

IN RE: DEVELOPMENT PLAN HEARING
E/S New Gerst Road, north of
Joppa Road East
11th Election District
5th Councilmanic District
(MEADOWS AT HONEYGO)

Highland Development Corporation
Developer/Petitioner

* BEFORE THE
* HEARING OFFICER
* OF BALTIMORE COUNTY
* Case No. XI-1004 and
* Case No. 06-623-HSA

* * * * *

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN ORDER

This matter comes before this Deputy Zoning Commissioner/Hearing Officer for Baltimore County, as a requested approval of a Development Plan known as "Meadows at Honeygo", prepared by Little & Associates, Inc. The Developer is proposing the development of the subject property into 63 single-family residential units on 28.39 ± acres of land zoned DR-2H and DR-3.5H. The subject property is located on the east side of New Gerst Road, north of Joppa Road East.

The Petitioner is also requesting a Honeygo Special Variance and Variance under Case No. 06-0623-HAS described as follows:

Honeygo Special Variance to permit the issuance of residential building permits for construction of single family homes as shown on the development plan entitled "Meadows at Honeygo" and any and all amendments thereto approved or proposed; and the conveyance of sewage from one subarea to another to serve the proposed development; for such further relief as the nature of this case and the proposed improvements shown graphically and textually on the "Meadows at Honeygo" development plan may require, all as shown more particularly on the Plat to accompany this petition.

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Variance to permit building face to building face/sum side of side yards of 17 feet for the houses on lots 2/3, 12 feet for the houses on lots 5/6, 7/8, 9/10, and 15 feet for the houses on lots 11/12 in lieu of the required 20 feet; and a 22 foot separation for the houses on lots 14/15 in lieu of the required 30 feet.

Regarding the HOH, the property was posted with Notice of Hearing Officer's Hearing on June 27, 2006, for 20 working days prior to the hearing, in order to notify all interested citizens of the date and location of the hearing. In addition the file contains a certificate that the Developer mailed notice of the date and time of the Hearing Officer's Hearing on July 28, 2006.

Regarding the request for variances, the property was posted with a notice of the time and date of the public hearing on July 11, 2006, notice of the request for Special Variance given by way of publication in the Jeffersonian Newspaper on July 11, 2006 and notice of the Special Variance and Variance requests given by way of publication in the "Baltimore Sun" newspaper on July 13, 2006.

As to the history of the project, a Concept Plan Conference was held on August 1, 2005. A Community Input Meeting was held on August 31, 2005 at the White Marsh Public Library. A Development Plan Conference followed on July 5, 2006. A Hearing Officer's Hearing for this development was held on July 27, 2006 in Room 106 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

Appearing at the hearing on behalf of the Development Plan approval request were Carl Wilson, traffic engineer, Dwight Little, professional engineer, and Richard Demmitt from the Highland Development Corporation. Howard L. Alderman, Jr., Esquire, represented the Petitioners.

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Attending the hearing as interested citizens and protestants were Bill Libercci, who represented the Perry Hall Improvement Association, Frank Fox, James Padden, Mike Hartnett, John and Janice Likens, Peter Filsinger, Ed Klingenstein, Jim Blum, Joseph Wendel, Pat Martin, John Grimes, and Dennis Ekert. Frank Borgerding, Esquire, represented the Glenside Farms Community Association who supported the Developers' request on condition that the July 27, 2006 agreement between the Developer and Association be incorporated in the Order

Also in attendance were representatives of the various Baltimore County reviewing agencies; namely, Dennis Kennedy (Development Plans Review), William Minor (Bureau of Land Acquisition), Darryl Putty, (Project Manager), and Bruno Rualitis (Zoning Review) all from the Office of Permits & Development Management; Dawn Muddiman, Fire Department; Jeff Livingston from the Department of Environmental Protection and Resource Management (DEPRM); Jennifer German from the Office of Planning; and Bruce Gill from the Department of Recreation & Parks.

Developer Issues

The Developer presented no issues for resolution. Mr. Alderman noted that the request for side yard setback variances arose because of requests by the Office of Planning and the Glenside Farms Community Association to reduce the number of houses on Gerst Road with direct access to that road as reflected in a written agreement to be presented. He also pointed out that the Developer will restore Forge Haven Drive after installing a large pipe.

County Issues

Each of the reviewing agencies indicated that the Development Plan met all County regulations with the following exceptions and highlights:

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Recreation and Parks

The representative of the Department indicated that Local Open Space is required for the development is 63,000 square feet, or approximately 1.5 acres. He noted the Developer is providing 94,000 square feet of local open space and that the ratio of active to passive space meets the regulations.

Planning Office

The representative of the Office indicated that the plan met the regulations for which the Office is responsible. The Office did not oppose either the request for special variance or variance under the circumstances. She indicated that her Office worked with the Developer and community to reduce the number of driveways for the homes on Gerst Road which resulted in the Developer moving several houses closer together to achieve shared driveways. These homes have side entry garages, a fact which dictates the distance between homes. She noted that granting the request for side yard variance will not increase the number of homes in any way. Sixty-three (63) homes were proposed by the Developer initially and 63 are being proposed with the shared driveway design. Mr. Wendel from the Glenside Farms Community Association indicated that his Association was happy with the revised design which eliminated separate access from houses on Gerst Road.

The representative noted that the revised Redline Development Plan meets the residential performance standards for Honeygo as shown on the development plan and the revised pattern book, Developer's exhibit 2. In response to questions she noted that the County Zoning Regulations do not control what price the builder will ask for homes but the builder will be bound to build according to the pattern book. Mr. Padden expressed concern that there would be no place to park vehicles of guests coming to the new homes on Gerst Road. Mr. Alderman

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pointed out that the development plan shows that the Developer's side of Gerst Road will be improved and widened so that there will be enough space for two way traffic and parked cars along Gerst Road.

In regard to school impact analysis, she indicated that the Planning Office had redrafted its proposed regulations to implement the new school impact legislation and will have a second public hearing on August 1, 2006. Thereafter the Office expects to adopt revised school impact regulations which can then be applied to this development. Consequently the Planning Office requested the record of this case be kept open until a full review of the impact of this development can be made. The Developer agreed. Neither the Developer or the County waived its right to a public hearing on this issue should the parties not agree on the results.

Mr. Filsinger pointed out that Chapel Hill Elementary School already has two modular classrooms, that four more were planned and there seems to be no limit to the number of modular classrooms before declaring the school overcrowded. He expressed concern for the safety of the children who had to go outside to get to the mobile classrooms. He also pointed out that there were many new developments going on in the immediate area, that this development is designed to attract families with children and that each family will have many vehicles which will increase the traffic in the area. Mr. Libercci opined that the Hearing Officer has the power to curtail overcrowding in adjoining schools and school capacity should not be the determining factor in this decision.

Mr. Alderman gave a summary of the recent changes to the school impact requirements which take other developments in the pipeline into account and discussed the threshold for State aid for school construction. He noted that the State will contribute to building a new school when

the number of students reaches 120% of rated capacity and that the County reduced its threshold to 115 %.

On August 1, 2006 the representative of the Planning Office indicated in a memorandum that the Office reviewed the school impact analysis presented by the Developer, found that Chapel Hill Elementary School and Perry Hall High School would exceed State Rated Capacity considering the projects in the pipeline, but that there was spare capacity in adjacent school districts to which students could go and which would not make these districts exceed 115 %. This analysis included the Cowenton North project as a worst case which had not been approved by the time the subject development was considered. The representative explained that there was no way to know which development would be approved first so to be sure of spare capacity, both this and Cowenton North were included in the analysis.

Bureau of Development Plans Review (Public Works)

The representative of the Department indicated that the plan met the regulations for which the Department of Public Works is responsible. He noted that the Department did not object to diverting sewerage from the Honeygo subarea to the Bean Run subarea as there was sufficient capacity in the receiving subarea to handle the added sewerage.

He denied there is any immediate County plan to improve Cunnie Avenue. He indicated the request to acquire property along Cunnie Avenue from this Developer were simply attempts to obtain added rights of way in case this would ever be needed in the future. Ms. Martin expressed concern that Cunnie Avenue would be damaged when the pipe for this development is installed. Mr. Alderman indicated that all roads impacted by the development would be restored including Glen Summit Drive. He noted as the result of the agreement with the community, Glenfield Road is to be blocked off permanently and the stop sign at Glen Summit Drive and

Glenfield Road will be relocated. Finally Ms. Martin expressed concern that Cunnie Avenue which is only 9 feet wide will be used during the construction phase of this project. Mr. Little stated that the only use of Cunnie was to install a storm drain in the roadbed and again the Developer will restore the road.

The representative of the Department noted that the Department wanted the Developer to improve New Gerst Lane from proposed Road B to Good Spring Drive. However some property owners along New Gerst objected to the idea and consequently the Developer will have to design the improvements only. See redline note on Development Plan. Mr. Klingenstein indicated that he would get neighbors along New Gerst Lane to review the proposed improvements as presently the road was in poor condition.

Members of the community expressed concern regarding off site improvements to Gerst Road including sidewalks, that all infrastructure be in place before this development can begin, and concerns about interruptions in service during construction. Mr. Padden presented a letter dated July 25, 2006 from the Shadowcreek Homeowners Association (protestants exhibit 1) opposing the requested variances on the basis that this would allow more homes on the property and expressing concerns about traffic safety of homes along Gerst Avenue with divert access to the roadway. Mr. Alderman pointed out that no increase in density was being proposed as the result of the side yard variances and that the houses were simply moved closer together as requested by the Planning Office. He also noted that while some homes were closer together the side yards on the other side of the house is proportionately wider. The lot widths and depths are exactly the same. Only the houses have moved.

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Department of Environmental Protection and Resource Management

The representative of the Department indicated that the redline development plan addressed all DEPRM issues. Ms. Likens requested a class A screening on the south side of the storm water management pond. Mr. Alderman noted this was required under the Landscape Manual. Members of the community expressed concern regarding blasting to dig the ponds, runoff and sediment during construction, and air quality during construction. In regard to the latter, he presented photographs of dust and debris from the construction of the nearby Baltimore Air Park. See protestants' exhibit 2. In regard to questions about storm water drainage onto Glenside Farms, Mr. Alderman noted that storm water management standards are more strict now than when Glenside Farms subdivision was approved. The representative indicated that the County will maintain the storm water ponds on the property once accepted from the Developer.

Zoning Review

The representative of the Office indicated that the plan met the regulations for which the Office is responsible if the variances requested are granted.

Mr. Libercci from the Perry Hall Improvement Association notes that there are no building permits in the Bean Run subarea. Mr. Padden expressed concern regarding the aesthetics of the proposed homes along Gerst Road in particular that the houses are too close to the road. The representative of the Zoning Office confirmed that proposed design conforms to the zoning regulations. Mr. Alderman noted that the only homes for which variances are being requested are those along Gerst Road.

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Land Acquisition

The representative of the Department indicated that the development plan meets the regulations for which the Department is responsible and that the property is transected by a US utilities right of way which must be addressed prior to record plat.

Fire Department

The representative of the Department indicated that the development plan met the regulations for which the Department is responsible. He noted that mobile classrooms at schools in the County must meet life safety codes including how many persons are allowed in any particular room. Mr. Hartnett expressed his concern that the proposed development would overload the Police and Fire Departments.

Community Concerns

Mr. Borgerding who represents the Glenside Farms Community Association indicated that the Developer and the Association reached agreement which he asked be incorporated into the Order of this case so as to be enforceable by the County. See Developer exhibit 3, Agreement between the Developer and Association dated July 27, 2006. He opined that not to accept the agreement and associated variances would be harmful to the health, safety and welfare of the community. Mr. Alderman noted that all terms of the agreement are included on the development plan and that the side yard variance request were made by the Developer at the request of the Planning Office and community.

Mr. Libercci indicated that he was instructed by the Perry Hall Improvement Association to oppose the side yard variances as well as the special variances but upon hearing the case for the side yard setback, he does not oppose the side yard variances. He also indicated that he did

not oppose that part of the special variance concerning having sewerage from the Honeygo subarea go to the Bean Run subarea as long all is done by gravity.

That said Mr. Libercci indicated his strong objection to that part of the special variance request having to do with accelerating the issuance of building permits. He indicated that the County Council took away the Zoning Commissioner's power to grant special variances except when the property was in two subareas. He indicated that infrastructure is not in place to allow this development to proceed until it is ready.

In response Mr. Alderman indicated that the Honeygo regulations which control the timing of building permits are specifically tied to capital road and sewer projects but not school overcrowding. He proffered that the flow of capital projects in Honeygo has been different from that portrayed in the statute where building authorizations are tied to completion of specific projects. Capital projects have been completed ahead of "schedule" in some cases which should permit development to proceed.

He noted that Bill 79-03 eliminated the Zoning Commissioner's power to grant special variances except where the property is bisected by a subarea boundary. This property falls in that category and special variances are allowed.

Mr. Libercci indicated that the Honeygo systems are fully loaded now due in a large part to special variances issued in the past by this Commission which allowed projects to proceed in an accelerated pace. Mr. Alderman denied this assertion and indicated there was no evidence that accelerating projects in Honeygo had been detrimental to the community.

Applicable Law

§ 32-4-228. SAME – CONDUCT OF THE HEARING.

(a) *Hearing conducted on unresolved comment or condition.*

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(1) The Hearing Officer shall take testimony and receive evidence regarding any unresolved comment or condition that is relevant to the proposed Development Plan, including testimony or evidence regarding any potential impact of any approved development upon the proposed plan.

(2) The Hearing Officer shall make findings for the record and shall render a decision in accordance with the requirements of this part.

(b) *Hearing conduct and operation.* The Hearing Officer:

- (i) Shall conduct the hearing in conformance with Rule IV of the Zoning Commissioner's rules;
- (ii) Shall regulate the course of the hearing as the Hearing Officer considers proper, including the scope and nature of the testimony and evidence presented; and
- (iii) May conduct the hearing in an informal manner.

§ 32-4-229. SAME – DECISION OF THE HEARING OFFICER.

(a) *Final decision.*

- (1) (i) The Hearing Officer shall issue the final decision within 15 days after the conclusion of the final hearing held on the Development Plan.
- (iii) The Hearing Officer shall file an opinion which includes the basis of the Hearing Officer's decision.

(2) If a final decision is not rendered within 15 days:

- (i) The Development Plan shall be deemed approved as submitted by the applicant; and
- (ii) The Hearing Officer shall immediately notify the participants that:
 - 1. The Development Plan is deemed approved; and
 - 2. The appeal period began on the fifteenth day after the conclusion of the final hearing.

(b) *Appeals.* A final decision of the Hearing Officer on a Development Plan may be appealed to the Board of Appeals in accordance with Part VIII of this subtitle.

(c) *Conditions imposed by Hearing Officer.*

- (1) This subsection does not apply to a Development Plan for a Planned Unit Development.
- (2) In approving a Development Plan, the Hearing Officer may impose any conditions if a condition:

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- (i) Protects the surrounding and neighboring properties;
- (ii) Is based upon a comment that was raised or a condition that was proposed or requested by a participant;
- (iii) Is necessary to alleviate an adverse impact on the health, safety, or welfare of the community that would be present without the condition; and
- (iv) Does not reduce by more than 20 %:

1. The number of dwelling units proposed by a residential Development Plan in a DR 5.5., DR 10.5, or DR 16 zone; or
2. The square footage proposed by a non-residential Development Plan.

(3) The Hearing Officer shall base the decision to impose a condition on factual findings that are supported by evidence.

Section 32-4-220 (b) 1 of the B.C.Z.R. Decision of the Hearing Officer.

The Hearing Officer shall grant approval of a Development Plan that complies with these development regulations and applicable policies, rules and regulations promulgated adopted in accordance with Article 3, Title 7 of the Code, provided that the final approval of a plan shall be subject to all appropriate standards, rules, regulations, conditions, and safeguards set forth therein.

Section 307 of the B.C.Z.R. – Variances

“The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

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Testimony and Evidence

The subject property contains 28+ acres zoned DR-2H and DR-3.5 H. The site is open meadow with some existing structures on the site. The current use of the site is agricultural and residential. There is an overhead utility line that runs through the site.

Mr. Little indicated that the redline development plan, Developer's exhibit 1, (three sheets) reflects the changes that were made in response to input from the Glenside Farms Community Association, the development to the east. These changes were made to reduce the number of homes having direct access to Gerst Road. Houses on Gerst Road were moved together to permit a common driveway between homes but the lot sizes remained the same. Thus there was no density change. In addition the plan shows the agreement between the Developer and Association to request the agreement dated July 27, 2006 and entered into evidence as Developer's exhibit 3, to be incorporated into the Order of this case, a tot lot in the active open space area, barricades in Glenfield Road, and construction of traffic calming devices in Glen Summit Drive. The redline changes also resulted from review by County agencies.

Mr. Klingenstein, a nearby property owner, presented a list of 23 requests to the Developer and County which were accepted a protestants' exhibit 3. He indicated that he did not object to the development of the property as such but wanted the impact of construction and the plan mitigated by the Developer and/or the County. He presented photographs of problems other developers have caused the community including air pollution during construction. Mr. Alderman, after reviewing the list, indicated that many requests were required by the BCC or development regulations, some were addressed by the redline plan and some were opposite of the terms of the agreement negotiated with the Glenside Community Association.

