RE: PETITION FOR VARIANCE Map 67, Lot 531, Lots 1 & 3; W/S Red Run Blvd, 1,929' NW c/line Owings Mills Blvd 4th Election & 4th Councilmanic Districts Legal Owners: Madeleine Limited Partnership* – Johnathan Mayers, Authorized Rep. Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 07-021-A

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

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent 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 27th day of July, 2006, a copy of the foregoing Entry of Appearance was mailed to, D. Dusky Holman, Esquire, Gildea & Schmidt LLC, 300 E. Lombard Street, Suite 1440, Baltimore, MD 21202, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
JUL 27 2006
Per.....

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 021

Petitioner: MADELEINE LP

Address or Location: LOTS 1 & 3 RED RUN BLVD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: D. DUSKY HOLMAN

Address: 300 E. LOMBARD ST., SUITE 1440
BALTO., MD. 21202

Telephone Number: 410-234-0070

Revised 7/11/05 - SCJ

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at: Map 67, Parcel 531, Lots 1 & 3

which is presently zoned: OT

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):

Please 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)

To be presented at time of hearing.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Madeleine Limited Partnership
Name - Type or Print

Johnathan Mayers
Signature

By: Johnathan Mayers, Authorized Representative
Name - Type or Print

Signature

4750 Owings Mills Boulevard
Address — Telephone No.

Owings Mills — MD — 21117
City — State — Zip Code

Attorney For Petitioner:

D. Dusky Holman
Name - Type or Print

D. Dusky Holman
Signature

Gildea & Schmidt, LLC
Company

300 E Lombard Street, Suite 1440 — (410) 234-0070
Address — Telephone No.

Baltimore — MD — 21202
City — State — Zip Code

Representative to be Contacted:

D. Dusky Holman
Name

300 E Lombard Street, Suite 1440 — (410) 234-0070
Address — Telephone No.

Baltimore — MD — 21202
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 07-021-A

Reviewed By _____ Date 7-19-06

REV 9/15/98

Attachment to Petition for Variance

1. Variance from BCZR Section 209.4.E – to permit a minimum height for residential uses of forty-two feet (42') in lieu of the required minimum height of fifty-two feet (52').

ZONING
DESCRIPTION OF LOT 1
OF
ESPLANADE AT RED RUN

BEGINNING at a point on the westerly right-of-way of Red Run Boulevard, variable width, as shown on a plat entitled "Subdivision Plat of Esplanade at Red Run, Sheet 1 of 3" dated July 5, 2005 and recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 78 at Folio 104, said point being 1,040 feet, Northwest of the centerline of the nearest improved intersecting street (Owings Mills Boulevard), right-of-way varies; thence running, with bearings referenced to the aforementioned plat, and on the Maryland State Grid (NAD 83), the following courses and distances:

1. **278.55 feet** along the arc of a curve to the left, having a radius of 613.00 feet, a central angle of 26° 02' 09" and subtended by a chord bearing and distance of South 01° 27' 23" East, 276.16 feet to a point of compound curvature,

2. **153.29 feet** along the arc of a curve to the left, having a radius of 616.91 feet, a central angle of 14° 14' 13" and subtended by a chord bearing and distance of South 20° 17' 00" East, 152.90 feet to a point of tangency,

