

Special Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at 10039 HARFORD Road

which is presently zoned_{RC-7, DR 3.5, RO, DR 14}

BL

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

SEE ATTACHED

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

BE PRESENTED AT HEARING

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

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

Contract Purchaser/Lessee:

Legal Owner(s):

Δ\		,				
Ruppert O'Brien Group Vanta Type or Print OON ON COON TO ON	Name -	Type or Print	teman & Lo	undas, LI	C	
A388 Totteford Vieta Road	<u> </u>	Signature	MARC	Lound	AS.	
4388 Lottsford Vista Road Telep	phone No.	Name - Type	or Print	-,	<u> </u>	
ityLANHAM, Mate 20	796 Code	Signature	· ·		 	·/· \
Attorney For Petitioner:		<u>13126</u> I Address	ONG Green	Pike	Tele	ephone No.
eborah C. Dopkin, Esquire	City	Hydes—	<u> </u>	skile -	2108 Zp Code	2
eborah C. Dopkin, P.A.	· · · · · · · · · · · · · · · · · · ·		itative to be	<u>Contacted</u>	<u>t:</u>	
company		Name				
•	hone No.	Address		······································	Teler	phone No.
owson MD 212 ity State	Zip Code	City		State		Zip Code
· ·			OFFICE U	SE ONLY		
Case No. 06-614-51			LENGTH OF HEA	B 4444		
	Reviewed By	UNAVAILABL	E FOR HEARING	0.07	<u>56</u> .	

Special Variance from Section 4A02.4.D of the BCZR pursuant to Section 4A02.4.G of the BCZR relating to transportation standards of intersections for non-industrial development.

Description

To Accompany Special Variance

5.384 Acre Parcel

East Side of Harford Road

Ninth Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

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

A Team of Land Planners,

Landscape Architects,

Golf Course Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at the end of the following two courses and distances measured from the point formed by the intersection of Harford Road and North Wind Road, (1) Northeasterly 184 feet, more or less, along the centerline of Harford Road, thence (2) Northeasterly 24.0 feet, more or less, to the point of beginning, referring all courses of this description to the Grid Meridian established in the Maryland Coordinate System, thence leaving said point of beginning and running for lines the twenty following courses and distances: (1) North 30 degrees 26 minutes 34 seconds East 90.31 feet, thence (2) South 59 degrees 33 minutes 26 seconds East 5.00 feet, thence (3) North 30 degrees 41 minutes 11 seconds East 5.82 feet, thence (4) North 53 degrees 28 minutes 51 seconds West 5.05 feet, thence (5) North 30 degrees 26 minutes 34 seconds East 131.67 feet, thence (6) South 59 degrees 33 minutes 26 seconds East 3.00 feet, thence (7) North 30 degrees 26 minutes 34 seconds East 10.00 feet, thence (8) North 59 degrees 33 minutes 26 seconds West 3.00 feet, thence (9) North 30 degrees 26 minutes 34 seconds East 137.91 feet, thence (10) South 59 degrees 33 minutes 26 seconds East 5.00 feet, thence (11) North 30 degrees 26 minutes 34 seconds East 10.00 feet, thence (12) North 59 degrees 33 minutes 26 seconds West 5.00 feet, thence (13) North 30 degrees 26 minutes 34 seconds East 83.04 feet, thence (14) North 54 degrees 52 minutes 37 seconds East 107.36 feet,



thence (15) South 73 degrees 50 minutes 40 seconds East 103.17 feet, thence (16) South 70 degrees 39 minutes 32 seconds East 334.07 feet, thence (17) South 29 degrees 20 minutes 09 seconds West 401.04 feet, thence (18) North 54 degrees 34 minutes 39 seconds West 193.27 feet, thence (19) South 35 degrees 07 minutes 41 seconds West 267.93 feet, and thence (20) North 60 degrees 45 minutes 49 seconds West 265.59 feet to the point of beginning; containing 5.384 acres of land, more or less.