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At the request of the undersigned Deputy Commissioner, Mr. Klingenstein presented his list of 23 requests to the Department of Public Works after the hearing as the representative of the Department was not present when the list was presented at the hearing. In response the representative of the Department, gave his response to the list which is included in the file as County exhibit 1. In summary the representative noted that the Developer had to agree to certain items, the County already requires the request to be done as standard operating procedure and that this request exceeds County regulations. This response was sent to Mr. Alderman as the Developer's representative on August 4, 2006. On August 10, 2006 Mr. Alderman responded by letter that some of the requests were unrealistic, some were not authorized by statute and the Developer did not agree to some requests as indicated on the detailed response to the list of request. He objected to any request being incorporated into the Order of this case.

In regard to the requests for variance, Mr. Little noted that in response to requests from the community, the homes along Gerst Road were pushed closer together to allow common driveways between two homes, which resulted in the distance between homes being less than the minimum 20 feet. Specifically the requests are for the building face to building face/sum side of side yards of 17 feet for the houses on lots 2/3, 12 feet for the houses on lots 5/6, 7/8, 9/10, 15 feet for the houses on lots 11/12 in lieu of the required 20 feet, and a 22 foot separation for the houses on lots 14/15 in lieu of the required 30 feet. Mr. Little opined that the property was unique from a zoning standpoint due to its irregular shape, and being constrained by the US Government easement for power transmission. He noted that the request for reduction in face to face distance for the homes on Gerst Road is made to accommodate concerns by the Planning Office and community to reduce the number of curb cuts on Gerst Road. He observed that even though there would be less building face to face distance, there would be no increase in density

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as the homes were simply moved closer together. This is the same number of lots and homes with or without the variance.

With this explanation, Mr. Libercci indicated that his organization, the Perry Hall Improvement Association, had no objections to the requested variances.

In regard to the request for Honeygo Special Variances involving sewerage, Mr. Little noted that this property is bisected by the boundary between the Bean Run and Honeygo subareas. As such it qualifies as the exception to the recent Council prohibition against Honeygo Special Variances. In practice this means that sewerage from 15 homes in the Honeygo subarea will be taken by gravity to the Bean Run subarea. He noted that no forced systems such as grinder pumps would be required. As there is adequate capacity in the Bean Run sewerage system, there will be no adverse impact on the community. Mr. Libercci did not object to this request.

In regard to the Honeygo Special Variance for authorizations, Mr. Little noted that this request does not effect how many building permits will be issued but rather it is about timing. There is no impact on density. He noted that there are available authorizations in the Honeygo subarea but not in the Bean Run subarea. Consequently the Developer requests Special Variances for authorizations be issued for the homes in this project located in the Bean Run subarea. The Bean Run subarea authorizations are being held by completion of capital projects on Forge Road and Cross Road. Otherwise all other road construction, all open space and all water main projects are completed in Bean Run. Forge Road and Cross Road are in the engineering phase for road improvements between portions already improved by developers. So the question is what impact will 48 homes in the Bean Run subarea have on the Bean Run road system?

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Mr. Wilson, the Developer's traffic engineer, explained that most traffic from this project will go south to Joppa Road and thereafter to the large interstate and arterial roads to which Joppa connects. This includes trips to employment centers and shopping centers in the area. He noted that the main portion of Honeygo Boulevard has been completed ahead of schedule and the remaining portion will be completed shortly.

He opined that little if any traffic would wind its way from this project to the unfinished Forge or Cross Roads as shown on the area map, Developer's exhibit 4. Honeygo Boulevard is now complete to Forge Road. He indicated that there would be no adverse impact on the uncompleted portion of Forge and Cross Roads, threshold limits on capacity are not relevant to this situation and there will be no adverse impact on prior applicants. Mr. Libercci opposed this relief on the basis that infrastructure should be in place before developments are allowed to proceed.

Findings of Fact and Conclusions of Law

In regard to the requested variances, I find the property unique from a zoning standpoint due to its irregular shape and having the US power lines bisect the property. I further find that the Petitioner would suffer hardship or practical difficulty if the regulations were strictly enforced as the number of curb cuts on Gerst Road could not be reduced unless the distance between homes is reduced. Reduction of the number of curb cuts was a request of both the community and the Planning Office. Consequently this is one of the exceptions to the general rule that variances created by drawing new subdivision lines are self imposed and ordinarily not permitted. However this Commission has recognized several exceptions to this general rule among which is the "suggestion" by the government that a plan should be modified to serve a higher purpose but the result is a need for variances. This is exactly the situation in this case.

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I further find that the Developer will not achieve greater density than otherwise would be allowed. In fact density is not affected by this request. The lots are the same size and number with or without the variance.

Finally I find the variances can be granted within the spirit and intent of the regulations and will not adversely affect the community. In fact the fewer curb cuts will hopefully increase safety as there are fewer locations from which residents of this development will come out onto Gerst Road.

In regard to the Honeygo Special Variances, I find that this property qualifies for the exception to the general prohibition against this Commission granting Special Variances specified by Bill 79-2003. The property is clearly bisected by the boundary between the Bean Run and Honeygo subareas.

In regard to the request for Special Variance for sewerage, I will grant the Special Variance as the sewerage from homes in the Honeygo portion of the property can be sent to the Bean Run subarea by gravity and there is adequate sewer capacity in Bean Run. The representative of the Department of Public Works supported this request. I find that the sewer standard for the Honeygo subarea is not relevant to the proposal and granting this request will not adversely affect any prior applicant.

In regard to the request for Special Variance regarding authorizations, I accept the overwhelming evidence that little if any traffic will find its way to the unimproved portions of Forge or Cross Roads from this development. Clearly most employment, business and residential centers are south of this site. Also the major collector roads, arterials and interstates can be accessed by going south to Joppa Road. Again little traffic would flow north to get to these centers as shown by the area map Developer's exhibit 4. I have no reason to believe that

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granting this special variance would adversely affect a prior applicant.

However Mr. Libercci poses a different question. He opines that the exception to the general prohibition against Special Variances is limited to those projects where the subarea boundary is relevant. The boundaries are ridge lines. Clearly sewer issues are relevant to this boundary as getting sewerage to flow over the ridge into the next subarea is a boundary issue which the Council could carve out as an exception. But would the timing of authorizations be related to such a boundary?

After considering the arguments on both sides it now is clear to me that there is a connection, a nexus between the boundary and authorizations. I think the Council recognized the problem of a project split between subareas would have to proceed according to each subarea timetable. In practice these could be very different which again in practice would mean that projects on the same property would have to proceed in phases. This is not practical or efficient in many cases. In the subject case 48 homes would be on schedule A while 15 homes would be on an entirely different schedule. I do not believe the Council intended this result and therefore carved out an exception for projects split by subarea boundaries so that project could be built in one step provided there would not be an adverse impact on the infrastructure. I find that the yet to be completed improvements to Cross and Forge Roads will not be affected by this project. Consequently I will approve the requests for authorizations as well as sewerage.

Finally the Development Plan reflects the agreement with the Glenside Farms community as shown in Developer's exhibit 3. Mr. Borgerding asks that this agreement be incorporated into the Order for this development and thus be enforceable by the County. I note by copy of correspondence from Mr. Alderman to the County Attorney dated July 31, 2006 that a copy of the agreement and request for incorporation was forwarded to the County for review. I know of

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no objection from the County to such incorporation.

Finally Mr. Klingenstein made 23 requests of the County and/or the Developer which I can best characterize as his trying to prevent injury to the community while the subject development is being constructed and thereafter. I can understand his concern. For example dust from construction of a similar project clearly was a real problem as shown by his photographs, protestants exhibit 2. First and foremost he indicated that he wanted to bring this and the other problems to everyone's attention. He has accomplished this goal.

His solution to this specific concern is given as request 13 of protestants exhibit 3. He requires a water truck on site at all times, to apply water three or more times each day and the County to maintain an inspector on site at all times. Neither the County nor the Developer agree to this request. As pointed out by the representative of the Department of Public Works, the Department of Environmental Protection and Resource Management has cognizance of air borne dust from construction sites. DEPRM can not keep one inspector on this site at all times so that the least possible dust is generated. DEPRM monitors all construction in the County and in practice can only react to complaints by the public unless an inspectors happens to come by the site.

Some of the requests are standard operating procedure for the County. However the County can not create new systems simply to be sure this particular site never violates a rule. Again Mr. Klingenstein has made his point and put the County and the Developer on notice that he and his neighbors will expect strict enforcement of County laws in this regard.

Considering all the testimony and evidence presented, I find that the revised Redline Development Plan entered into evidence as Developer's Exhibit 1 complies with the development regulations and applicable policies, rules and regulations, promulgated pursuant to

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Section 32-4-281 of the Code and further I find that the plan is subject to all appropriate standards, rules, regulations, conditions, and safeguards set forth therein.

THEREFORE, IT IS ORDERED, by this Deputy Zoning Commissioner/Hearing Officer for Baltimore County, this 15th day of August 2006, that the Petitioner's request for variance to permit building face to building face/sum side of side yards of 17 feet for the houses on lots 2/3, 12 feet for the houses on lots 5/6, 7/8, 9/10, and 15 feet for the houses on lots 11/12 in lieu of the required 20 feet; and a 22 foot separation for the houses on lots 14/15 in lieu of the required 30 feet is hereby GRANTED; and

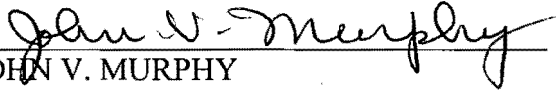
IT IS FURTHER ORDERED that that the Petitioner's request for Honeygo Special Variance to permit the issuance of residential building permits for construction of single family homes as shown on the development plan entitled "Meadows at Honeygo" and the conveyance of sewage from one subarea to another to serve the proposed development as shown on the revised Redline Development Plan, Developer's exhibit 1 is hereby GRANTED; and

IT IS FURTHER ORDERED that the revised Redline Development Plan known as "Meadows at Honeygo", submitted into evidence as "Developer's Exhibit No. 1", be and it is hereby APPROVED subject to the following conditions:

1. The Agreement between the Developer and the Glenside Farms Community Association dated July 27, 2006 and entered into evidence as Developer's exhibit 3 is hereby incorporated into this Order and the terms and conditions stated therein are hereinafter enforceable by the County.

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BY [signature]

Any appeal from this decision must be taken in accordance with Section 32-4-281 of the Baltimore County Code and the applicable provisions of law.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Agreement") made this 27th day of July, 2006 by and among **HIGHLAND DEVELOPMENT CORP**, a Maryland corporation (referred to hereafter as "Highland" or "Developer"); and **GLENSIDE FARMS COMMUNITY ASSOCIATION, INC.**, a Maryland corporation ("GFCA").

RECITALS:

WHEREAS, Highland is the contract purchaser of certain parcels of land, located on the east side of Gerst Road, on the south side of Glenfield Road and east of the residential community of Glenside Farms (as shown on the State Tax Map No. 72 for Baltimore County, Maryland, Parcel Nos. 221, 223, 224 & 663) (the "Development Land"); and

WHEREAS, GFCA is an incorporated community association of the residents of the Glenside Farms community (the "Community") which is adjacent to and adjoins certain portions of the Development Land and the residents thereof have a desire to promote and protect the character and quality of life in the community in which the Development Land is located; and

WHEREAS, the Developer submitted a plan of residential development of the Development Land with a total of Sixty-Three (63) residential lots, said plan of development has been submitted as "The Meadows at Honeygo Development Plan" (the "Development Plan"); and

WHEREAS, in connection with the proposed development shown on the Development Plan, Highland has requested approval of a Baltimore County Honeygo Special Variance to permit the issuance of residential building permits for construction of single-family homes as shown on the Development Plan and for the conveyance of sewage from one subarea to another to serve the proposed development, neither of which will affect the layout or design of the proposed development (the "Special Variance"); and

WHEREAS, the GFCA, has expressed certain concerns with respect to the design, layout, recreational facilities and other features as presently proposed on the Development Plan as they may relate to the Community (the "Issues"); and

WHEREAS, the Developer and the GFCA have discussed, in settlement and resolution of the Issues, certain modifications to the Development Plan to be presented to the Hearing Officer for Baltimore County; and

WHEREAS, the parties hereto intend to resolve the Issues related to the development of the Development Land in accordance with the agreements and enforcement provisions hereof.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the parties

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Devel # 3

hereto covenant and agree as follows:

1. The above recitals form an integral part of this Agreement and are incorporated herein as if set forth again in their entirety.

2. One of the Issues identified by the GFCa concerned the number of driveway access points onto existing Gerst Road. As shown on the Development Plan, a total of fifteen (15) homes have frontage on Gerst Road. To address the concern of GFCa, Highland has agreed to combine access points for certain pairs of lots having Gerst Road frontage. In order to implement this solution, Highland has filed a variance request to permit certain of the homes fronting on Gerst Road to share a point of access, thereby reducing the number of access points to nine (9). That variance request has been docketed with the Special Variance and assigned Case No. 06-623-HSA (referred to collectively herein as the "Variances"). Highland agrees to present to the Hearing Officer for Baltimore County a redline of the Development Plan which depicts the combined points of access as shown on certain of the plans filed with the Variances.

3. To address another one of the Issues identified by the GFCa, the Developer has agreed to include in its open space improvement proposal shown on the Development Plan a tot lot to be constructed by Developer in the active open space area, similar to that existing in the Community, subject to review and approval by the Baltimore County Department of Recreation and Parks.

4. The GFCa has also expressed concern over future access and use of the existing paved area identified on the Development Plan as Glenfield Road (a/k/a extension of Forge Haven Drive) which runs between Glen Summit Drive and Gerst Road. Representatives of the GFCa and the Developer have met with the Director of the Baltimore County Department of Public Works ("DPW") and obtained approval for the construction of physical barriers to limit access to Glenfield Road, subject to the right of DPW to enter and maintain public utilities located in an existing public easement (the "public easement") which is, generally, coterminous with Glenfield Road. The Developer has agreed, subject to review and approval by the DPW, to:

4.1. ***Western End of Glenfield Road at Gerst Road.*** Construct at the western end of Glenfield Road, across the existing paved portion of Glenfield Road, in line with the existing entranceway features, a series of brick bollards of similar size, shape and brick substantially similar to that used as part of the entranceway features to the Community, at appropriate locations across Glenfield Road to prohibit vehicular access. In the areas between the Developer constructed bollards the Developer will install sections of fencing, similar to that already attached to the existing entranceway features. The areas between the Developer constructed bollards and the existing entranceway features on each side of Glenfield Road are to be not greater than thirty-six inches (36") in width and are to remain unobstructed for pedestrian access; and

4.2. ***Eastern End of Glenfield Road at Glen Summit Drive.*** Construct, at the

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[Signature]

eastern end of Glenfield Road, in line with the existing entranceway features, a series of staggered, brick bollards, not less than 12 inches wide and 48 inches high, at appropriate locations across Glenfield Road to restrict vehicular access. The bollards will be constructed using brick substantially similar to that used as part of the entranceway features to the Community. With respect to the eastern end of Glenfield Road only, the GFCa and the Developer agree the two center bollards to be erected will have to be spaced sufficiently far apart to allow DPW vehicles and machinery access to the public easement (the "DPW access"). The parties hereto intend that the DPW access will be restricted though a chain between the two bollards or a similar means of limiting access to only DPW personnel and its contractors.

4.3. The GFCa hereby grants to Developer, its agents, contractors and subcontractors, the right to enter Glenfield Road for the purposes of constructing the bollards, fencing and DPW Access as provided herein (the "Road Barriers"). Once construction of the Road Barriers has been completed by the Developer, the GFCa will thereafter assume all obligation for maintenance and repair of the Road Barriers.

5. The final Issue identified by the GFCa is the proposed extension of the public roadway known as Glen Summit Drive from its existing terminus to a new intersection with Gerst Road. Through the efforts of the GFCa in meeting with the Director of DPW, the County has authorized and the Developer has agreed to construct two "traffic calming" islands in Glen Summit Drive to reduce at those two points the travelway surface which design approved by the County is intended to slow the speed of vehicles.

6. The GFCa agrees to support the approval of the redlined Development Plan submitted to the Hearing Officer for approval provided that the same is in accordance with this Agreement. A copy of the redlined Development Plan is intended to be attached hereto and incorporated herein as Exhibit A. Not less than one (1) authorized officer of the GFCa and the legal counsel for the GFCa agree to appear at the hearing to be held by the Hearing Officer for Baltimore County to testify, on behalf of all of the GFCa, in support of the redlined Development Plan and in accordance with the terms, conditions and restrictions in this Agreement.

7. Prior to any party hereto seeking judicial enforcement of this Agreement, the Developer or the GFCa or any one or more of them as the case may be, shall give the other written notice of the alleged grievance as provided herein. Within twenty-one (21) days thereafter representatives of the respective parties to this Agreement shall meet to attempt to resolve amicably the alleged non-compliance or grievance. Unless the other party has not agreed to preserve the *status quo* during this twenty-one day period, the failure to comply with the dispute resolutions of this enumerated paragraph shall nullify the complaining party's ability to enforce the alleged grievance.