3. **South 62° 35' 53" West, 345.98 feet** to a point,

4. **North 32° 00' 57" West, 17.78 feet** to a point,

5. **North 60° 37' 31" West, 203.60 feet** to a point,

6. **North 19° 38' 40" West, 62.29 feet** to a point,

7. **North 02° 07' 57" East, 102.57 feet** to a point,

8. **North 16° 45' 03" West, 148.41 feet** to a point,

9. **North 32° 33' 05" West, 108.30 feet** to a point,

10. **North 73° 14' 22" East, 52.62 feet** to a point,

11. **North 28° 14' 22" East, 14.01 feet** to a point,

12. **North 73° 14' 22" East, 42.40 feet** to a point,

13. **South 61° 45' 38" East, 31.30 feet** to a point,

14. **North 70° 25' 44" East, 208.49 feet** to a point,

15. **South 68° 59' 39" East, 91.89 feet** to a point,

16. **North 89° 14' 22" East, 56.72 feet** to a point,

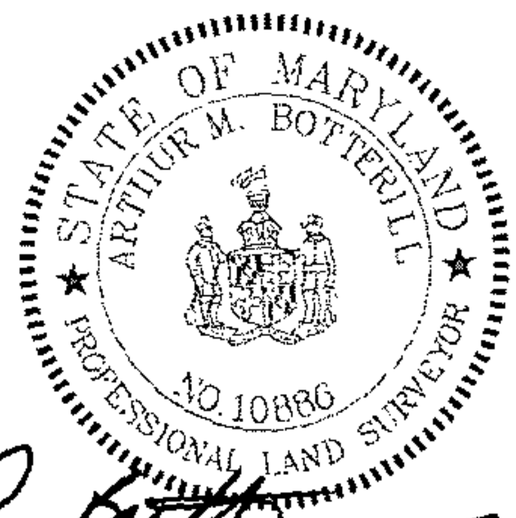
17. **North 79° 14' 22" East, 63.55 feet** to a point, and

18. **South 78° 26' 18" East, 26.13 feet** to the **POINT OF BEGINNING**.

CONTAINING 244,065 square feet or 5.6030 acres of land, more or less.

BEING a part of the property which was conveyed by Painters Mill Venture LLP, a Maryland Limited Liability Company, to Madeleine Limited Partnership, a Maryland Limited Partnership, by deed dated May 21, 2004 and recorded among the Land Records of Baltimore County, Maryland in Liber 20186 at Folio 735.

I hereby certify, that this Metes and Bounds Description
was prepared under my responsible charge, and is in
compliance with the regulations set forth in Chapter 06,
Regulation .12 of the Minimum Standards
of Practice of Maryland.



7/05/06

Arthur M. Botterill Date:
Professional Land Surveyor
Maryland Registration No. 10886

p\project\13010\1-0\survey\general\Zoning-Desc-New Lot 1.doc

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: # 07-021-A
Map 67, Parcel 531, Lots 1 & 3
Westside of Red Run Boulevard, 1,929 ft. +/- northwest of centerline of Owings Mills Boulevard
4th Election District - 4th Councilmanic District
Legal Owner(s): Madeleine Limited Partnership, Johnathan Mayers, Authorized Representative

Variance: to permit a minimum height for residential uses of forty-two feet (42') in lieu of the required minimum height of fifty-two feet (52').

Hearing: Monday, September 18, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

8/359 Aug. 31 107556

CERTIFICATE OF PUBLICATION

8/31/, 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 8/31/, 2006.

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

S. Wilkinson

LEGAL ADVERTISING

021

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 1606

DATE 7-19-06

ACCOUNT R001-006-6150

AMOUNT $ 325.00

RECEIVED FROM: GILDEA 415 1 & 3 Red Run Blvd.

FOR: VAR.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

Total: 0.00

Balance Due: 0.00

Baltimore County, Maryland

CASHIER'S VALIDATION

Department of Permits and Development Management

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

Baltimore County

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

August 2, 2006

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Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: D. Dusky Holman, 300 E. Lombard Street, Ste. 1440, Baltimore 21202
Johnathan Mayers, 4750 Owings Mills Blvd., Owings Mills 21117

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 2, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 31, 2006 Issue - Jeffersonian

Please forward billing to:
D. Dusky Holman
300 East Lombard Street, Ste. 1400
Baltimore, MD 21202

410-234-0070

NOTICE OF ZONING HEARING

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WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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GILDEA & SCHMIDT, LLC
300 EAST LOMBARD STREET
SUITE 1440
BALTIMORE, MARYLAND 21202
TELEPHONE 410-234-0070
FACSIMILE 410-234-0072
www.gildeallc.com

DAVID K. GILDEA
DAVIDGILDEA@GILDEALLC.COM

LAWRENCE E. SCHMIDT
LSCHMIDT@GILDEALLC.COM

SEBASTIAN A. CROSS
SCROSS@GILDEALLC.COM

JOSEPH R. WOOLMAN, III
JWOOLMAN@GILDEALLC.COM

D. DUSKY HOLMAN
DHOLMAN@GILDEALLC.COM

JASON T. VETTORI
JVETTORI@GILDEALLC.COM

TOWSON, MD OFFICE
220 BOSLEY AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 410-337-7057

September 15, 2006

Sent via facsimile

Ms. Kristin Matthews
Scheduler
Baltimore County Zoning
111 W. Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Esplanade @ Red Run
Case No. 07-021-A

Dear Kristin:

Per our discussion, I am writing to confirm that the hearing scheduled for the above referenced matter on September 18, 2006 at 9:00 A.M. is to be pulled at the request of the applicant. Should you have you have any questions regarding this matter, please contact me. With kind regards, I am

