BALTIMORE COUNTY FOREST CONSERVATION REGULATIONS WILL BE MET BY OFFSITE PLANTING FOR 1.5 ACRES OF REFORESTATION.

ACRES OF FOREST IS TO REMAIN ON SITE IN A FOREST BUFFER/ FOREST CONSERVATION RESERVATION.

2. A STEEP SLOPE'S AND ERODIBLE SOILS ANALYSIS IS CURRENTLY PENDING REVIEW BY DEPRM.

3. THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA. 4. THERE ARE 0.1 AC. OF EXISTING WETLANDS LOCATED JUST OUTSIDE THE NORTHWEST PORTION OF THE SITE. THE WETLANDS WERE DELINEATED BY HUMAN & RHODE, INC AND CONFIRMED BY DEPRM SEPTEMBER 2002. 5. THERE IS A SPRINGHEAD AND SEASONAL DRAINAGE SWALE ASSOCIATED WITH THE WETLAND AREAS. THERE IS NO EXISTING FLOODPLAIN

6. THERE IS NO KNOWN SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES EXISTING ON SITE.

7. THERE ARE NO KNOWN ARCHAEOLOGICAL SITES OR HAZARDOUS MATERIALS ON THIS PROPERTY.

8. STORMWATER MANAGEMENT WILL BE REQUIRED FOR THIS SITE.

PDM NOTES: 1. AVERAGE DAILY TRIPS:

23 LOTS • 10.0/UNIT - 230 ADT'S

2. ALL ON-SITE ROADS SHALL BE DEDICATED TO BALTIMORE COUNTY AT NO COST TO THE COUNTY.

3. BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.

4. COMMUNITY STREET LIGHTS WILL BE PROVIDED FOR THIS COMMUNITY

5. A WAIVER TO THE PUBLIC WORKS REQUIRMENT TO ELIMINATE SIDEWALKS FROM BEING PLACED ON THE INSIDE OF KARENDALE CIRCLE ADJACENT TO LOCAL OPEN SPACE IS BEING REQUESTED.

6. A WAIVER TO PUBLIC WORKS STANDARDS TO PERMIT THE OFFSET OF A TWENTY FOUR (24') FOOT WIDE CARTWAY WITHIN A FORTY (40') FOOT RIGHT-OF-WAY WITH TEN (10') FOOT ON THE OUTSIDE AND SIX (6') FEET ON THE INSIDE AROUND THE HOA OPEN SPACE.

NOTE: THE ENTRANCE FROM WINDSOR MILL ROAD TO THE CIRCLE TO BE THIRTY (30') CARTWAY IN A FIFTY (50') FOOT RIGHT-OF WAY. PER PREVIOUS HOH ON 12/9/2004, "NO PARKING" SIGNS WILL BE POSTED ON THE SIDE OF KARENDALE CIRCLE THAT BORDERS THE H.O.A. ACTIVE OPEN SPACE.

WJW:bjs

B. A LANDSCAPE PLAN WILL BE APPROVED PRIOR TO BUILDING PERMIT APPLICATION.

8. A DRC HEARING WAS HELD JUNE 13, 2005, AND MADE THE FOLLOWING RECOMMENDATIONS:
THE DRC HAS DETERMINED THAT YOUR PROJECT IS A MATERIAL CHANGE TO THE DEVELOPMENT PLAN.

9. AN ATTACHED GARAGE MAY EXTEND NOT MORE THAN THREE (3') FEET INTO THE FRONT STREET YARD SETBACK.

PREVIOUS HEARING OFFICERS FINDINGS DECEMBDER 19, 2004

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 17 day of December, 2004 that the revised two page, red-lined development plan for Greenfields, LLC, identified herein as Developer's Exhibits 1 and 2, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the requested waivers identified on the development plan as Waivers 1, 2 and 3 be and the same are hereby GRANTED, subject to the following

> 1) The right-of-way for Karendale Circle shall be reduced to 40 feet, 10 feet behind the curb line on the house side of the single-loaded road and 6 feet behind the curb on the open space side of the right of way, thereby providing additional open space area. "No Parking" signs shall be posted on the side of Karendale Circle that borders homeowners' open space.