8. After the dispute resolution provisions contained herein have been complied with, any party to this Agreement that is required to institute legal or equitable action in enforcement

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hereof, shall be deemed to have standing to institute such action, including without limitation an action for injunctive relief. Any party that is successful in obtaining a favorable outcome of any action filed in enforcement of this Agreement, whether by mediation, arbitration, settlement and/or trial shall be entitled to recover reasonable attorney's fees and court costs of the action from the person or entity who did not prevail in such action. The provisions of this enumerated paragraph shall not be applicable unless and until the dispute resolution provisions set forth herein have been followed strictly.

9. The GFCA, acting individually or jointly, shall not in any way, directly or indirectly, privately or publicly oppose the redlined Development Plan and/or the Record Plat and/or any other required federal, state or county approval applicable to the Development Land provided that the same are in accordance with this Agreement and as long of the terms of this Agreement are complied with by the Developer.

10. Upon approval of the redlined Development Plan for the Development Land as submitted to the Hearing Officer for Baltimore County in accordance with the information shown thereon and the terms of this Agreement, the GFCA waives irrevocably the right to appeal any and all development approvals necessary for the Development Land consistent therewith. If the redlined Development Plan for the Development Land is approved as submitted to the Hearing Officer for Baltimore County in accordance with the information shown thereon and this Agreement, and an appeal is taken by any person or entity and on appeal such redlined Development Plan approval is reversed, this Agreement shall automatically terminate and be null and void and of no further force and effect.

11. If the redlined Development Plan for the Development Land is not substantially approved as submitted to the Hearing Officer for Baltimore County in accordance with the information shown thereon and this Agreement, without loss of lots as shown or any other modification that would limit or restrict the development shown on the redlined Development Plan, this Agreement shall automatically terminate and be null and void and of no further force and effect.

12. The GFCA agree to support the Variances necessary for the development as shown on the redlined Development Plan.

13. The parties hereto agree that reasonable adjustments in the location of buildings, lot lines, building envelopes, landscaping and other residential features of the development of the Development Land shall be permitted provided that the same meets with approvals obtained from the governmental agency having jurisdiction thereover and provided that such adjustments do not result in a material change of the obligations of the Developer to the GFCA regarding any provision of this Agreement.

14. This Agreement shall be construed, interpreted and enforced according to the laws of the State of Maryland, without regard to principles of conflict of law.

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15. This Agreement contains the full and complete agreement of the parties hereto and no oral agreements, past, present or future shall be effective or binding on or against the parties unless the same shall be reduced to writing and executed in the same manner as this Agreement.

16. Each of the parties hereto warrant that they or it have the authority to enter into this Agreement and to bind themselves hereby, that they have had the opportunity to consult legal counsel of their choice and have carefully read and understand this Agreement and are cognizant of the terms and conditions hereof and the obligations associated herewith.

17. The parties hereto each warrant and represent that they have the power and requisite legal authority to bind themselves, their organization if acting in a representative capacity and their respective successors and assigns to the agreements herein contained, and if a corporation, limited liability company, partnership or similar entity, each further warrants and represents that it is duly organized and is in existence in accordance with Maryland law and that it has taken all necessary action required to be taken by its charter, by-laws, or other organizational documents to authorize the execution of this Agreement.

18. Any notices required or permitted to be given by either party to the other shall be addressed to the parties as follows:

To Highland: Highland Development Corporation
Attn: Mr. Richard Demmitt
PO Box 228
Clarksville, Maryland 21029

with a copy to: Howard L. Alderman, Jr., Esquire
Levin & Gann, PA
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson, Maryland 21204

To the GFCA: Glenside Farms Community Association, Inc.
Attn: Michael Rose
Conway Management
1660 Robin Circle
Forest Hill, Maryland 21050

with a copy to: Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, MD 212104

19. Any notice that is required to be given pursuant to this Agreement shall be in writing, and shall be deemed given upon actual receipt and shall be sent to all other parties by certified or

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registered mail, prepaid, or by federal express or other commercial overnight courier service to the last known address of the receiving party.

20. This Agreement may be amended only by a subsequent written instrument and signed by the parties hereto or their respective successors and/or assigns.

21. The failure in any instance to enforce any of the covenants, restrictions and conditions contained in this Agreement shall in no event constitute a waiver or estoppel of the right to enforce the same or any other covenant, restriction or condition in the event of another violation occurring prior or subsequent thereto. In the event any one or more of the covenants, restrictions and conditions herein contained should for any reason be declared invalid, the remaining covenants, restrictions or conditions shall continue in full force and effect.

22. Each of the parties hereto have had the benefit of private legal counsel before entering into this Agreement and each has agreed to be responsible for their respective counsel fees.

23. This Agreement may be executed in counterparts, each of which shall be deemed an original for all purposes, all of which shall together constitute a single and the same Agreement; each counterpart may be signed and transmitted initially by telefacsimile and the facsimile shall be considered as containing original signatures, provided that said counterpart is provided subsequently to each other party in its original form.

24. The parties hereto covenant and agree to execute such instrument or instruments as may be necessary from time to time to carry out the intent of the Agreement or to amend this Agreement as may be required by any governmental agencies having jurisdiction over the development of the Development Land approved by the Hearing Officer in order to obtain all required approvals required and to otherwise comply with all applicable laws, regulations and codes in keeping with the spirit and intent of this Agreement as long as it is consistent with the terms of this Agreement.

25. Notwithstanding any provision hereof to the contrary and irrespective of any rule, construction or precedent under the common law of the United States and/or Maryland, neither this Agreement nor any provision hereof shall be binding on any party hereto nor shall any portion of this Agreement be enforceable in any proceeding or otherwise disclosed to any person or entity other than the parties hereto and their respective legal counsel unless and until the complete signatures of all parties to this Agreement have been affixed hereto as provided herein.

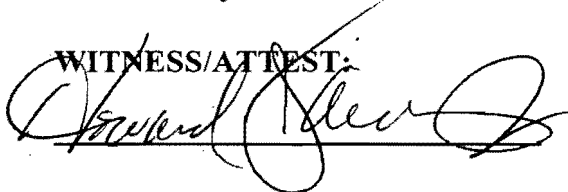
26. It is agreed by the parties that the obligations and duties of the Developer under this Agreement shall apply fully to any person or entity that purchases, is conveyed or otherwise acquires the Development Land, in whole or in part, other than a Homeowner (as defined below). Thus, as used in this Agreement, the term "Developer" includes the Developer's successors, successors in interest, affiliates, partners, joint ventures, assigns, and any person or entity that purchases, is conveyed or otherwise acquires the Development Land, in whole or in part, other than a Homeowner (as defined below). Any sale, conveyance, grant, transfer, bequest, or gift of the Development Land,

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in whole or in part, by the Developer to any person or entity, other than a Homeowner (as defined below), must include a provision in the operative documents that the obligations and duties of the Developer under this Agreement are incorporated therein. As used in this Agreement, the term "Homeowner" means the person(s) who purchases from the Developer, its successors and/or assigns for occupation the single-family dwellings constructed in the Development Land.

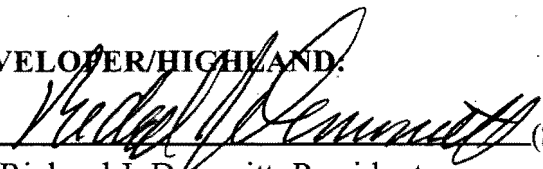
IN WITNESS WHEREOF, the parties hereto have affixed their respective hands and seals the date and year first above written.

WITNESS/ATTEST:

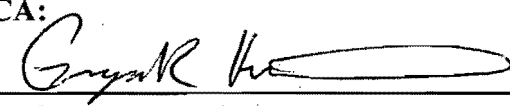




DEVELOPER/HIGHLAND:

By:  (SEAL)
Richard J. Demmitt, President

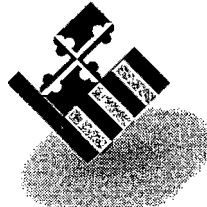
GFCA:

By:  (SEAL)
GREGORY R HEITNER
[PRINTED/TYPED NAME]
PRESIDENT GLENSIDE FARMS 16A
[TITLE/CAPACITY/AUTHORITY]

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BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 15, 2006

HIGHLAND DEVELOPMENT CORPORATION
ATTN: RICHARD DEMMITT
PO BOX 228
CLARKSVILLE MD 21029

Re: DEVELOPMENT PLAN HEARING
(Meadows at Honeygo)
Case No. XI-1004 and Case No. 06-623-HSA

Dear Mr. Demmitt:

Enclosed please find the decision rendered in the above-captioned case. The Development Plan for the Meadows at Honeygo subdivision has been approved with conditions in accordance with the enclosed Order.

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

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz
Enclosure

c: Howard Alderman, Esquire, Levin & Gann, 502 Washington Ave, 8th Floor, Towson MD 21204
Please See Attached List

8-15-06
PB

G. DWIGHT LITTLE JR.
LITTLE & ASSOCIATES INC.
1055 TAYLOR AVE, SUITE 307
TOWSON MD 21286

CARL WILSON, PE
9900 FRANKLIN SQUARE DR, SUITE H
BALTIMORE MD 21236

GLENSIDE FARMS COMMUNITY ASSOC INC
ATTN: MICHAEL ROSE, CONWAY MGT
1660 ROBIN CIRCLE
FOREST HILL MD 21059

JOHN GRIMES
9314 GLEN VISTA RD
PERRY HALL MD 21228

EDWARD KLINGENSTEIN III
5121 NEW GERST LANE
PERRY HALL MD 21128

PAT MARTIN
9307 CUNNIE AVE
PERRY HALL MD 21128

FRANCIS BORDERDING JR, ESQUIRE
409 WASHINGTON AVE, SUITE 600
TOWSON MD 21204

FRANK FOX
5005 FORGE HAVEN DR
PERRY HALL MD 21128

JAMES PADDEN
5100 ROBINS PERCH LANE
PERRY HALL MD 21128

MIKE HARTNETT
9310 GLEN VISTA RD
PERRY HALL MD 21128

JOHN & JANICE LIKENS
9307 CUNNIE AVE
PERRY HALL MD 21128

PETER FILSINGER
9312 GLEN VISTA
PERRY HALL MD 21128

WILLIAM LIBERCCI
19 SHAWN CT
BALTIMORE MD 21236

JIM BLUM
22 WEST PADONIA ROAD
TIMONIUM MD 21093

JOSEPH WENDEL
5044 GLENSIDE MANOR
PERRY HALL MD 21128

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8-15-06
PB



REVISED

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Gerst Road @ Glen Summit Dr.
which is presently zoned DR 3.5H & 2H

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

See Attached

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

See Attached

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:

Howard L. Alderman, Jr., Esquire
Name - Type or Print Levin & Gann, P.A.
Nottingham Centre, 8th Floor
Signature 502 Washington Avenue
Towson, MD 21204
Address
Telephone No. 410 321 0600
City State Zip Code

Legal Owner(s):

WARREN R. BIERMAN
Name - Type or Print
Warren R. Bierman
Signature
Stennis B. Bierman
Name - Type or Print
5103 New Gerst Lane
Signature
Perry Hall, MD
Address
Telephone No. 21128
City State Zip Code

Attorney For Petitioner:

Richard J. Demmitt
Name - Type or Print
Richard J. Demmitt
Signature
Highland Development Corp
Company
PO Box 228 410-365-0414
Address
Clearksville MD 21229
City State Zip Code

Representative to be Contacted:

G Dwight Little, PE
Name
Little & Assoc., Inc.
1055 Taylor Avenue Suite 307 410 246 1636
Address
Towson MD 21204
City State Zip Code

OFFICE USE ONLY

Case No.

06 623 HSA

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Drop off File Date 7/10/06

REV 9/15/98

Combined Development Plan and Zoning
Hearing to be held pursuant to BCC §32-4-
230 AS PART OF ZONING CASE
NO. 06-623-HSA

ZONING CASE NO. 06-623-HSA
IS SCHEDULED FOR
THURSDAY, JULY 27, 2006 AT
9:00 a.m. - ROOM 106

Attachment 1
PETITION FOR VARIANCE

CASE NO: _____

Address: Gerst Road @ Glen Summit Drive
Legal Owners: Warren Robert & Stennis Bonita Bierman
Contract Purchaser: Highland Development Corporation

REQUESTED RELIEF:

Pursuant to the authority of BCZR Sections 259.9B.4.d & 259.9B.4.f, for property located within the Honeygo District, a variance from the following required building face to building face/sum of side yard widths as shown by lot:

BCZR § 259.9B.4.d:		
LOT PAIRS	Required building face to building face/sum of side yard widths	Requested building face to building face/sum of side yard widths
2 & 3	20 feet	17 feet
5 & 6	20 feet	12 feet
7 & 8	20 feet	12 feet
9 & 10	20 feet	12 feet
11 & 12	20 feet	15 feet
BCZR § 259.9B.4.f:		
14/15	30 feet	22 feet

JUSTIFICATION:

- A. Irregular shape of lot and limitation on access to Gerst Lane;
- B. Reduction of curb cuts on Gerst Lane; and
- C. For such further reasons that will be presented at the hearing on this Petition.

FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
8th Floor, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801
halderman@LevinGann.com

Variance to permit building face to building face/sum of side yards of between 12 and 17 feet for lots 2/3, 5/6, 7/8, 9/10, 11/12 in lieu of the required 20 ft. Also, lots 14/15, a 22 ft. separation in lieu of the required 30 ft.



Honeygo Special Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Gerst Road @ Glen Summit Drive
which is presently zoned DR 3.5H & 2.H

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

SEE ATTACHED

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

SEE ATTACHED

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.

Developer

Contract Purchaser/Keele

Highland Development Corporation

By: Michael W. Keene
Signature
PO Box 228 410-531-5539
Address Telephone No.
Clarksville MD 21029
City State Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr., Esquire

Howard L. Alderman, Jr. City
Signature
Levin & Gann, PA Nottingham Centre, 8th Floor
Company
502 Washington Avenue 410-321-0600
Address Telephone No.
Towson, MD 21204
City State Zip Code

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):

Warren Robert Bierman

Name - Type or Print
WR Bierman
Signature
Stennis Bonita Bierman
Name - Type or Print
Stennis B. Bierman
Signature
5103 New Gerst Lane 410-687-1679
Address Telephone No.
Perry Hall MD 21128
State Zip Code

Representative to be Contacted:

Little & Associates, Inc.

Name
1055 Taylor Avenue, Suite 307 410-296-1636
Address Telephone No.
Towson MD 21286
City State Zip Code

OFFICE USE ONLY

Case No. 06-623-HSA

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By LTm Date 6/7/06

REV 9/15/98

NOTE: Combined Development Plan
and Zoning Hearing to be held
pursuant to BCC §32-4-230

Attachment 1
PETITION FOR HONEYGO SPECIAL VARIANCE

CASE NO: _____

Address: Gerst Road @ Glen Summit Drive
Legal Owners: Warren Robert & Stennis Bonita Bierman
Contract Purchaser: Highland Development Corporation

REQUESTED RELIEF:

Pursuant to the authority of BCZR Sections 259.8 & 4A02.4.G, for property located in the Bean Run and Honeygo Run Subareas, a Honeygo Special Variance from BCZR Section 259.7 to permit: i) the issuance of residential building permits for construction of single-family homes as shown on the development plan entitled Meadows at Honeygo and any and all amendments thereto approved or proposed; and ii) the conveyance of sewage from one subarea to another to serve the proposed development; and iii) for such further relief as the nature of this case and the proposed improvements shown graphically and textually on the Meadows at Honeygo development plan may require, all as shown more particularly on the Plat to accompany this Petition.

JUSTIFICATION:

- A. Capital Projects relative to Authorizations are not affected by the development; or
- B. Commencement of Capital Projects relative to Authorizations is anticipated in the near future; and
- C. For such further reasons that will be presented at the hearing on this Petition.

FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
8th Floor, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801
halderman@LevinGann.com

March 22, 2006

ZONING DESCRIPTION FOR THE MEADOWS AT HONEYGO

Beginning at a point on the southeast side of Gerst Road which is 30 feet wide at the distance of 600 feet southeast of the centerline of the nearest improved intersecting street, Joppa Road, which is 60 feet wide. Thence **1)** North 30 degrees 53 minutes 47 seconds East 1761.03 feet; thence **2)** South 64 degrees 37 minutes 58 seconds East 720.33 feet; thence **3)** South 30 degrees 03 minutes 12 seconds West 967.50 feet; thence **4)** North 84 degrees 44 minutes 29 seconds West 175.70 feet; thence **5)** South 25 degrees 21 minutes 31 seconds West 287.40 feet; thence **6)** North 85 degrees 10 minutes 29 seconds West 197.50 feet; thence **7)** South 09 degrees 49 minutes 31 seconds West 709.51 feet; thence **8)** North 61 degrees 22 minutes 13 seconds West 395.19 feet; thence **9)** North 26 degrees 59 minutes 47 seconds East 159.70 feet; thence **10)** North 61 degrees 22 minutes 13 seconds West 97.69 feet; thence **11)** North 30 degrees 42 minutes 47 seconds East 100.00 feet; and thence **12)** North 56 degrees 27 minutes 13 seconds West 174.73 feet to the place of beginning. Containing 28.6 acres. Being that land described in Deed S.M. 12551 folio 255, Deed E.H.K., Jr. 6482 folio 140, Deed S.M. 7524 folio 629 and Deed S.M. 20559 folio 201 all as recorded among the Land Records of Baltimore County and as located in the 11th Election District, 5th Councilmanic District.