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

June 1, 2006

Project No. 05078.C (L05078.C)



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Contract Assertant 100 · 新沙山湖 **海红** 報

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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: #06-614-SA

10039 Hartord Boad East side of Harford Road, 1825 feet north of centerline of North Wind Road

11th Election District - 5th Councilmanic District
Legal Owner(s): Bateman & Loundas, LLC
Contract Purchaser: Ruppert O'Brien Group
Special Variance: from Section 4A02.4.0 of the BCZR
pursuant to Section 4A02.4.G of the BCZR relating to the transportation standards of intersections for non-Industrial development.

Hearing: Tuesday, September 5, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Ave-

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baitimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3869.

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

JT/8/744 Aug. 22

106637

CERTIFICATE OF PUBLICATION

8 24,2006
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 publication appearing
m 822,2000
The Jeffersonian Arbutus Times Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News
Dillusa,_

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY

Tuesday, August 22, 2006 Issue - Jeffersonian

Please forward billing to:

Deborah Dopkin 409 Washington Avenue Towson, MD 21204

410-821-0200

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: 06-614-SA

10039 Harford Road

East side of Harford Road, 1825 feet north of centerline of North Wind Road

11th Election District – 5th Councilmanic District

Legal Owners: Bateman & Loundas, LLC Contract Purchaser: Ruppert O'Brien Group

Special Variance from Section 4A02.4.D of the BCZR pursuant to Section 4A02.4.G of the BCZR relating to the transportation standards of intersections for non-industrial development.

Hearing: Tuesday, September 5, 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.

Department of Permits and Development Management

Director's Office County Office Building 111 W. Chesapeake Aven 1e Towson, Maryland 21201 Tel: 410-887-3353 • Fax: 410-8:7-5708



Baltimore County

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

June 28, 2006

NEW 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: 06-614-SA

10039 Harford Road

East side of Harford Road, 1825 feet north of centerline of North Wind Road

11th Election District - Lith Councilmanic District

Legal Owners: Bateman & Loundas, LLC Contract Purchaser: Fluppert O'Brien Group

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Hearing: Tuesday, September 5, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Muthy Kotroco

Director

TK:kim

C: Deborah Dopkin, 409 Nashington Avenue, Towson 21204

Mark Loundas, 13126 Long Green Pike, Hydes 21082

Sean Ruppert, Ruppert O'Brien Group, 4388 Lottsford Vista Road, Lanham 20706

NOTES: (1) THE PETIT ONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 21, 2006.

- (2) HEARING TARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODE ATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4-386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, July 18, 2006 Issue - Jeffersonian

Please forward billing to: Deborah Dopkin

409 Washington Avenue

Towson, MD 21204

410-821-0200

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: 06-614-SA

10039 Harford Road

East side of Harford Road, 1825 feet north of centerline of North Wind Road

11th Election District - 5th Councilmanic District

Legal Owners: Bateman & Loundas, LLC Contract Purchaser: Ruppert O'Brien Group

Special Variance from Section 4A02.4.D of the BCZR pursuant to Section 4A02.4.G of the BCZR relating to the transportation standards of intersections for non-industrial development.

Hearing: Thursday, August 3, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

JAHLLIAM 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.

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

June 14, 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: 06-614-SA

10039 Harford Road

East side of Harford Road, 1825 feet north of centerline of North Wind Road

11th Election District – 5th Councilmanic District

Legal Owners: Bateman & Loundas, LLC

Contract Purchaser: Ruppert O'Brien Group

Special Variance from Section 4A02.4.D of the BCZR pursuant to Section 4A02.4.G of the BCZR relating to the transportation standards of intersections for non-industrial development.