> 2) In accordance with the agreement reached by and between the Developer and the Department of Recreation and Parks, marked as County Exhibit 2 a Partial Waiver of Active Open Space has been granted, based on the payment of a "fee-in-lieu" thereof in the amount of \$13,500. This amount will be adjusted pro-rata based on final computation of the record plat Local Open Space area.

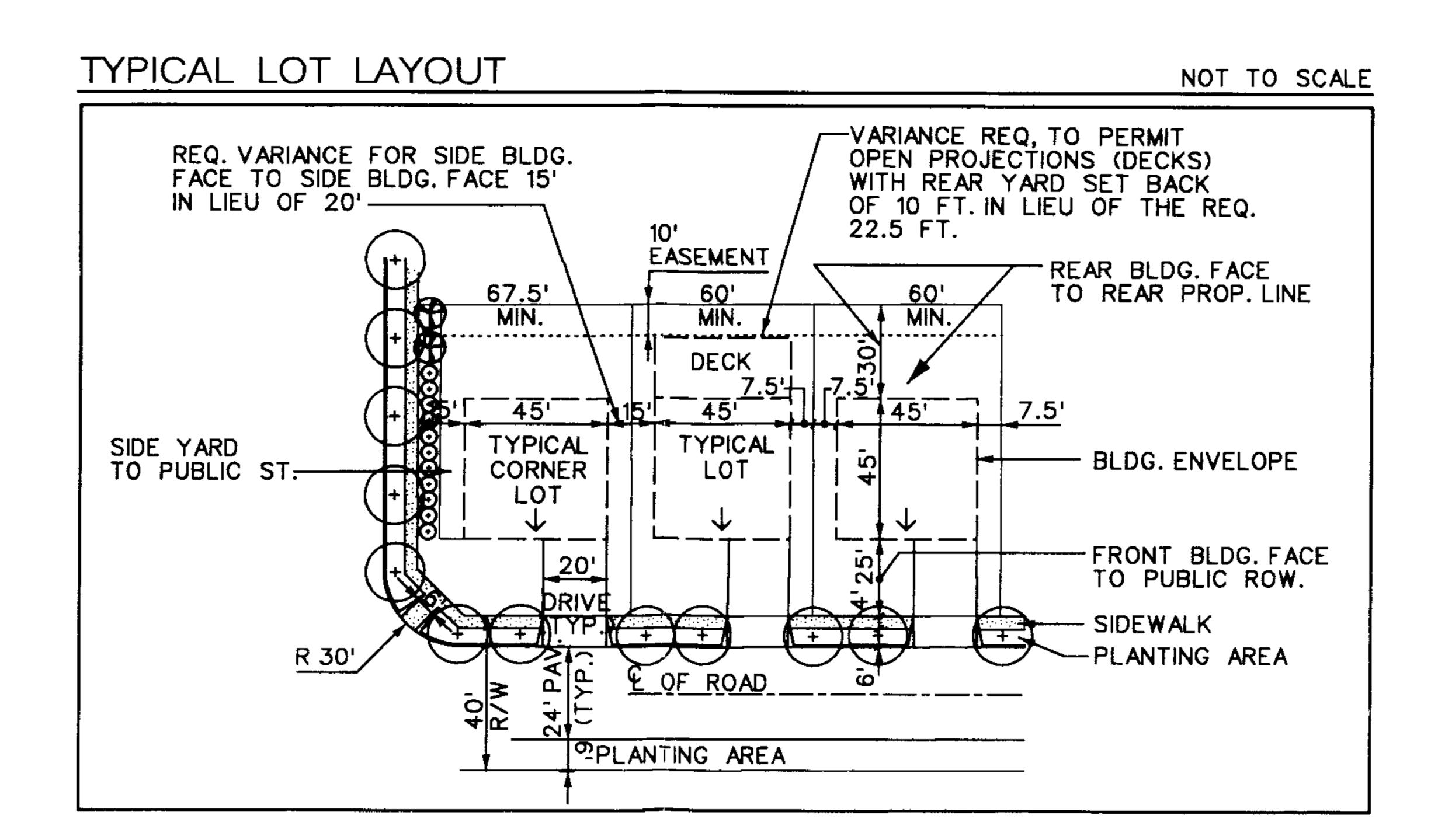
Any appeal of this decision must be taken in accordance with Articles 32-4-229(B) and 32-4-281 of the Baltimore County Code.