Very truly yours,

D. Dusky Holman

D. Dusky Holman

DDH:sf

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 07-021-A

Date Completed/Initials	
7-19-06	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)
	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
	POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
	RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
	INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)
	COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)
	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

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

SHA
State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 7.21.02

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

RE: Baltimore County
Item No. 021 JCM

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,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

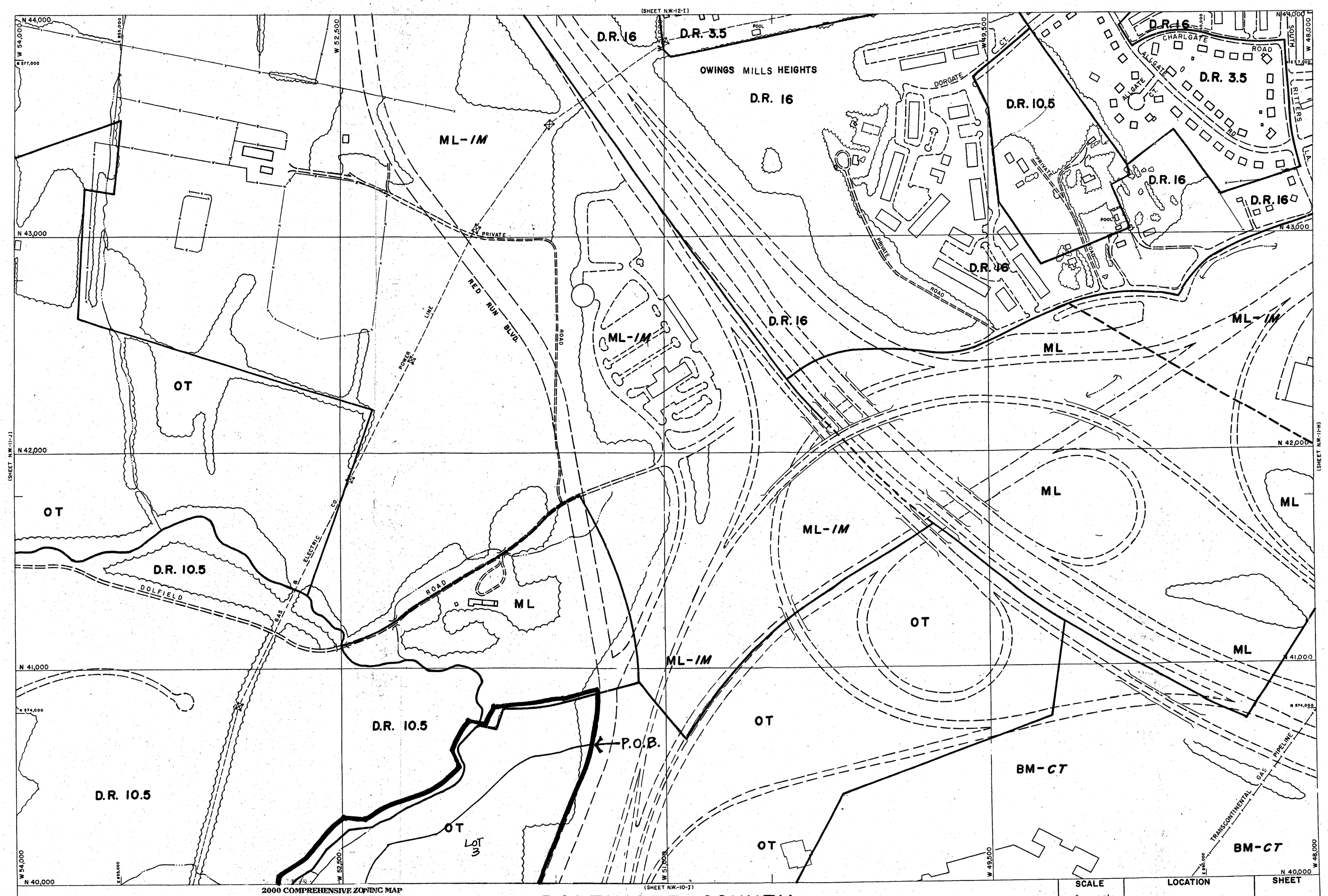
DATE: July 31, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For July 31, 2006
Item Nos. 06-010, 06-176, 07-012, 013, 016, 017, 018, 020, 021, 022, and 023