Hearing: Thursday, August 3, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Deborah Dopkin, 409 Washington Avenue, Towson 21204
Mark Loundas, 13126 Long Green Pike, Hydes 21082
Sean Ruppert, Ruppert O'Brien Group, 4388 Lottsford Vista Road, Lanham 20706

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 19, 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



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:	
Petitioner: Ruppert O'Brien Group	
Address or Location: 10039 Harford Road	
PLEASE FORWARD ADVERTISING BILL TO: Name: Deborah C. Dopkin, Esq Address: 409 Washington Ave STE 1000 Towson, MD 21204	
Telephone Number: 410 -821-0200	

Revised 7/11/05 - SCJ

06.6 (4.5,V.



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor Robert L. Flanagan, Secretary Nell J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: June 15, 2006

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

RE: Baltimore County
Item No. 614 (JRA)
10039 Harford RD
MD 147

MD 147

Mile Post 3.19

Dear Ms. Matthews:

This office has reviewed the referenced Item and has no objection to approval of the Special Variance. However we will require the owner to obtain an access permit through our office and as a minimum the following roadway improvements may be required:

- Provide a southbound left turn lane for the site entrance with storage for at least four vehicles. Maintain the existing northbound left turn lane for Cub Hill Rd.
- 15' wide auxiliary lane widening from property corner to property corner to include curb, gutter and sidewalk. The widening to the south shall be extended to connect to the improvements at North Wind RD.
- Ilighway widening dedication to an ultimate 88' right-of-way, as well as off-site right-of-way dedication for the associated roadway improvements.
- Minimum entrance and exit widths shall be 20' to 24' with 30' radii, the proposed median shall be a 6' wide minimum. The entrance throat length should be longer.
- Landing grade shall be 50' in length at a 3% maximum.
- Hydraulic approval will be required prior to the issuance of a grading permit by Baltimore County DEPRM.
- Provide a typical section showing the improvements to MD 147.
- Signing and marking plan will be required with the appropriate lane transitions.
- Historical and archeological review will be conducted by our Office of Planning.
- A review for sinkhole potential will be conducted by our Office of Materials and Testing.

Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Should any additional information be required please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster., Chief

Engineering Access Permits Division



RE: PETITION FOR SPECIAL VARIANCE

10039 Harford Road; E/S Harford Road,

1825' N c/line North Wind Road

11th Election & 5th Councilmanic Districts

Legal Owner(s): Bateman & Loundas, LLC *

Contract Purchaser(s): Ruppert O'Brien

Group, Sean Ruppert, Manager

Petitioner(s)

BEFORE THE

* ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

* 06-614-SA

* * * * * * * * *

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 and all documentation filed in the case.

RECEIVED

14 2006 30 14 2006 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 14th day of June, 2006, a copy of the foregoing Entry of Appearance was mailed to, Deborah C. Dopkin, Esquire, 409 Washington Avenue, St 1000, Towson, MD, 21204, Attorney for Petitioner(s).

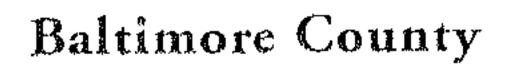
PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

ax Junner Man

Department of Permits as Development Management





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

Director's Office County Office Building 111 W. Chesapeake Ave me Towson, Maryland 21214 Tel: 410-887-3353 • Fax: 410-481-5708

June 28, 2006

Deborah C. Dopkin Deborah C. Dopkin, F.A. 409 Washington Averue Towson, MD 21204

Dear Mrs. Dopkin:

RE: Case Number: (16-614-SA, 10039 Harford Road

The above realter, previously scheduled for August 3, 2006, has been postponed at your request. The hearing has been rescheduled and the new notice is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Patitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

Muy Korroco

Timothy Kotroco

Director

TK:klm

C: Mark Loundas, Bateman & Loundas, LLC, 13126 Long Green Pike, Hydes 21082 Sean Ruppert, Ruppert O'Brien Group, 4388 Lottsford Vista Road, Lanham 20706



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

DEBORAH C. DOPKIN, P.A.

ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MARYLAND 21204

TELEPHONE 410-821-0200 FACSIMILE 410-823-8509 e-mail ddopkin@dopkinlaw.com

DEBORAH C. DOPKIN

to parties

June 22, 2006

Ms. Kristen Matthews Zoning Office Baltimore County 111 West Chesapeake Avenue Towson, Maryland 21204

> RE: Hearing for Special Variance Case No. 06-614-SA 10029 Harford Road

Dear Ms. Matthews:

Pursuant to our conversation of earlier this week, I am writing to request a postponement in the above captioned matter. I have a long standing vacation commitment the first week in August and will not be available. I would appreciate your setting this in for a hearing at a later time and date.

Thank you for your attention to this matter.

Very truly yours,

Deborah C. Døpkin

DCD/kmc

cc: People's Counsel for Baltimore County
Mr. Sean Ruppert
Daft-McCune-Walker
Wes Guckert, Traffic Group

C:\docs\KMC\DCD\Letters 2006\zoning office.wpd

-13W 9/5

DEBORAH C. DOPKIN, P.A.

ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MARYLAND 21204

TELEPHONE 410-821-0200 FACSIMILE 410-823-8509 e-mail ddopkin@dopkinlaw.com

DEBORAH C. DOPKIN

August 8, 2006

Honorable William Wiseman Zoning Commissioner for Baltimore County County Courts Building 401 Bosley Avenue, Suite 405 Towson, Maryland 21204

> RE: Case No. 06-614-SA 10039 Harford Road

Dear Mr. Wiseman:

This office represents Ruppert O'Brien Group, the contract purchaser and developer of the above captioned property.

This letter is to advise you that the developer is withdrawing its petition for special variance in the above captioned matter, now scheduled for a hearing before you on September 5, 2006.

I would appreciate your removing this matter from the docket and apologize for any inconvenience this may have caused you.