Revised
06 623 HSA



March 22, 2006

ZONING DESCRIPTION FOR THE MEADOWS AT HONEYGO

Beginning at a point on the southeast side of Gerst Road which is 30 feet wide at the distance of 600 feet southeast of the centerline of the nearest improved intersecting street, Joppa Road, which is 60 feet wide. Thence **1)** North 30 degrees 53 minutes 47 seconds East 1761.03 feet; thence **2)** South 64 degrees 37 minutes 58 seconds East 720.33 feet; thence **3)** South 30 degrees 03 minutes 12 seconds West 967.50 feet; thence **4)** North 84 degrees 44 minutes 29 seconds West 175.70 feet; thence **5)** South 25 degrees 21 minutes 31 seconds West 287.40 feet; thence **6)** North 85 degrees 10 minutes 29 seconds West 197.50 feet; thence **7)** South 09 degrees 49 minutes 31 seconds West 709.51 feet; thence **8)** North 61 degrees 22 minutes 13 seconds West 395.19 feet; thence **9)** North 26 degrees 59 minutes 47 seconds East 159.70 feet; thence **10)** North 61 degrees 22 minutes 13 seconds West 97.69 feet; thence **11)** North 30 degrees 42 minutes 47 seconds East 100.00 feet; and thence **12)** North 56 degrees 27 minutes 13 seconds West 174.73 feet to the place of beginning. Containing 28.6 acres. Being that land described in Deed S.M. 12551 folio 255, Deed E.H.K., Jr. 6482 folio 140, Deed S.M. 7524 folio 629 and Deed S.M. 20559 folio 201 all as recorded among the Land Records of Baltimore County and as located in the 11th Election District, 5th Councilmanic District.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Revisions
to Pet
06 623 HSA
No.

708

PAID RECEIPT

BUSINESS ACTUAL TIME INW
7/11/2006 7/10/2006 09:40:17 2

REG WSD4 WALKIN DOOL TND
RECEIPT # 3696B6 7/10/2006 ORLN
Dept 5 526 ZONING VERIFICATION
CR NO. 008708

Recpt Tot \$800.00
\$800.00 OK \$1.00 CA
Baltimore County, Maryland

DATE 7/10/06 ACCOUNT 001 006 6150

AMOUNT \$ \$ 800.00

RECEIVED FROM: Hay Island Dem. Corp.

FOR: Petition revisions on 12 lots.

\$ 800.00 MAX

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #06-623-HSA

Gerst Road at Glen Summit Drive

Southeast side of Gerst Road, 700 feet northeast of Joppa Road

11th Election District - 5th Councilmanic District

Legal Owner(s): Warren Robert Bierman & Stennis Bonita Bierman

Developer: Highland Development Corporation

Honeygo Special Variance: to permit the issuance of residential building permits for construction of single-family homes as shown on the development plan entitled Meadows at Honeygo and any all-amendments thereto approved proposed; and the conveyance of sewage from one subarea to another to serve the proposed development and for such further relief as the nature of this case and the proposed improvements shown graphically and textually on the Meadows at Honeygo development plan may require, all as shown more particularly on the Plat to accompany this petition.

Hearing: Thursday, July 27, 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.

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

JT/7/632 July 11 101595

CERTIFICATE OF PUBLICATION

7/13/2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/11/2006.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2 SIGNS

RE: Case No.: 06-623-HSA

Petitioner/Developer: HIGHLAND DEV. CORP.

Date of Hearing/Closing: JULY 22, 2006

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 property located at _____

GERST ROAD AND HIDEAWAY DR,

The sign(s) were posted on JULY 11, 2006

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

ZONING NOTICE

SIGN #1

CASE # 06-623-HSA

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

ROOM 106, COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MD. 21204

PLACE:

DATE AND TIME: THURSDAY, JULY 27, 2006
AT 9:00 A.M.

REQUEST: HONEYGO SPECIAL VARIANCE

TO PERMIT THE ISSUANCE OF RESIDENTIAL BUILDING PERMITS FOR CONSTRUCTION OF SINGLE FAMILY HOMES AS SHOWN ON THE DEVELOPMENT PLAN ENTITLED MEADOWS AT HONEYGO AND ANY AND ALL AMENDMENTS THERE TO APPROVED PROPOSED; AND THE CONVEYANCE OF SEWAGE FROM ONE SUBAREA TO ANOTHER TO SERVE THE PROPOSED DEVELOPMENT AND FOR SUCH FURTHER BELIEF AS THE NATURE OF THIS CASE AND THE PROPOSED IMPROVEMENTS SHOW; AND ORGANICALLY AND TEXTURALLY ON THE MEADOWS AT HONEYGO DEVELOPMENT PLAN MAY REQUIRE, ALL AS SHOWN MORE PARTICULARLY ON THE PLAN ACCOMPANY THIS PETITION.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

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

ZONING NOTICE

SIGN #2

CASE # 06-623-HSA

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

ROOM 106 COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MD. 21204

PLACE:

DATE AND TIME: THURSDAY, JULY 27, 2006
AT 9:00 A.M.

REQUEST: A VARIANCE TO ALLOW FOR A SIDE BUILDING FACE TO SIDE BUILDING FACE OF 17 FEET IN LIEU OF THE REQUIRED 20 FEET BETWEEN LOTS 2 & 3; 12 FEET IN LIEU OF THE REQUIRED 20 FEET BETWEEN LOTS 5 & 6, 7 & 8, 9 & 10; 12 FEET IN LIEU OF THE REQUIRED 20 FEET BETWEEN LOTS 11 & 12; AND 22 FEET IN LIEU OF THE REQUIRED 30 FEET BETWEEN LOTS 14 & 15.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

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



HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

ELLIS LEVIN (1893-1960)
CALMAN A. LEVIN (1930-2003)

July 18, 2006

PLEASE DELIVER THE FOLLOWING PAGES TO:

Rm
111

NAME	TELEFAX NO.
Ms. Kristen Hughes	410-887-2824

FROM: HOWARD L. ALDERMAN, JR., ESQUIRE

NUMBER OF PAGES [INCLUDING THIS COVER PAGE]: 2

CLIENT/MATTER: Case No. 06-623-HSA/Bierman Property

COMMENTS: **Kirsten: thank you very much for transmitting to me on 7/12 the Word file containing the hearing information for the above-referenced hearing. I am sending a copy of the certification/publication from *The Sun* reflecting that the information was advertised as received on 7/13/06. Please let me know if you need the original of the certification. Thanks again.**

[x] ORIGINAL WILL NOT BE MAILED

If you do not receive all of the pages indicated above, please call 321-0600 as soon as possible.
My return FAX Number is (410) 296-2801.

WARNING: UNAUTHORIZED INTERCEPTION OF THIS TELEFAX COMMUNICATION
COULD BE A VIOLATION OF FEDERAL AND MARYLAND LAW.

The information contained in this transmission is attorney privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone collect and return the original message to us at the above address via the U.S. Postal Service. We will reimburse you for expenses. Thank You.

THE SUN'S CLASSIFIEDS 410-539-7700 BALTIMORESUN.COM/CLASSIFIED



LEVIN & GANN
502 WASHINGTON AVE 8TH FLR
HOWARD L ALDERMAN JR
BALTIMORE MD 21

was published in "THE BALTIMORE SUN" a daily newspaper printed and published in the City of Baltimore 7-13-09.....

The Baltimore Sun Company

By L. H. H. H. H.

7331

OPEN HOUSE

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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: 06 623 HSA REVISED

Petitioner: Walter R. & Stennis B. Bierman and Highland Development Corporation

Address or Location: Gerst Road @ Glen Summit Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Richard J. Demmitt, Pres.

Address: Highland Development Corporation

PO Box 228

Clarksville, Maryland 21029

Telephone Number: 410-365-0414

Revised 2/20/98 - SCJ

AMBIED?
SEE UP
IF REV. DOESNT
HAVE 30 DAY NO HRAW-LOG
27 JULY
IS HRAW
REVISED
PER
ENR.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

For Newspaper Advertising:

Item Number or Case Number: 06-623-MSA
Petitioner: BIERMAN ET AL
Address or Location: GERST RD @ GLEN SUMMIT DR.

PLEASE FORWARD ADVERTISING BILL TO:

Name: G. Dwight Little, PE Little & Assoc, INC.
Address: 1055 Taylor Avenue Suite 307
Towson, MD 21286
Telephone Number: 410 296 1636

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 11, 2006 Issue - Jeffersonian

Please forward billing to:

G. Dwight Little
Little & Associates, Inc.
1055 Taylor Avenue, Ste. 307
Towson, MD 21286

410-296-1636

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: 06-623-HSA

Gerst Road at Glen Summit Drive
Southeast side of Gerst Road, 700 feet northeast of Joppa Road
11th Election District – 5th Councilmanic District
Legal Owners: Warren Robert Bierman & Stennis Bonita Bierman
Developer: Highland Development Corporation

Honeygo Special Variance to permit the issuance of residential building permits for construction of single-family homes as shown on the development plan entitled Meadows at Honeygo and any all amendments thereto approved proposed; and the conveyance of sewage from one subarea to another to serve the proposed development and for such further relief as the nature of this case and the proposed improvements shown graphically and textually on the Meadows at Honeygo development plan. my require, all as shown more particularly on the Plat to accompany this petition.

Hearing: Thursday, July 27, 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.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

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

June 16, 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: 06-623-HSA

Gerst Road at Glen Summit Drive

Southeast side of Gerst Road, 700 feet northeast of Joppa Road

11th Election District – 5th Councilmanic District

Legal Owners: Warren Robert Bierman & Stennis Bonita Bierman

Developer: Highland Development Corporation

Honeygo Special Variance to permit the issuance of residential building permits for construction of single-family homes as shown on the development plan entitled Meadows at Honeygo and any all amendments thereto approved proposed; and the conveyance of sewage from one subarea to another to serve the proposed development and for such further relief as the nature of this case and the proposed improvements shown graphically and textually on the Meadows at Honeygo development plan may require, all as shown more particularly on the Plat to accompany this petition.

Hearing: Thursday, July 27, 2006 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Howard Alderman, Jr., 502 Washington Avenue, 8th Floor, Towson 21204
Mr. & Mrs. Bierman, 5103 New Gerst Lane, Perry Hall 21128
Highland Development Corporation, P.O. Box 228, Clarksville 21029
Little & Associates, 1055 Taylor Avenue, Ste. 307, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 12, 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.





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

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

July 12, 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: 06-623-HSA

Gerst Road at Glen Summit Drive
Southeast side of Gerst Road, 700 feet northeast of Joppa Road
11th Election District – 5th Councilmanic District
Legal Owners: Warren Robert Bierman & Stennis Bonita Bierman
Contract Purchaser: Highland Development Corporation

Honeygo Special Variance to permit the issuance of residential building permits for construction of single-family homes as shown on the development plan entitled Meadows at Honeygo and any all amendments thereto approved proposed; and the conveyance of sewage from one subarea to another to serve the proposed development and for such further relief as the nature of this case and the proposed improvements shown graphically and textually on the Meadows at Honeygo development plan my require, all as shown more particularly on the Plat to accompany this petition. Variance to permit building face to building face/sum side of side yards of between 12 and 17 feet for lot 5, 2/3, 5/6, 7/8, 9/10, 11/12 in lieu of the required 20 feet. Also, lot 5 14/15, a 22-foot separation in lieu of the required 30 feet.

Hearing: Thursday, July 27, 2006 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

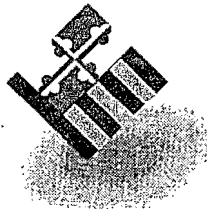
Timothy Kotroco
Director

TK:klm

C: Howard Alderman, Jr., 502 Washington Avenue, 8th Floor, Towson 21204
Mr. & Mrs. Bierman, 5103 New Gerst Lane, Perry Hall 21128
Highland Development Corporation, P.O. Box 228, Clarksville 21029
Little & Associates, 1055 Taylor Avenue, Ste. 307, Towson 21286

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 12, 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.





BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

July 20, 2006

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number: 06-623-HSA, Gerst Road at Glen Summit Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 10, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Warren R. Bierman Stennis B. Bierman 5103 New Gerst Lane Baltimore 21128
G. Dwight Little, P.E. Little & Associates, Inc. 1055 Taylor Avenue Suite 307 Towson
21204
Richard J. Demmitt Highland Development Corp P.O. Box 228 Clarksville 21029

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 27, 2006

FROM: ^{DM} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 21, 2006
Item Nos. 611, 621, 622, 623, 624, 626,
627, 628, 632, 633, 635, 636, 637, 640,
641, 642, and 643

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-06272006.doc



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

June 20, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: June 19, 2006

Item Numbers: Item Number 623

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File





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

State Highway
Administration

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

Maryland Department of Transportation

Date: 6.20.06

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

RE: Baltimore County
Item No. 623 LTM

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is •

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

RE: PETITION FOR SPECIAL VARIANCE	*	BEFORE THE
Gerst Road at Glen Summit Drive; SE/S		
Gerst Road, 700' NE Joppa Road	*	ZONING COMMISSIONER
11 th Election & 5 th Councilmanic Districts		
Legal Owner(s): Warren & Stennis Bierman	*	FOR
Contract Purchaser(s): Highland Development		
Corporation by Robert Demmitt	*	BALTIMORE COUNTY
Petitioner(s)		
	*	06-623-SHSA

* * * * *

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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of June, 2006, a copy of the foregoing Entry of Appearance was mailed to 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

JUN 26 2006

Per. *SP*

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

REVISED HEARING PET.

06 623 HSA

FREQUENT FLYER ATTORNEYS
DROP OFF ZONING PETITIONS
POLICY PROCEDURES

The following zoning policy is related to the filing of zoning petitions and is aimed at expediting the petition filing process with this office:

1. The Director of the Office of Permits and Development Management (PDM) allows zoning attorneys who frequently file for zoning hearings and who are capable of filing petitions that comply with all technical aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of an appointment for review by zoning personnel.
2. Any attorney using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. In the event that the petition has not been filed correctly, there is the possibility that another hearing will be required or the zoning commissioner may deny the petition due to errors or incompleteness. All petitions filed in this manner will receive a cursory review and if necessary they will be commented on by zoning personnel prior to the hearing. A corrective memo by zoning review may be placed in the hearing file to be considered by the Hearing Officer.
3. When a petition has been dropped off by the attorney, it will only be reviewed for very basic necessary input, logging, and distribution information.

Since this was finally determined to be a revision it should have some filing deficiencies revealed on intake: been processed as such by the initial zoning reviewer.
Description area Does not match areas shown in plan notes.

There is no guidance in the drop-off pack as to the handling of this petition. Is this a revision?
if so the minimum 30 day ^{for} hearing time required by zoning reg's. ~~will not~~ for a newly filed zoning hearing will not interfere with the standing July 27, 06 hearing date which you indicate you desire to maintain.
Discussed with Engineer (D. Lutz 7/10/06) THIS IS A REVISION TO: 06-623-HSA

3/22/05
JLL/rjc

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

ELLIS LEVIN (1893-1960)
CALMAN A. LEVIN (1930-2003)

July 7, 2006

Revised
06 623 HSA

ZONING PETITION DROP OFF

W. Carl Richards, Jr., Zoning Supervisor
Baltimore County Department of Permits
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: *Petition for Variance* - The Meadows at Honeygo
REQUEST FOR COMBINATION WITH SCHEDULED HEARING

Dear Mr. Richards:

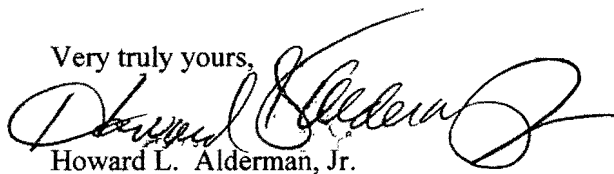
In order to address the last minute negotiations with community residents and leaders, additional zoning relief for the above-referenced project is required. In that regard, our client has requested that we drop off for processing and hearing the following materials relative to this property:

1. Three (3) originals of a Petition for Variance;
2. Three (3) copies of a zoning description;
3. One (1) Advertising Form;
4. Two (2) scaled Zoning Maps with the property identified;
5. Twelve (12) copies of the *Plan to Accompany Zoning Petition* as prepared by Little and Associates, Inc.; and
6. A check for the required filing fee.

As the legal representative of the owner of the property, neither I nor the owner are aware of any actual or alleged zoning violations on the Property. It is understood that by filing this as a "drop off" petition, this package has not been reviewed by a planner and there may be comments to address once a review has been completed.

Additionally, we request that the hearing on the enclosed Petition be combined with the Hearing Officer's Hearing [XI-1004] and the Honeygo Special Variance Hearing [06-623-HSA], both of which are scheduled for hearing on Thursday, July 27, 2006 at 9:00 a.m.

Please call me with any questions.

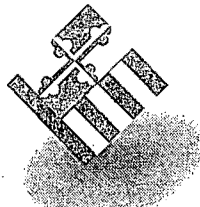
Very truly yours,

Howard L. Alderman, Jr.