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-07282006.doc



T-SW

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

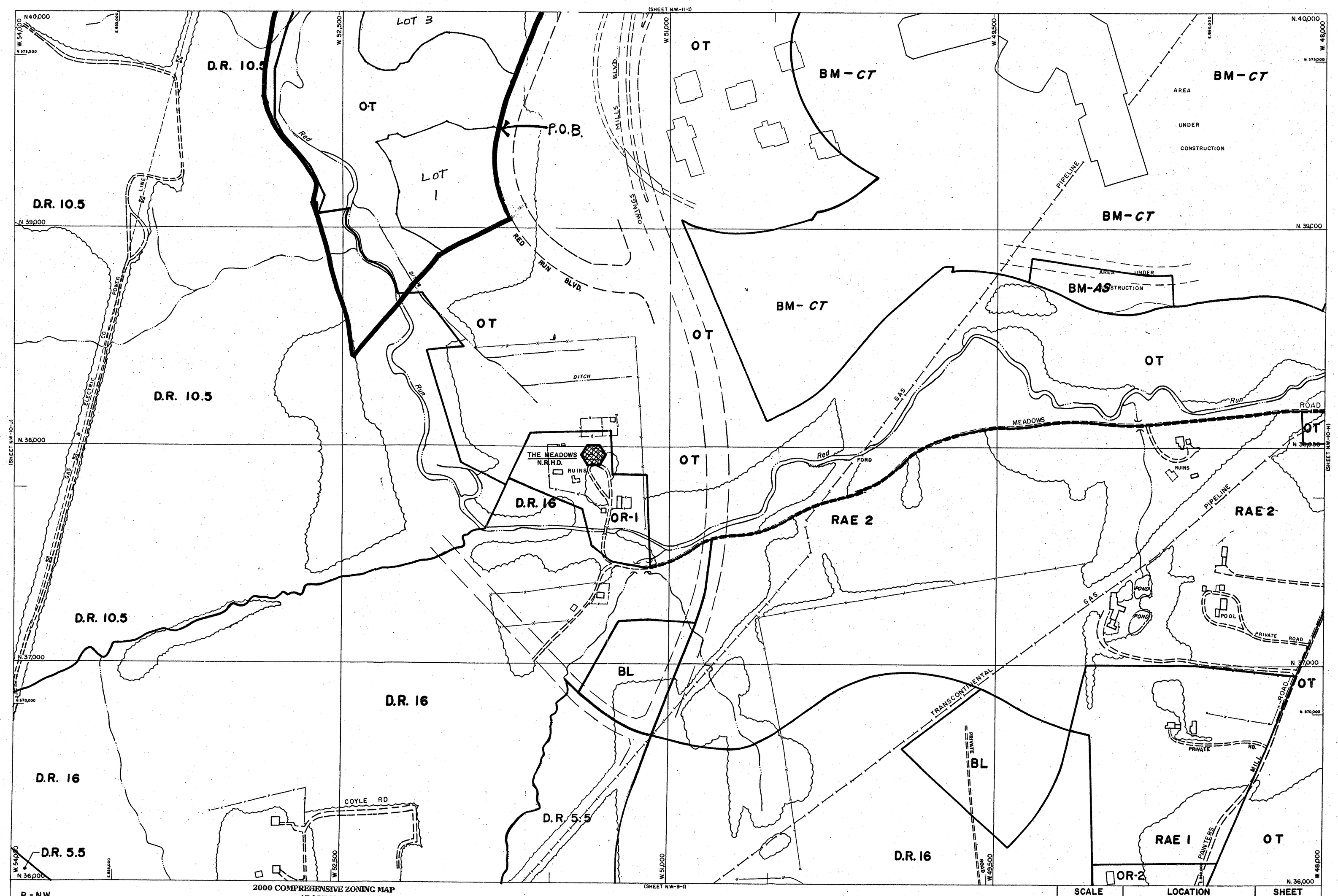
Joseph Bartenfelder
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	OWINGS MILLS	N.W. 11-I
DATE OF PHOTOGRAPHY JANUARY 1986		

NW 11 I



P - NW
T - SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

2000 COMPREHENSIVE ZONING MAP
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Joseph Bartenfelder
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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	OWINGS MILLS	N.W. 10-I
DATE OF PHOTOGRAPHY JANUARY 1986		