Thanking you in advance, I am

Very truly yours,

DCD/kmc

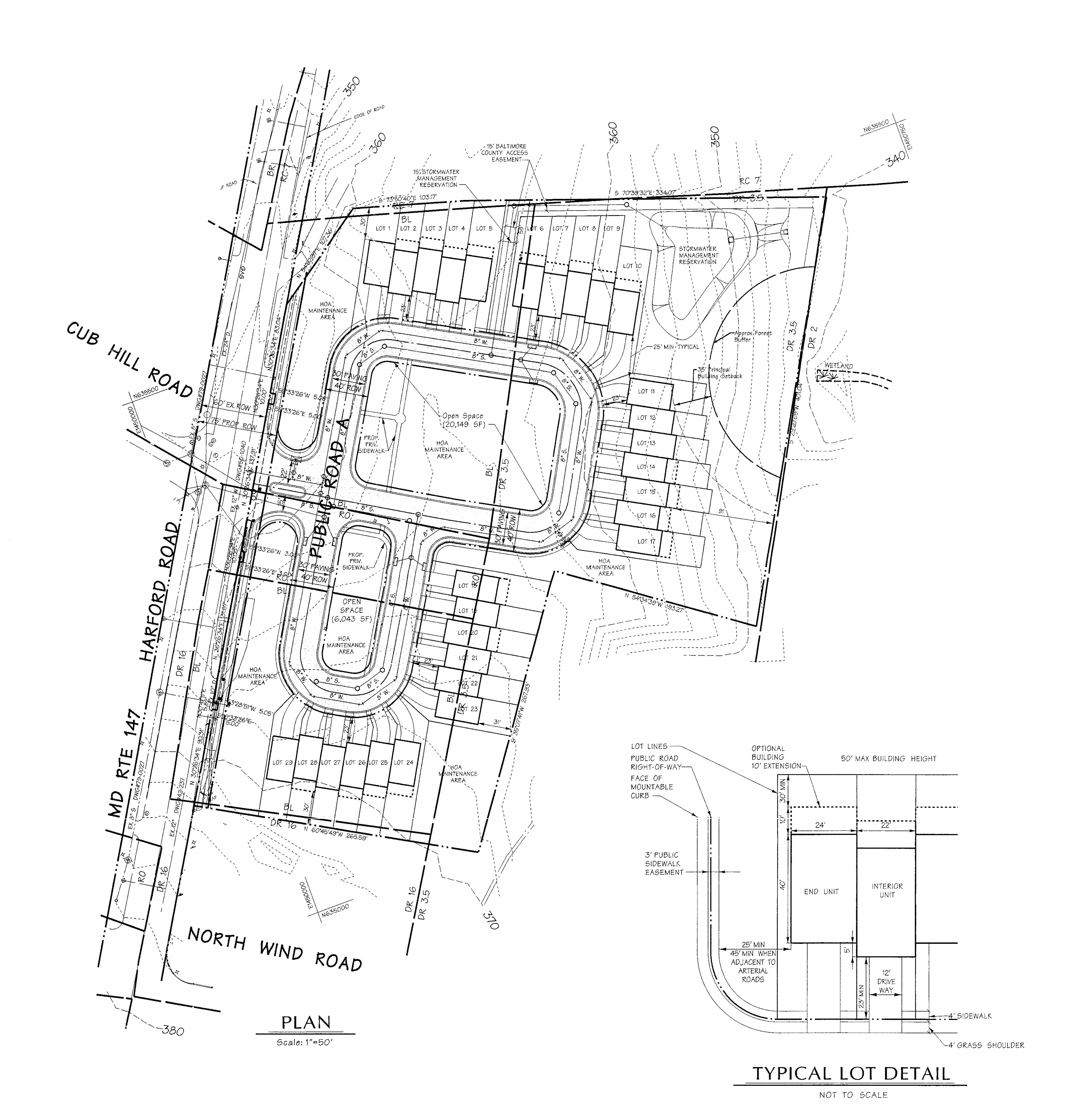
cc: Honorable Vincent Gardina
Ruppert O'Brien Group
Mr. Mitch Kellman
Jeff Long, Deputy Director of Planning
Frank Heintz, Chairman, Planning Board
Timothy M. Kotroco, Director, PADM

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ZONING HEARING FILE INTERNAL CHECKLIST Zoning Case No. 00-614-54

Date Completed/Initials 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) 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) 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) 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) 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)



GENERAL NOTES

1. OPEN SPACE REQUIRED - 18,850 SF ACTIVE AND 10,150 SF PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION III.D.3; OPEN SPACE PROVIDED - 18,850 ACTIVE, 7,342 PASSIVE; A WAIVER OF 2,808 SF OF PASSIVE OPEN SPACE WILL BE REQUESTED OR OPEN SPACE WILL BE RECONFIGURED TO MEET THE MINIMUM REQUIREMENTS.

2. BALTIMORE COUNTY PUBLIC ROAD STANDARDS REQUIRE A MINIMUM 30' PAVING ON A 50' ROAD RIGHT OF WAY. RELIEF IS REQUESTED TO ALLOW FOR 30' PAYING ON 40' ROAD RIGHT OF WAY FOR THE PROPOSED PUBLIC ROAD.

3. BALTIMORE COUNTY RESIDENTIAL ZONING STANDARDS REQUIRE GARAGE TOWNHOMES TO HAVE A MINIMUM FRONT SETBACK OF 25' FROM THE ROAD RIGHT OF WAY. RELIEF IS REQUESTED TO ALLOW FOR 23' FRONT SETBACKS FROM THE PUBLIC ROAD RIGHT OF WAY. STANDARDS ALSO LIMIT A GROUP OF TOWNHOUSES WITH A MAXIMUM OF 6 UNITS. RELIEF IS REQUESTED FOR