HLA/gk

Enclosures

c: Highland Development Corporation
Little & Associates, Inc.

file



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

December 22, 2009

Mr. Howard Alderman, Jr.
Nottingham Centre
502 Washington Avenue
8th Floor
Towson, MD 21204

RE: The Meadows at Honeygo
PDM No. XI-1004 and Case No. 06-623-HAS
Development Plan Approval Period

Dear Mr. Alderman,

Enclosed is your letter dated September 21, 2009. I have signed and approved your request. A copy of this approval with attachments will be kept on file in my office. I suggest that you keep a copy as well.

Sincerely,

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco, Director

cc: Colleen Kelly, Supervisor
Development Management

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

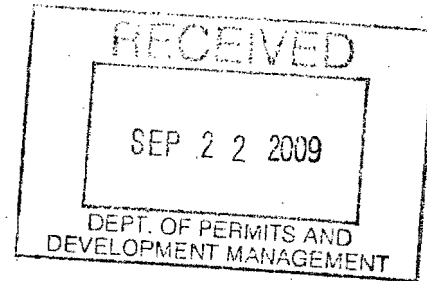
LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

ELLIS LEVIN (1893-1960)
CALMAN A. LEVIN (1930-2003)

September 21, 2009

Timothy M. Kotroco, Director
Baltimore County Department of Permits
and Development Management
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

RE: The Meadows at Honeygo
PDM No. XI-1004 and Case No. 06-623-HSA
Development Plan Approval Period



Dear Mr. Kotroco:

I am writing to you on behalf of my client, the Highland Development Corporation, the Applicant/Developer ("Developer") of the property that processed a plan of development through the County's development process as identified above ("Development Plan"). The Development Plan approval was for 63 single-family detached lots on approximately 28.399 acres of the land (the "development area parcel"). This letter seeks confirmation of the period of validity of the Development Plan as tolled by Chapter 334 (Senate Bill 958) of the 2009 session of the Maryland General Assembly, signed into law by the Governor on May 7, 2009. The Hearing Officer for Baltimore County granted approval of the Development Plan on August 15, 2006, a copy of which is attached hereto as Exhibit A. Thereafter, the Developer has been working with Little & Associates, Inc. in connection with Phase II processing.

The Development Plan is governed by Section 32-4-261(a) of the *Baltimore County Code*, as presently codified. That provision provides that "[u]nless extended under § 32-4-274(a) of this subtitle, Development Plan approval shall "4 years after the date a final, non-appealable approval was granted." The Developer seeks confirmation from you that the operation, effect and application of the 2009 amendments to the State Government Article, *Annotated Code of Maryland*, adopting §11-202(c), toll the four year time period applicable to the Developer's approved Development Plan.

That new statute provides that the "running of the period of approval for any permit issued by a County or municipality shall be tolled beginning on January 1, 2008 and ending on June 30, 2010." [the "State Tolling Statute"] The term 'permit' is defined as "a certificate, license or other document of approval or permission required to be obtained from a local government or a State unit." State Government § 11-101(h). (Emphasis supplied.) The term 'permit' also includes a "development permit" which is defined as a permit for a development project." State Government

Timothy M. Kotroco, Director
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September 21, 2009
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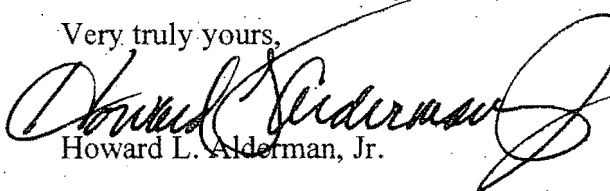
§ 11-101(d).

Upon the expiration of the thirty (30) day appeal period, the Development Plan approval became final and non-appealable on September 14, 2006 and would, absent any application of the tolling statute, expire four years later on September 13, 2010. The period of time between January 1, 2008 and June 30, 2010 – the applicable tolling period of the State Tolling Statute is 912 days. Therefore, under this scenario and applying the State Tolling Statute, the Development Plan approval will remain valid for 912 days beyond September 13, 2010. Application of the State Tolling Statute will, as depicted on the spreadsheet attached as Exhibit B calculating and allocating the 912 days to the date of expiration of approval (including consideration of 2012 as a leap year), result in a new approved Development Plan expiration date of March 13, 2013.

I have prepared below for your signature on behalf of Baltimore County, Maryland, a proposed confirmation of the application of the State Tolling Statute to the approved Development Plan for The Meadows at Honeygo. Should you need any additional information in support of the requested confirmation, please contact me at your earliest possible convenience.

Thank you.

Very truly yours,



Howard L. Alderman, Jr.

HLA/gk
Enclosures
c (w/encl.): Highland Development Corporation

CONFIRMATION OF EFFECT OF STATE TOLLING STATUE

The Baltimore County Department of Permits and Development Management hereby confirms that the running of the approval period for the "The Meadows at Honeygo" Development Plan, PDM No. XI-1004 set forth in Section 32-4-261(a) of the *Baltimore County Code*, is tolled between January 1, 2008 and June 30, 2010 by operation and application of State Government Article § 11-202(c), enacted during the 2009 Session of the Maryland General Assembly. The

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Baltimore County Department of Permits
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September 21, 2009
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approval period tolled consists of 912 days which, when added to September 13, 2010 will result in March 13, 2013 being the date on which the approved Development Plan for The Meadows at Honeygo will expire.

12/9/09

Date

Timothy M. Kotroco

Timothy M. Kotroco, Director
Baltimore County Department of Permits and
Development Management

THE MEADOWS AT HONEYGO

Application of State Tolling Statute

Date of Development Plan Approval	Aug. 15, 2006
Date Development Plan Approval became Final & Non-Appealable	Sep. 14, 2006
Date of Development Plan Expiration per Code Section 32-4-261(a)	Sep. 13, 2010

State Statute Tolls Approval from Jan 1, 2008 through June 30, 2010

Number of Days

Jan. 1, 2008 through Dec. 31, 2008	366 Leap Year
Jan. 1, 2009 through Dec. 31, 2009	365
Jan. 1, 2010 through Jun. 30, 2010	181

Total Number of Days Tolloed

912

Application of 912 Days to Approved Development Plan:

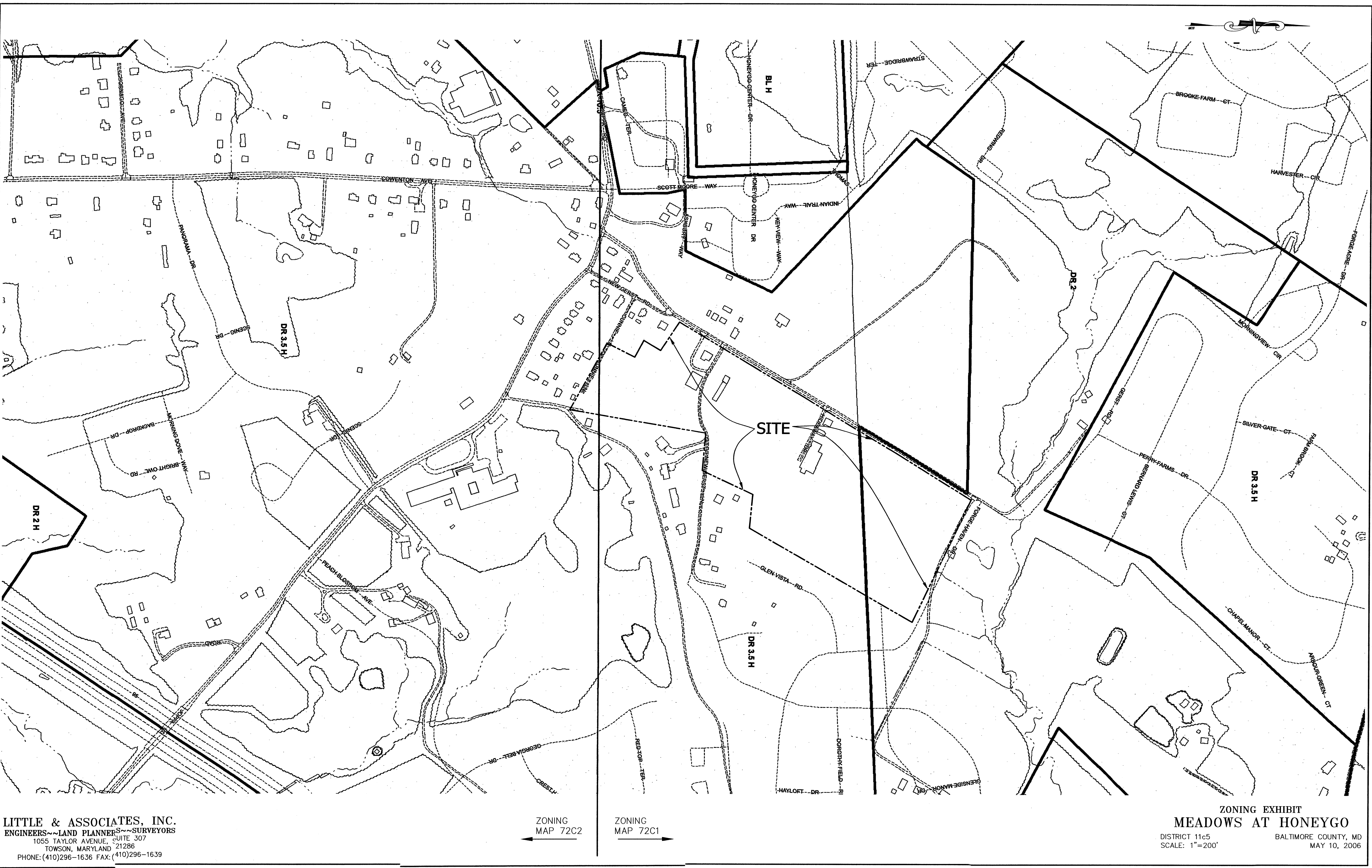
Period from 09/13/2010 [256th day of year] to 12/31/2010	(109)
Period from 01/01/2011 to 12/31/2011	(365)
Period from 01/01/2012 to 12/31/2012	(366) Leap Year
Period from 01/01/2013 to 03/13/2013 [March 13th is 72nd day of year]	(72)

Remaining No. of Tolloed Days

0

Plan to Expire on March 13, 2013

\\MEADOWS AT HONEYGO\000\DWG\B\BIBIT - ZONING Map 5/11/2006 2:42:10 PM Design: 000-HP02 (07799)023, Arch D - 24 x 36 in. (landscape), 1:200

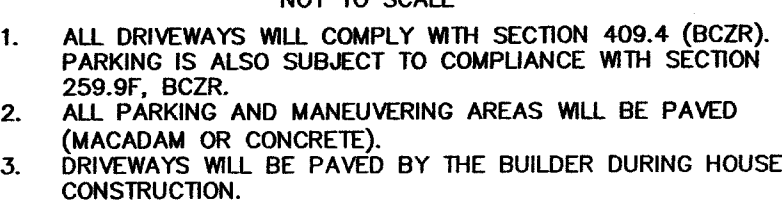


LITTLE & ASSOCIATES, INC.
ENGINEERS~LAND PLANNERS~SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410)296-1636 FAX: (410)296-1639

ZONING EXHIBIT
MEADOWS AT HONEYGO
DISTRICT 11c5
SCALE: 1"=200'
BALTIMORE COUNTY, MD
MAY 10, 2006

<u>SITE DATA</u>			
EXISTING ZONING AND MAXIMUM DENSITY PERMITTED			
ZONE	ACRES	UNITS ALLOWED	UNITS PROPOSED
DR-2 H	7.75	15.50	7
DR-3.5 H	20.64	72.24	56
TOTAL	28.39	87.74	63

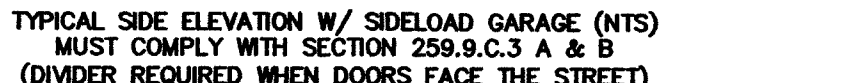
OPEN SPACE PROPOSAL	
OPEN SPACE TYPE	ACRES
LOCAL OPEN SPACE	2.21 AC.±
BALTIMORE COUNTY GREENWAY/EASEMENT	0.00 AC.±
STORMWATER MANAGEMENT	2.82 AC.±
TOTAL PROVIDED	5.03 AC.±



ACCESSORY STRUCTURE NOTE
BUILDING ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH THE 10' SIDE YARD SETBACK OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO CONVEYANTS AND APPLICABLE BUILDING PERMITS.) ACCESSORY STRUCTURES ARE ALSO SUBJECT TO COMPLIANCE WITH SECTIONS 259.9a3, BCCR, OPEN PROJECTIONS (INCLUDING PORCHES OR STEPS IN FRONT OF YARDS) 259.9b4e(1), 259.9b4e(1), AND 259.9b4e(2), BCCR; AND FENCES BY CZCR; 259.9b6, BCCR.

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.

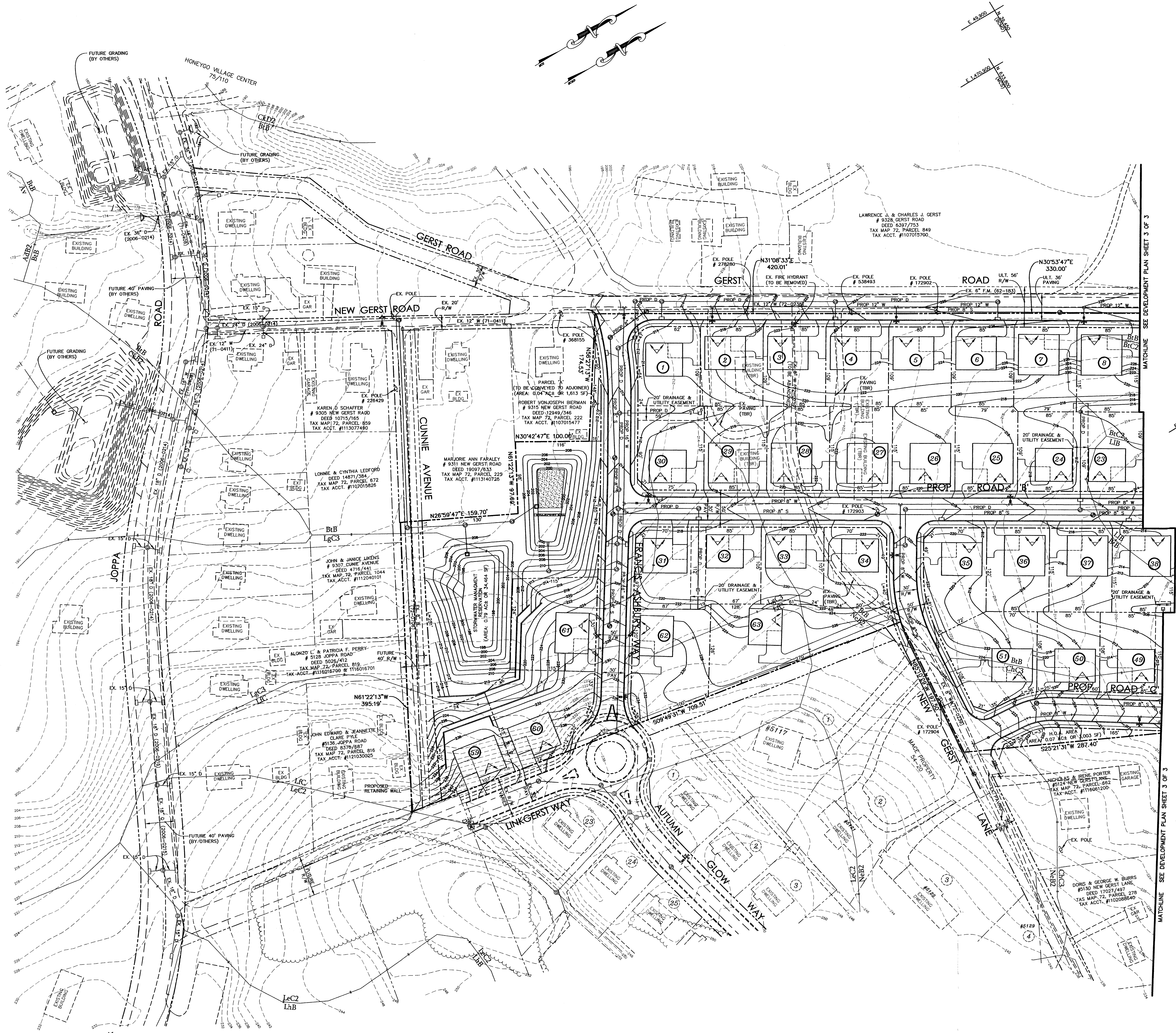
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COMBINED HONEYGO OVERLAY DISTRICT--SINGLE FAMILY DETACHED DWELLING SETBACKS AND LOT WIDTHS CHART		
DESCRIPTION	D.R. 1H & D.R. 2H ZONES (IN FEET)	D.R. 3.5H, D.R. 5.5H, D.R. 10.5H & D.R. 16H ZONES (IN FEET)
FROM BUILDING FACE (FRONT, SIDE OR REAR) TO: RIGHT-OF-WAY OF A COLLECTOR STREET, NEIGHBORHOOD STREET, ALLEY OR COURT (NOT APPLIED TO PORCHES OR STOOPS IN FRONT YARD)	10'	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) (37.5' FOR UNROOFED ADDITIONS; 40' FOR ROOFED ADDITIONS)	50'	50'
FROM BUILDING FACE (FRONT, SIDE OR REAR) TO: SIDE YARD LOT LINE THAT IS NOT ADJACENT TO A PUBLIC RIGHT-OF-WAY OR THE SAME AS A PUBLIC RIGHT OF WAY IF THE DWELLING UNIT IS DESIGNATED TO HAVE A SIDE OR REAR ENTRY GARAGE. (A TWO CAR GARAGE FACING THE STREET SHALL HAVE TWO INDIVIDUAL DOORS SEPARATED BY A DIVIDER. THE FRONT FACE OF ALL GARAGES, INCLUDING THE DIVIDER AND NOT INCLUDING THE GARAGE DOORS, SHALL BE CONSTRUCTED OF THE SAME MATERIALS AS THE FRONT FACADE OF THE BUILDING)	6' (SUM OF ALL SIDE YARD WIDTHS MAY NOT BE LESS THAN 20 FEET)	6' (SUM OF ALL SIDE YARD WIDTHS MAY NOT BE LESS 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 TWO INDIVIDUAL DOORS SEPARATED BY A DIVIDER. THE FRONT FACE OF ALL GARAGES, INCLUDING THE DIVIDER AND NOT INCLUDING THE GARAGE DOORS, SHALL BE CONSTRUCTED OF THE SAME MATERIALS AS THE FRONT FACADE OF THE BUILDING)	8' MINIMUM	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'

THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS FOR URBAN RESIDENTIAL USE IN THE HONEYGO OVERLAY DISTRICT. FOR A FULLER EXPLANATION OF THESE AND OTHER REQUIREMENTS, CONSULT THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICY (CMOD) AND SECTION 225.5.B AND 225.9.C OF THE BALTIMORE COUNTY ZONING REGULATIONS (B-CZ9)

DEVELOPMENT PLAN AND PLAN TO
ACCOMPANY ZONING PETITION
THE MEADOWS AT HONEYGO
DISTRICT 11c5 BALTIMORE COUNTY, MD
SCALE: 1"=100' APRIL 5, 2006
PDM FILE: 11-1004 SHEET 1 OF 3



SEE DEVELOPMENT PLAN SHEET 3 OF 3

SEE DEVELOPMENT PLAN SHEET 3 OF 3

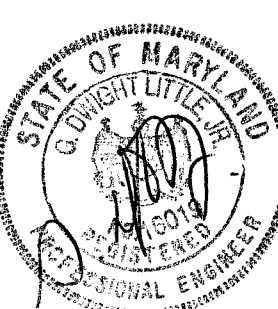
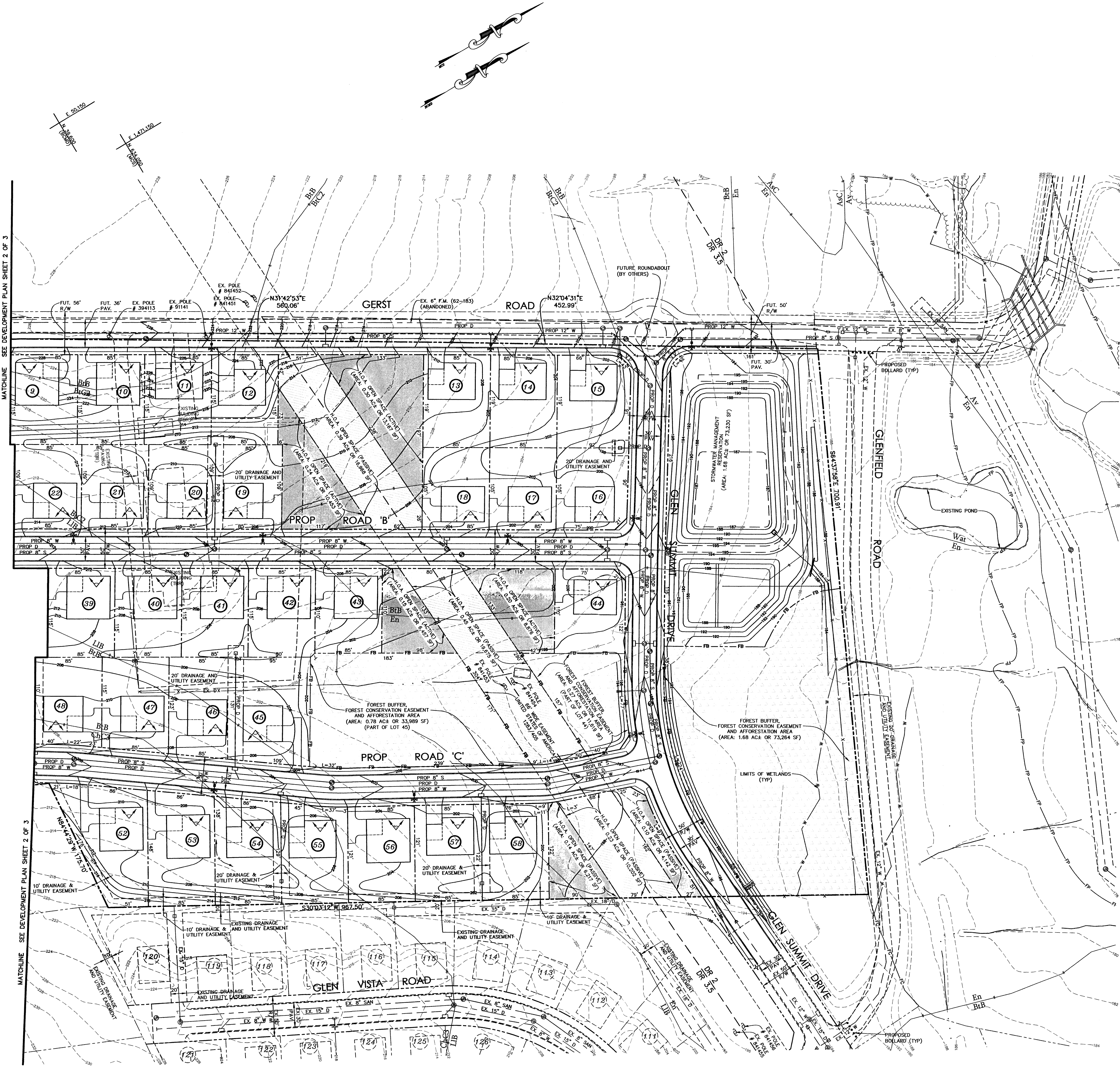
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ENGINEERS--LAND PLANNERS--SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410)296-1636 FAX: (410)296-1639

NOTE:
I, G. DWIGHT LITTLE, JR., CERTIFY UNDER OATH THAT TO THE BEST OF MY KNOWLEDGE, THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

DEVELOPMENT PLAN AND PLAN TO
ACCOMPANY ZONING PETITION
THE MEADOWS AT HONEYGO
DISTRICT 11c5 BALTIMORE COUNTY, MD
SCALE: 1"=50' APRIL 5, 2006
PDM FILE: 11-1004 SHEET 2 OF 3

SEE DEVELOPMENT PLAN SHEET 2 OF 3

SEE DEVELOPMENT PLAN SHEET 2 OF 3



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DEVELOPMENT PLAN AND PLAN TO
ACCOMPANY ZONING PETITION
THE MEADOWS AT HONEYGO
DISTRICT 11c5
SCALE: 1"=50'
PDM FILE: 11-1004
BALTIMORE COUNTY, MD
APRIL 5, 2006
SHEET 3 OF 3

SITE AREA CALCULATION	
NET TRACT AREA	28.39 ACRES
ALLOWANCE FOR ROAD FRONTAGE	0.00 ACRES
GROSS AREA:	28.39 ACRES

SITE DATA	
EXISTING ZONING AND MAXIMUM DENSITY PERMITTED	

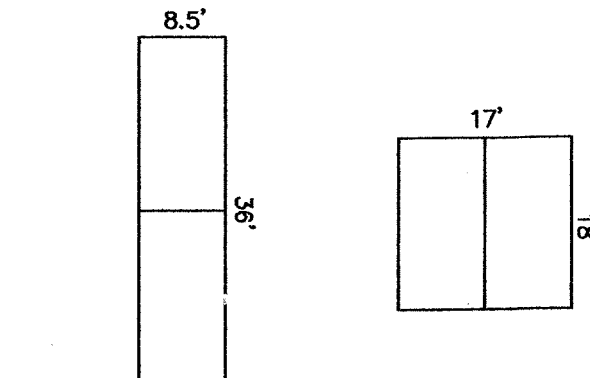
ZONE	ACRES	UNITS ALLOWED	UNITS PROPOSED
DR-2 H	7.75	15.50	7
DR-3.5 H	20.64	72.24	56
TOTAL	28.39	87.74	63

SITE DEVELOPMENT PROPOSAL

DWELLING TYPE	PROPOSED UNITS	PARKING REQUIRED	PARKING PROVIDED	PHASE	DEVELOPMENT SCHEDULE
SINGLE FAMILY	63	126	126		4/01
TOTAL	63	126	126		

OPEN SPACE PROPOSAL

OPEN SPACE TYPE	ACRES
LOCAL OPEN SPACE	2.17 AC.±
BALTIMORE COUNTY GREENWAY/EASEMENT	0.00 AC.±
STORMWATER MANAGEMENT	2.76 AC.±
TOTAL PROVIDED	4.93 AC.±



PARKING SPACE DETAIL

- ALL DRIVEWAYS WILL COMPLY WITH SECTION 409.4 (BCZR). PARKING IS ALSO SUBJECT TO COMPLIANCE WITH SECTION 259.9F, BCZR.
- ALL PARKING AND MANEUVERING AREAS WILL BE PAVED (MACADAM OR CONCRETE).
- DRIVEWAYS WILL BE PAVED BY THE BUILDER DURING HOUSE CONSTRUCTION.

SECTION 259.9 DEVELOPMENT STANDARDS FOR H AND H1 OVERLAY DISTRICTS. [BILL NO. 176-1994]
 PARAGRAPHS 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 PRINCIPAL USE.

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 1801.1.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 1801.2.C APPLY TO DEVELOPMENTS IN THE OVERLAY DISTRICTS. IN THE DISTRICTS, THE MINIMUM RESIDENTIAL DWELLING SETBACKS ARE:

- TEN FEET FROM THE RIGHT-OF-WAY OF A COLLECTOR STREET, NEIGHBORHOOD STREET, ALLEY OR COURT AS DEFINED IN THE HONEYGO OVERLAY DISTRICT DESIGN GUIDELINES.
- FORTY FEET FROM THE RIGHT-OF-WAY OF A MAJOR OR MINOR ARTERIAL OR COLLECTOR ROAD, AS DEFINED IN THESE REGULATIONS.
- NOT APPLIED TO PORCHES OR STOOPS IN FRONT YARDS;
- SIX FEET FROM A SIDE YARD LOT LINE THAT IS NOT ADJACENT OR THE SAME AS A PUBLIC RIGHT-OF-WAY IF THE DWELLING UNIT IS DESIGNED TO HAVE A SIDE OR REAR ENTRY GARAGE. HOWEVER, THE SUM OF ALL SIDE YARD WIDTHS MAY NOT BE LESS THAN 20 FEET.
- EXCEPT FOR PROPERTIES WITH APPROVED DEVELOPMENT PLANS OR CRG PLANS, 50 FEET FROM THE REAR PROPERTY 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 SETBACK AREA.

SECTION 259.9.C.3 [BILL NO. 73-1999]
 EXCEPT FOR PROPERTIES WITH APPROVED DEVELOPMENT PLANS OR CRG PLANS (VESTED PRIOR TO SEPTEMBER 13, 1999 IN ACCORDANCE WITH SECTION 102.1), WHICH SHALL BE ALLOWED FROM FRONT ENTRY GARAGES IN ACCORDANCE WITH THE REGULATIONS IN EFFECT PRIOR TO JANUARY 14, 1995 (SEE 1992 CMDP), A FRONT ENTRY GARAGE SHALL BE RECESSED AT LEAST EIGHT FEET BEHIND THE FRONT FACADE OF THE DWELLING. A TWO-CAR GARAGE FACING THE STREET SHALL HAVE TWO INDIVIDUAL DOORS SEPARATED BY A DIVIDER. THE FRONT FACADE OF ALL GARAGES, INCLUDING THE DIVIDER AND NOT INCLUDING THE GARAGE DOORS, SHALL BE CONSTRUCTED OF THE SAME APPROVED MATERIALS AS THE FRONT FACADE OF THE DWELLING.

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, INCLUDING IN THE HONEYGO OVERLAY DISTRICT DESIGN GUIDELINES, TO GRADE OR, WHERE THAT IS NOT FEASIBLE, SHALL BE FINISHED TO WITHIN 12 INCHES OF GRADE ON ALL SIDES OF THE BUILDING.

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 GUIDELINES.

SECTION 259.9.C.8
 STORMWATER MANAGEMENT POND SLOPES, WHERE MANAGEMENT IS NOT PROVIDED THROUGH A REGIONAL FACILITY, SHALL NOT EXCEED A RATIO OF 3:1.

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

SECTION 259.9.G.1
 THE PROVISIONS OF THIS SECTION (SECTION 259.9, BCZR) SHALL GOVERN IN ANY SITUATION WHERE THERE IS A CONFLICT BETWEEN THIS SECTION (SECTION 259.9, BCZR) AND OTHER REGULATIONS.

SECTION 259.9.G.2
 WHERE THE PROVISIONS OF THIS SECTION (SECTION 259.9, BCZR) ARE SILENT, THE PROVISIONS OF THESE REGULATIONS GOVERNING THE UNDERLYING ZONE SHALL APPLY.

SECTION 259.9.G.3 [BILL NO. 40-1997]
 IN ADDITION TO THE REQUIREMENTS OF THIS SECTION, RESIDENTIAL AND COMMERCIAL DEVELOPMENT IN THE AREA SHALL BE SUBJECT TO THE HONEYGO OVERLAY DISTRICTS DESIGN GUIDELINES.

SECTION 259.9.G.4
 NOTWITHSTANDING THE PROVISIONS OF SECTION 26-216 OF THE BALTIMORE COUNTY CODE, 1988 EDITION, AS REVISED, THE PROVISIONS OF THIS SECTION (SECTION 259.9, BCZR) DO NOT APPLY TO ANY PROPERTY WITH AN UNEXPIRED CRG PLAN THAT WAS ADOPTED PRIOR TO MAY 18, 1992.

ACCESSORY STRUCTURE NOTE
 BUILDING ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.) ACCESSORY STRUCTURES ARE ALSO SUBJECT TO COMPLIANCE WITH SECTION 259.9.A.4, BCZR, OPEN PROJECTIONS (INCLUDING PORCHES OR STEPS IN FRONT YARDS) BY SECTION 259.9B.4, 259.9B.4(1), AND 259.9B.4(2), BCZR, AND FENCES BY SECTION 259.9C.6, BCZR.

DIRECTOR OF PDM NOTE
 THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PDM BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLES WITH PRESENT POLICY, DENSITY, AND BULK CONTROLS AS THEY ARE DELINEATED BY THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED, OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A BUILDING IS CONSTRUCTED AND TRANSFERRED.

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 LOCATED WITHIN THE HONEYGO OVERLAY DISTRICT H AND ARE LOCATED WITHIN THE BEAN RUN / HONEYGO RUN SUBAREA. THE DWELLINGS AND DEVELOPMENT ARE SUBJECT TO (AND MUST BE CONSISTENT WITH) THE APPLICABLE HONEYGO DEVELOPMENT STANDARDS, THE HONEYGO OVERLAY DISTRICT DESIGN GUIDELINES MANUAL, THE RESIDENTIAL PERFORMANCE STANDARDS, THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (CMDP) AND THE COUNTY LANDSCAPE MANUAL, PURSUANT TO SECTIONS 259, 259.9.G, 259.9.G.3, 260, 409 AND 504, BCZR. THE PROPOSED DWELLINGS AND DEVELOPMENT WILL COMPLY WITH ALL LF THE AFOREMENTIONED STANDARDS AND GUIDELINES

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

ANTICIPATED ACTIONS: PURSUANT TO THE AUTHORITY OF BCZR SECTIONS 259.8 & 400.4.G, FOR PROPERTY LOCATED IN THE BEAN RUN AND HONEYGO RUN SUBAREAS, A HONEYGO SPECIAL VARIANCE FROM BCZR SECTION 259.7 TO PERMIT: I) THE ISSUANCE OF RESIDENTIAL BUILDING PERMITS FOR CONSTRUCTION OF SINGLE-FAMILY HOMES AS SHOWN ON THE DEVELOPMENT PLAN ENTITLED MEADOWS AT HONEYGO AND ANY AND ALL AMENDMENTS THERETO APPROVED OR PROPOSED; AND II) THE CONVEYANCE OF SERVICE FROM ONE SUBAREA TO ANOTHER TO SERVE THE PROPOSED DEVELOPMENT; AND III) FOR SUCH FURTHER RELIEF AS THE NATURE OF THIS CASE AND THE IMPROVEMENTS SHOWN GRAPHICALLY AND TEXTUALLY ON THE MEADOWS AT HONEYGO DEVELOPMENT PLAN MAY REQUIRE.