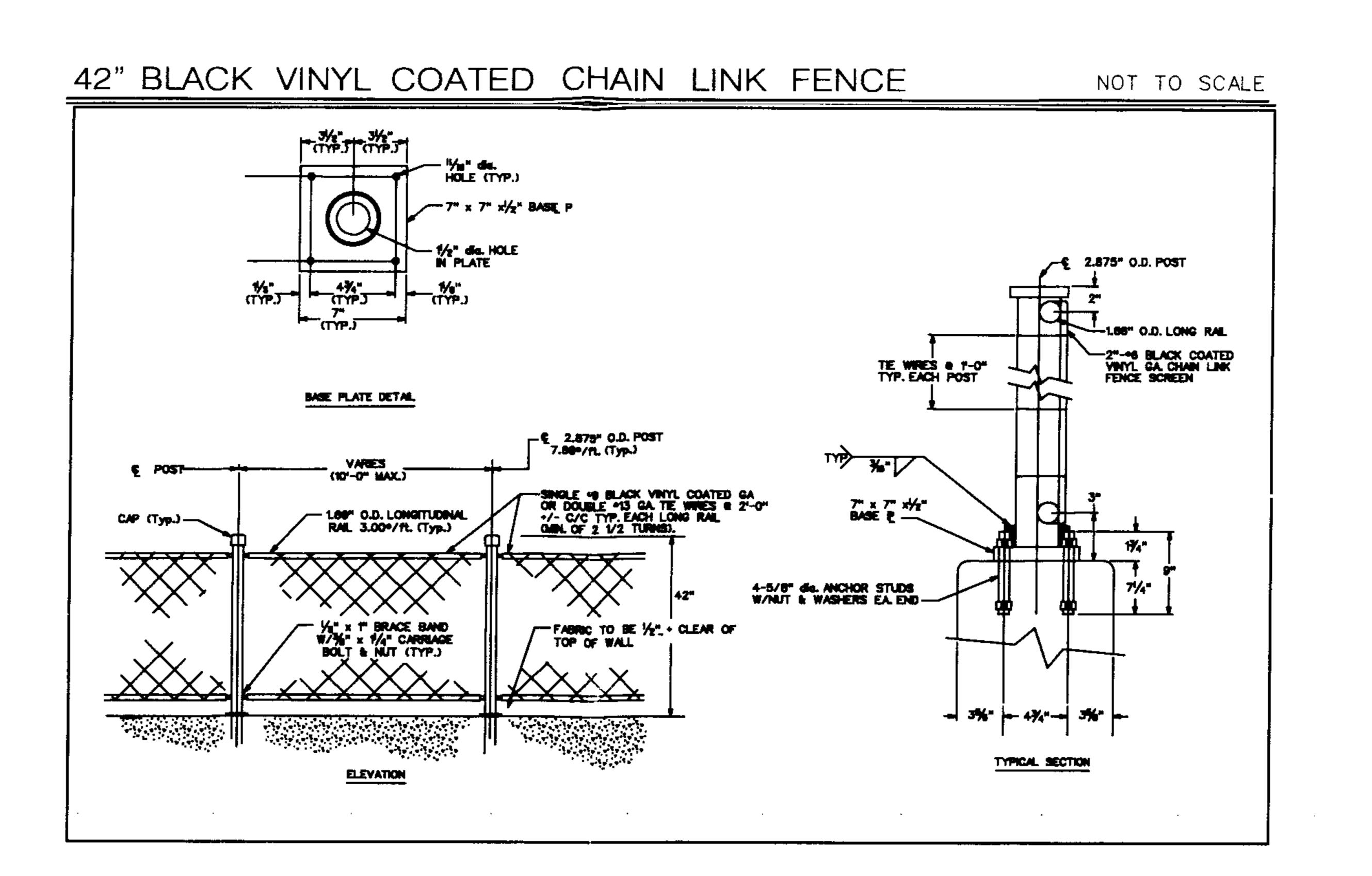
WILLIAM J. WISEMAN, III

for Baltimore County

D.R. SETBACKS SINGLE-FAMILY DETACHED, TWO-FAMILY ALTERNATIVE SITE DESIGN DWELLINGS NEOTRADITIONAL ALL D.R. ZONES (FEET) FROM FRONT BUILDING FACE TO: PUBLIC STREET RIGHT-OF-WAY OR PROPERTY LINE ARTERIAL OR COLLECTOR FROM SIDE BUILDING FACE TO: SIDE BUILDING FACE 20 > 20 HIGH PUBLIC STREET RIGHT-OF-WAY PAVING OF A PRIVATE ROAD TRACT BOUNDARY FROM REAR BUILDING FACE TO: REAR PROPERTY LINE PUBLIC STREET RIGHT-OF-WAY ADDITIONAL SETBACKS:
SETBACKS FOR BUILDINGS
LOCATED ADJACENT TO
ARTERIAL ROADWAYS SHALL BI
INCREASED BY AN ADDITIONAL MAX. ALLOWED BUILDING HEIGHT

NOTE: ENVELOPES OR TYPICAL DWELLINGS AS SHOWN DICTATE A SPECIFIC LOCATION AND ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES, SHOULD THE LOCATION OR ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE LOCATION/ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT.





CERTIFICATION AS TO DELINQUENT ACCOUNTS

PROPOSED COMMUNITY SIGN

SIGN AREA 83.5" X 43.0" = 3,590.5 SQ. INCHES = 25 SF. 5'-5" (65") +/-6'-11 1/2" (83.5") +/-25'-0" +/-14'-0" +/-

STV Incorporated

Drawing Title

DEVELOPMENT NOTES TO ACCOMPANY

FEBRUARY 2006 Job Number: 312-03-12119