4. THE 50' UNDISTURBED BUFFER SHALL BE COORDINATED WITH NORTH WINDS SUBDIVISION.

5. NO SIGNAGE IS PROPOSED.

6. BALTIMORE COUNTY 200 SCALE ZONING MAPS ARE: 071B1 AND 071C1

SITE DATA

ZONE	ACRES	UNITS ALLOWED	UNITS PROPOSED
BL	2.625	42 DEN U *	
DR 3,5	2.508	8.78 DW U	
DR 16	0.041	0.656 DEN U	
RC-7	0.030	O DW U	
RO	0.447	2.46 DW U	
TOTAL	5.65	11.24 DW U / 42.6 DEN U	11 DW U / 27 DEN U

* BL MAY BE CALCULATED AT DR 16 WITH PUD, AND ALL DENSITY MAY BE TRANSFERRED ACROSS ZONE LINES. EACH 3+ BEDROOM HOUSE IS 1.5 DENSITY UNITS

SITE DEVELOPMENT PROPOSAL

DWELLING TYPE	PROPOSED UNITS	PARKING REQUIRED	PARKING PROVIDED	AVG. DAILY TRIPS	PHASE	DEVELOPMENT SCHEDULE
TOWNHOUSE	29	58	58*	174	N/A	2007
TOTAL	29	58	58*	174	N/A	2007

FOREST BUFFER / FOREST CONSERVATION NOTES

* A MINIMUM OF TWO (2) 81/2' X 18' PARKING SPACES WILL BE PROVIDED FOR EACH UNIT

STANDARD NON-DISTURBANCE NOTE:

OTHER FOREST RETENTION AREAS, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT."

PROTECTIVE COVENANTS NOTE:

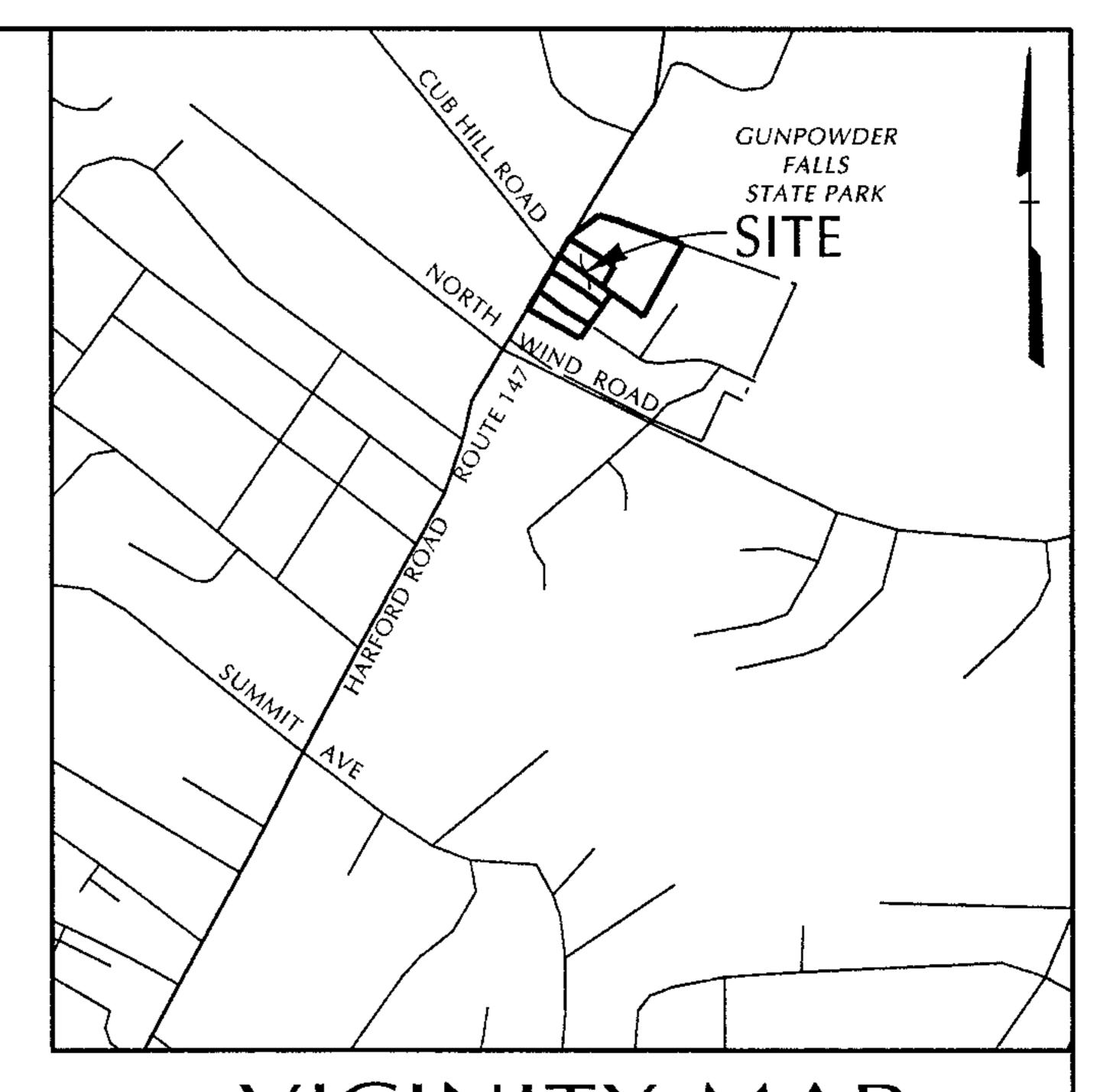
OPEN SPACE PROPOSAL

LOCAL OPEN SPACE TYPE	ACRES	UNDEVELOPED AREAS	ACRES
ACTIVE OPEN SPACE	0.463	STORM WATER MANAGEMENT	1.072
100 YEAR FLOOD PLAIN	0	HOA/COA AREAS	0.823
AMENITY AREAS	0	OTHER	0
TRAILS AND CONNECTORS	0.030	TOTAL PROVIDED	1.897
OTHER - PASSIVE	0.139		<u> </u>
TOTAL PROVIDED	0.601		
PROPOSED OWNERSHIP	Н∩А		

BASIC SERVICES TRANSPORTATION MAP.

NO OTHER BASIC SERVICES MAP DEFICIENCIES EXIST.

NEAREST FIRE HYDRANT IS LOCATED AT SOUTHWEST CORNER OF NORTH WIND ROAD AND HARFORD ROAD.



VICINITY MAP

IFCFND

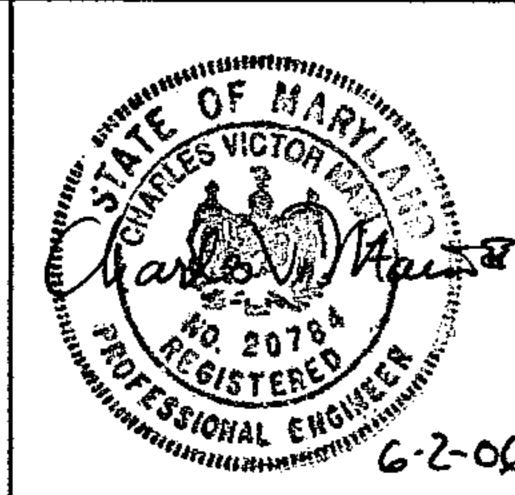
	PROPERTY LINE ZONING LINE
580	EXISTING CONTOURS
	EDGE OF PAVEMENT CENTERLINE OF ROAL
	EXISTING TREE LINE
	WETLAND

DATA SOURCES:
Existing topography, improvements, and boundary information is taken from a DMW survey dated March Zoning Information shown hereon provided by Baltimore County Office of Planning GIS 2004 official zoning lines as shown on zoning maps 71b1 and 71c1.



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

CUB HILL VILLAGE



Baltimore County, MI

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DATE	BY		REVISIONS	
				
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