WAIVERS: NONE
SPECIAL EXCEPTIONS: NONE
OTHER: NONE
CONSISTENCY WITH DESIGN MANUALS: YES

OPEN SPACE NOTES

OPEN SPACE REQUIRED: 40,950 SF ACTIVE
22,050 SF PASSIVE
OPEN SPACE PROVIDED: 47,817 SF ACTIVE
40,945 SF PASSIVE

ACTIVE ☒ PASSIVE ☐

NOTES

- ALL LOCAL OPEN SPACE SHALL BE IN COMPLIANCE WITH THE LOCAL OPEN SPACE MANUAL, LATEST EDITION.
- TEMPORARY OPEN SPACE BOUNDARY MARKERS, TREE PROTECTION DEVICES AND FOUR FOOT HIGH SNOW FENCING OR APPROVED EQUIVALENT SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING.
- WITHIN THE AREA SHOWN AS OPEN SPACE, DISTURBANCE BEYOND THAT WHICH IS SHOWN ON THE DEVELOPMENT PLAN SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.
- NO UTILITIES, WHETHER PUBLIC OR PRIVATE, INCLUDING, BUT NOT LIMITED TO, TELEPHONE, CABLE TELEVISION, GAS AND ELECTRIC, WATER, SEWER, AND ANY OTHER UTILITIES, SHALL BE PLACED OR CONSTRUCTED ON OR WITHIN THE AREAS LABELED AS OPEN SPACE WITHOUT PRIOR WRITTEN CONSENT FROM THE BALTIMORE COUNTY DEPARTMENT OF RECREATION AND PARKS.
- THE DESIGN, CONSTRUCTION AND INSTALLATION OF ALL AMENITIES SHOWN ON THE DEVELOPMENT PLAN SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

LEGEND

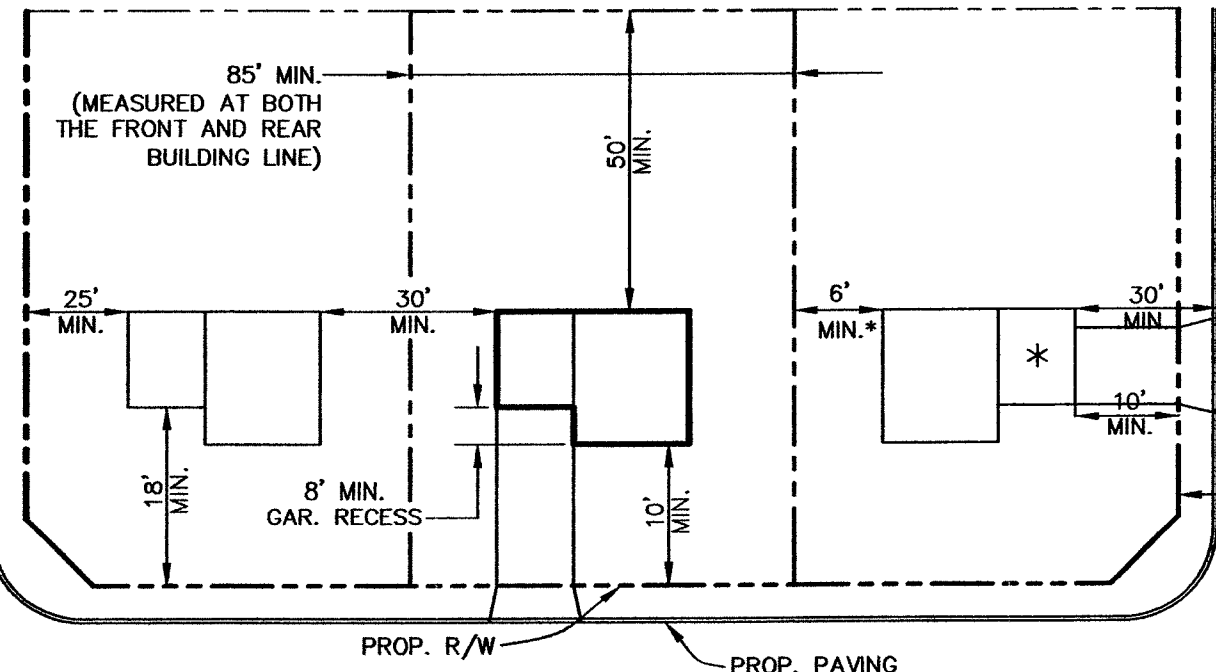
---	TRACT BOUNDARY
---	SOILS
---	EX WOODS
---	EX FENCE
---	WETLANDS
---	FLOOD PLAIN
---	FOREST BUFFER
---	FOREST CONSERVATION
---	FUTURE RIGHT-OF-WAY LINE
---	FUTURE PAVING
---	SANITARY MANHOLE
---	STORM DRAIN MANHOLE
---	WATER METER
---	FIRE HYDRANT
---	WATER VALVE
---	CLEANOUT
---	UTILITY POLE
---	PROPOSED AFFORESTATION

GENERAL NOTES

- APPLICANT: HIGHLAND DEVELOPMENT CORP.
P.O. BOX 228
CLARKSVILLE, MD 21029
- SITE LOCATION: ELECTION DISTRICT NO. 11
COUNCILMANIC DISTRICT NO. 5
SUBSEWERED NO. 19 & 20
CENSUS TRACT 4113.4
REGIONAL PLANNING DISTRICT 317
DEED REFERENCES: 7556/240, 6482/140, 20559/201, 14777/416
TAX ACCOUNT #S: 1107019478, 1107019827, 1102038020, 1113040726
TAX MAP 72 GRID 6 PARCEL 221, 663, 224, 223
- PROPERTY INFORMATION: OWNERSHIP: WARREN ROBERT & STENNIS BONITA BERMAN
5105 NEW GERST LANE
PERRY HALL, MD 21128
WARREN ROBERT BERMAN
732 N ESSEX AVENUE
BALTIMORE, MD 21221
- REFERENCES FOR EXISTING FEATURES SHOWN ON PLAN:
A. TOPOGRAPHY SHOWN HEREON IS BASED ON BALTIMORE COUNTY 200 SCALE Q5 TILES 7261 & 7262.
B. PROPERTY OUTLINE IS TAKEN FROM DEED INFORMATION AND PLATS OF SURROUNDING PROPERTIES.
C. EXISTING ZONING IS D.R.-2H & D.R.-3.5H, 200 SCALE MAP 7261 & 7262.
D. SOIL LINES AND TYPES SHOWN ARE TAKEN FROM BALTIMORE COUNTY USDA SOILS MAP NO. 37.
E. GENERAL INFORMATION:
A. EXISTING USE ON SITE: MEADOW AND COMMUNITY CENTER.
B. STORMWATER MANAGEMENT IS PROPOSED TO BE PROVIDED ON SITE.
C. EXISTING LAND USE WITHIN 200' OF SITE IS SINGLE FAMILY RESIDENTIAL.
D. THERE ARE NO KNOWN DAMAGED SPECIES HABITATS, ARCHEOLOGICAL OR HISTORICAL SITES, OR CONTAMINATED AREAS ON THE SUBJECT PROPERTY.
E. TOTAL AVERAGE DAILY TRIPS (A.D.T.S) FOR THIS SITE IS 630.
F. THERE SHALL BE NO THERE GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT AND FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
G. ANY FOREST CONSERVATION EASEMENT AND FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY, AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
H. SIDEWALK TO BE PROVIDED ADJACENT TO ALL PUBLIC ROADS.
I. SCHOOL DISTRICTS: CHAPEL HILL ELEMENTARY SCHOOL
PERRY HALL MIDDLE SCHOOL
PERRY HALL HIGH SCHOOL
J. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE PRIOR TO 1971. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFFSET DWELLING.
K. AS THE PROPOSED UNITS ARE SINGLE FAMILY DWELLINGS, RTA DOES NOT APPLY.
L. AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
M. THIS SITE HAS NO PRIOR ZONING HISTORY.
N. THE BUREAU OF TRANSPORTATION AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THIS SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
O. ALL ROADS WITHIN THE DEVELOPMENT ARE TO BE PUBLIC, AND ARE TO BE DEDICATED TO BALTIMORE COUNTY, MARYLAND AND NO COST TO THE COUNTY.
P. SITE SIGNAGE, IF ANY, WILL COMPLY WITH SECTION 450 OF THE BCZR AND LOCAL ORDINANCES. ANY SIGNAGE IS ALSO SUBJECT TO COMPLIANCE WITH SECTIONS 102.5 AND 259.9D, BCZR.
Q. THERE ARE NO KNOWN WELLS OR UNDERGROUND STORAGE TANKS ON-SITE.
R. OPEN SPACE REQUIRED--40,950 SF ACTIVE AND 22,050 SF PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION 102.5. OPEN SPACE PROVIDED--47,817 SF ACTIVE AND 40,945 SF PASSIVE. OPEN SPACE IS ALSO SUBJECT TO COMPLIANCE WITH SECTION 259.9.E, BCZR.
S. MAXIMUM BUILDING HEIGHT SHALL BE 35'0" FT.
T. ALL LOTS FOR SALE.
U. PARKING IS ALSO SUBJECT TO COMPLIANCE WITH SECTION 259.9F, BCZR.
V. A LANDSCAPE PLAN WILL BE APPROVED PRIOR TO BUILDING PERMIT APPLICATION.
W. ALL STRUCTURES INDICATED TO BE RAZED WILL BE THE RESPONSIBILITY OF THE DEVELOPER, AND WILL BE DONE PRIOR TO BEGINNING THE GRADING OPERATION.
X. ALL FENCING SHALL BE IN ACCORDANCE 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. LANDSCAPING ON THE STREET SIDE OF THE FENCE, NO FENCING IS PROPOSED AT THIS TIME.
Y. EXISTING GLEN FIELD ROAD IS TO BE TAKEN OUT FROM SERVICE FOR VEHICULAR USE, AND IS TO REMAIN FOR RECREATIONAL USE. BOLLARDS WILL BE PLACED AT EITHER END TO PROHIBIT VEHICULAR ACCESS.
Z. ALL SEWAGE DISPOSAL SYSTEMS MUST BE PROPERLY ABANDONED AND BACKFILLED PRIOR TO APPROVAL OF A RECORD PLAT, WITH WRITTEN DOCUMENTATION SUBMITTED TO THIS DEPT. THE SEWAGE DISPOSAL SYSTEMS MUST BE BACKFILLED BY A LICENSED SEWAGE DISPOSAL CONTRACTOR.
AA. LOTS 12 & 18 CANNOT LOCATE ACCESSORY STRUCTURES OR FENCES WITHIN THE 66' WIDE UNITED STATES OF AMERICA EASEMENT.

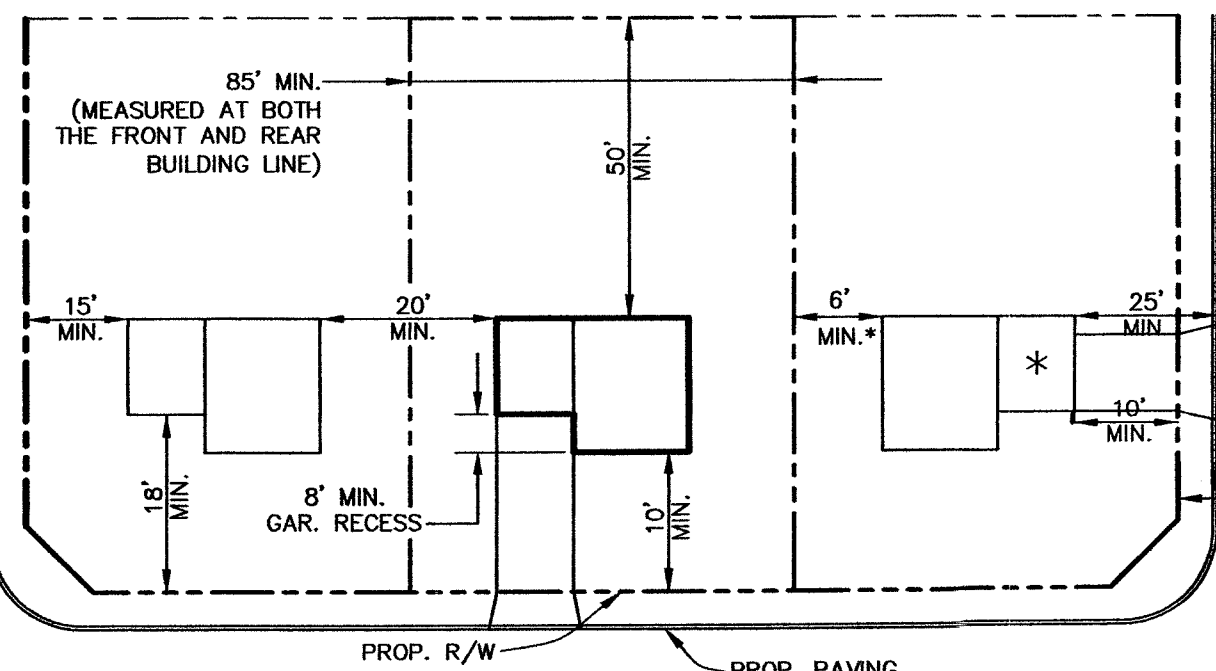
LOT NO.	AREA (AC.)	LOT NO.	AREA (AC.)
1	0.23	33	0.21
2	0.21	34	0.22
3	0.21	35	0.25
4	0.21	36	0.22
5	0.21	37	0.22
6	0.21	38	0.22
7	0.23	39	0.22
8	0.22	40	0.22
9	0.22	41	0.22
10	0.22	42	0.23
11	0.22	43	0.22
12	0.22	44	0.49
13	0.23	45	1.08
14	0.23	46	0.25
15	0.25	47	0.23
16	0.22	48	0.22
17	0.21	49	0.21
18	0.21	50	0.21
19	0.21	51	0.31
20	0.21	52	0.31
21	0.21	53	0.28
22	0.21	54	0.26
23	0.21	55	0.24
24	0.21	56	0.24
25	0.23	57	0.24
26	0.22	58	0.24
27	0.22	59	0.30
28	0.22	60	0.32
29	0.22	61	0.36
30	0.22	62	0.34
31	0.22	63	0.43
32	0.21		