AMENDED SCHEDULE A TO PETITION FOR VARIANCE

RE: N/S corner Windsor Mill Road East of Pine

- 1. Section 1B01.2.C.1.b (BCZR) to permit a minimum distance of 15 feet from side building face to side building face in lieu of the required 20 feet for Lot Nos. 1-23.
- 2. Sections 301.1.A (BCZR) to permit open projections (decks) for Lot Nos. 1-23 with a rear yard setback of 15 feet in lieu of the required 225 feet.
- 3. Section 1B01.2C.1.b (BCZR) to permit a minimum distance of 23 feet from side building face to edge of private road in lieu of the required 25 feet for Lot No. 3.
- 4. Sections 450.4.1.2V and 450.4.12.IV (BCZR) to permit two free standing community signs each having a sign face area of 28 square feet in lieu of the permitted 25 square feet and to allow for maximum height of 7 feet in lieu of the permitted 6 foot height.
- 5. Section 1B01.2.C.1.bc (BCZR) to permit a minimum distance of 10 feet from front building face to property line for Lot Nos. 6 and 13 16 in lieu of the required 25 feet.
- 6. Section 1B01.2.C.1.b (BCZR) to permit a minimum distance of 25 feet from rear building face to rear property line in lieu of the required 30 feet for Lot Nos. 5 and 6.