PUBLIC ROAD



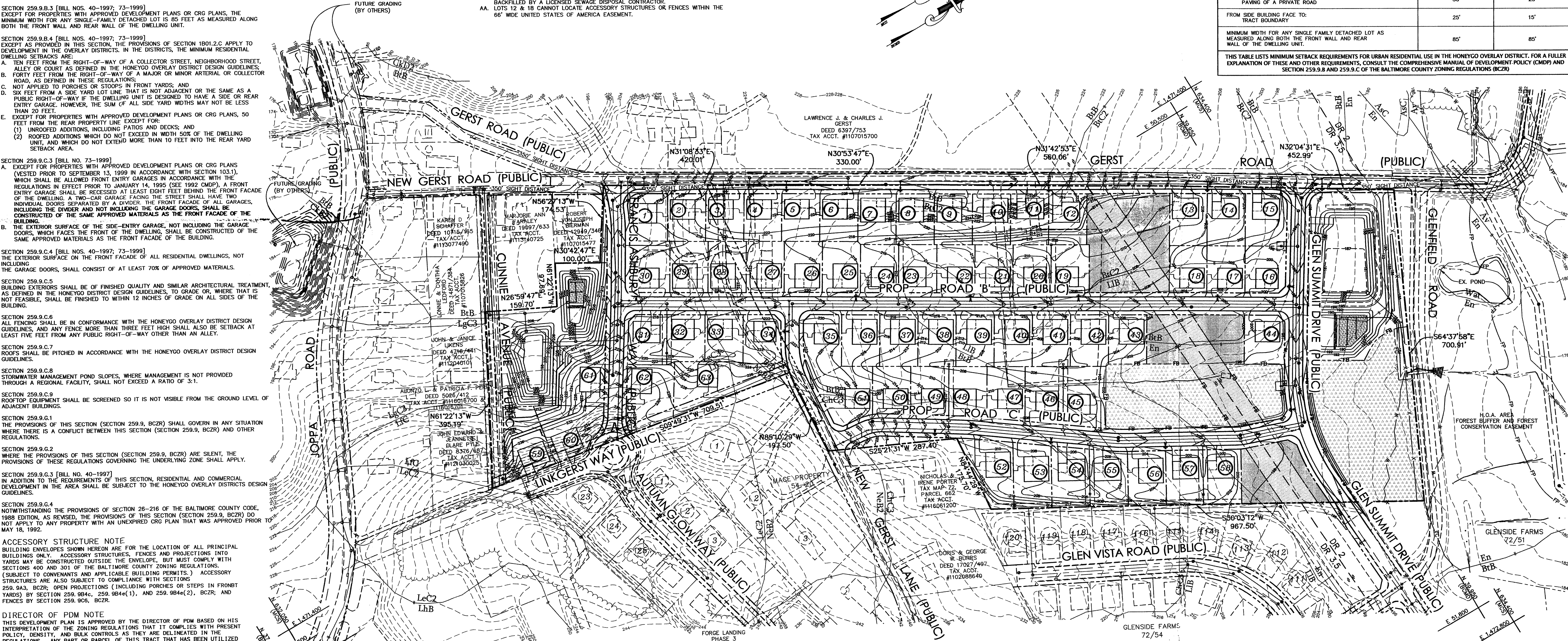
PROPOSED TYPICAL LOT LAYOUT DETAIL
DE 2H ZONING
NOT TO SCALE

PUBLIC ROAD

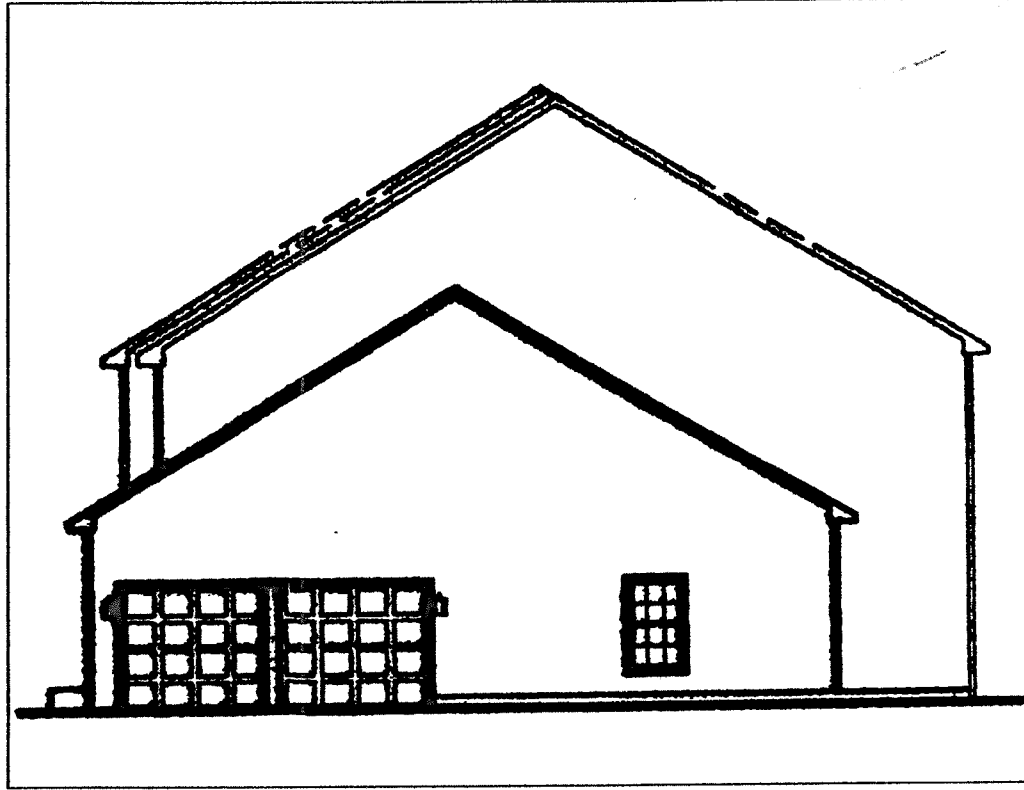


PROPOSED TYPICAL LOT LAYOUT DETAIL
DE 3.5H ZONING
NOT TO SCALE

NOTE: THOUGH HOUSE BOXES AS SHOWN REFLECT A COMBINATION OF FRONT LOAD GARAGES AND SIDELOAD GARAGES, EITHER MAY BE USED WHILE STILL BEING IN COMPLIANCE WITH HONEYGO OVERLAY DISTRICT GUIDELINES.



TYPICAL FRONT FACADE WITH FRONT LOAD GARAGE (NTS)
MUST COMPLY WITH SECTION 259.9.C.3, C.3.3, C.4 AND C.5. APPROVED MATERIALS ARE DEFINED AS BRICK AND STONE.



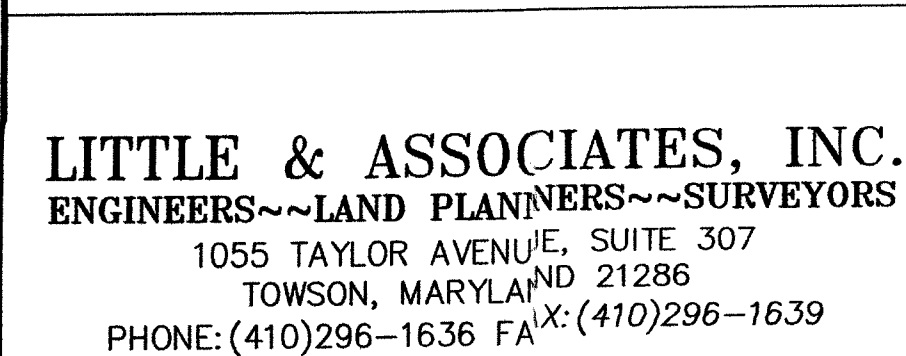
TYPICAL SIDE ELEVATION W/ SIDELOAD GARAGE (NTS)
MUST COMPLY WITH SECTION 259.9.C.3 A & B (COVER REQUIRED WHEN DOORS FACE THE STREET)

NOTE: FOR PLAN VIEW LABELING, AND FOR MORE DETAIL, SEE SHEETS 2 & 3 OF 3

DEVELOPMENT PLAN AND PLAN TO ACCOMPANY ZONING PETITION

THE MEADOWS AT HONEYGO

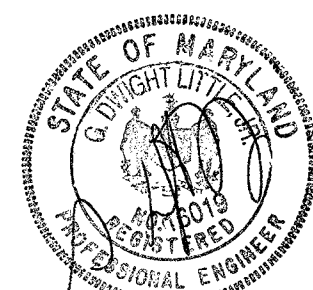
DISTRICT 11c5 BALTIMORE COUNTY, MD
SCALE: 1"=100'
PDM FILE: 11-1004 APRIL 15, 2006
SHEET 1 OF 3



DEVELOPMENT PLAN AND PLAN TO
ACCOMPANY ZONING PETITION
THE MEADOWS AT HONEYGO

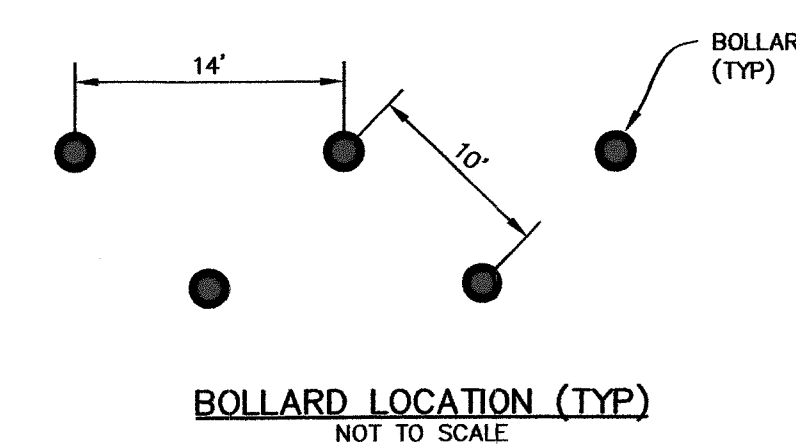
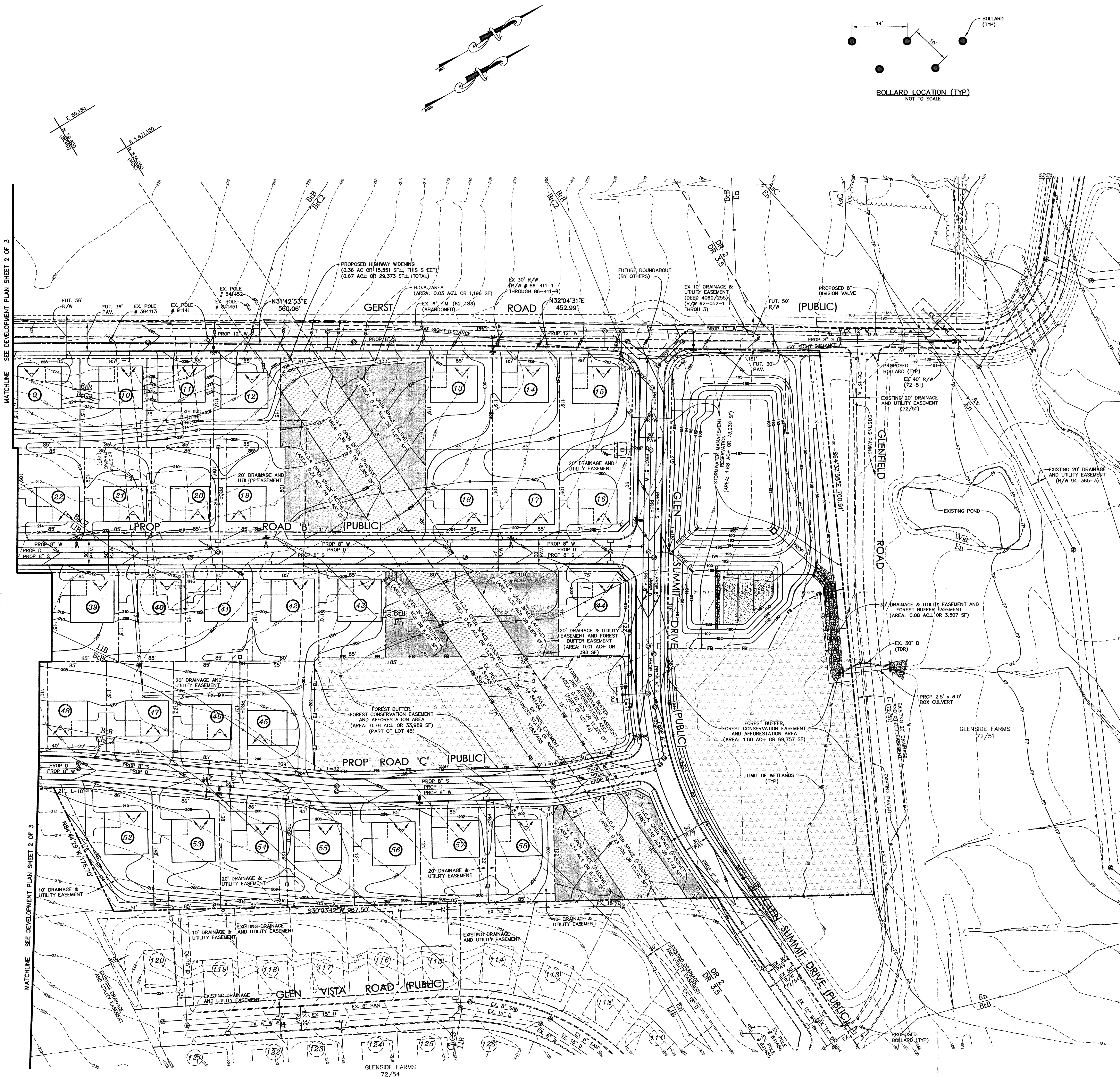
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LITTLE & ASSOCIATES, INC.
ENGINEERS~LAND PLANNERS~SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410)296-1636 FAX: (410)296-1639

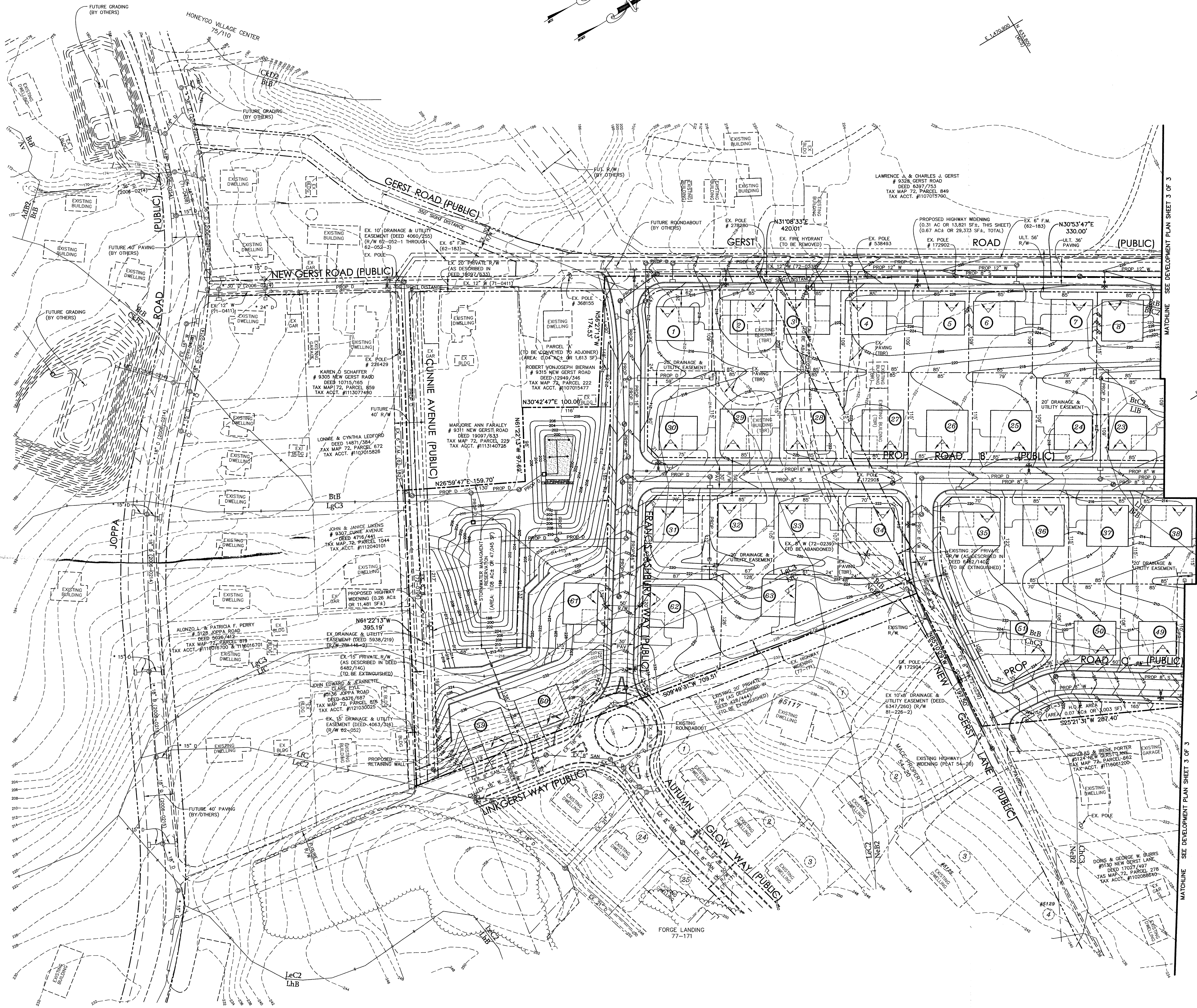


NOTE: I, G. DWIGHT LITTLE, JR., CERTIFY UNDER OATH THAT TO THE BEST OF MY KNOWLEDGE, THERE ARE NO UNPAID ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

DEVELOPMENT PLAN AND PLAN TO
ACCOMPANY ZONING PETITION
THE MEADOWS AT HONEYGO
DISTRICT 11c5
SCALE: 1"=50'
PDM FILE: 11-1004
BALTIMORE COUNTY, MD
APRIL 15, 2006
SHEET 3 OF 3



* NOTE: FOR MORE INFORMATION ON JOPPA ROAD IMPROVEMENTS UTILITIES, SEE B.C.D.P.W. J.O. NO. 00-014-001, PLANS NOS. 2006-0202 THRU 2006-0239.

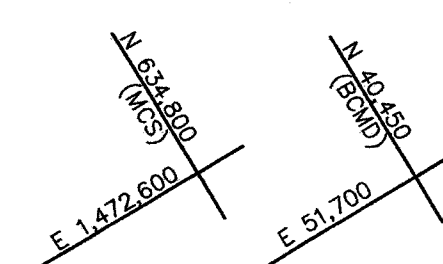
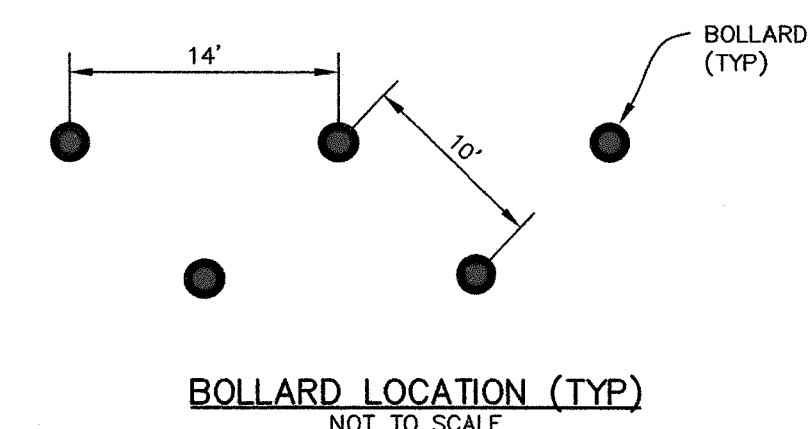


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PLAN TO ACCOMPANY ZONING PETITION
THE MEADOWS AT HONEYGO
DISTRICT 11c5
SCALE: 1"=50'
PDM FILE: 11-1004
BALTIMORE COUNTY, MD
JULY 6, 2006
SHEET 2 OF 3



NOTE:

PLAN TO ACCOMPANY ZONING
PETITION
THE MEADOWS AT HONEYGO
DISTRICT 11c5 BALTIMORE COUNTY, MD
SCALE: 1"=50' JULY 6, 2006
PDM FILE: 11-1004 SHEET 3 OF 3