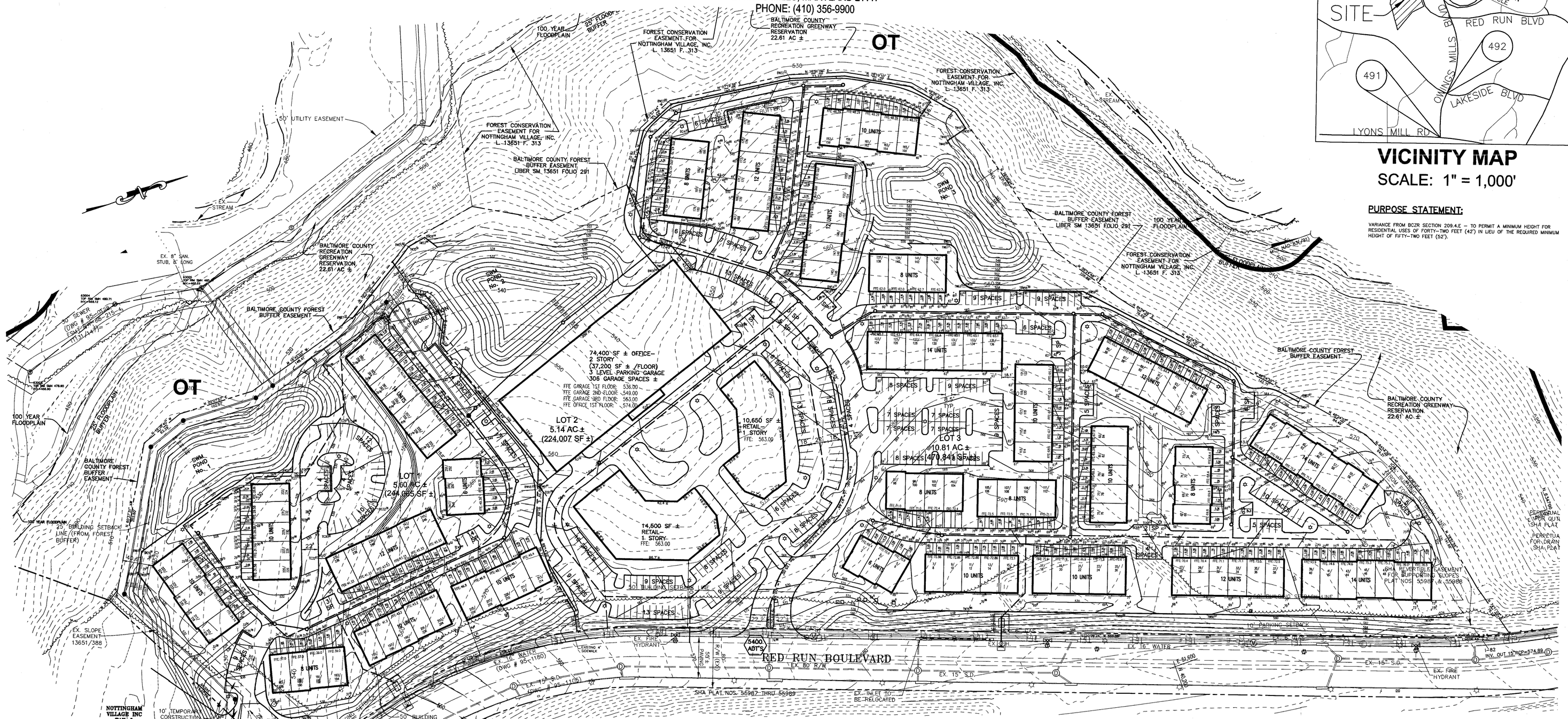
NW 10 I

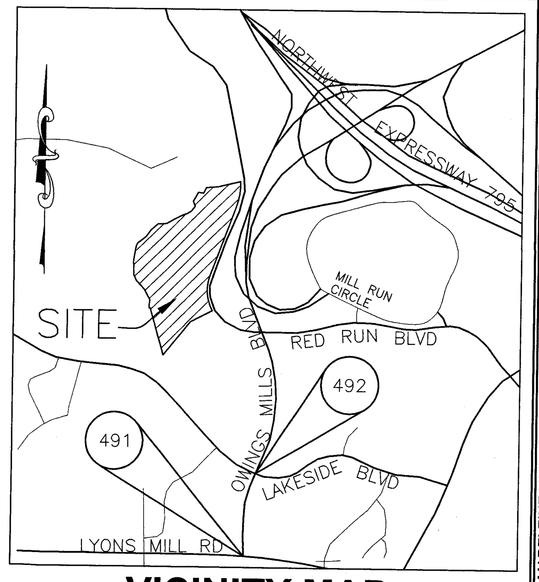
ESPLANADE AT RED RUN

4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

PLAT TO ACCOMPANY VARIANCE PETITION

PLANS PREPARED FOR:
ESPLANADE DEVELOPMENT CORPORATION
4750 OWINGS MILLS BOULEVARD
OWINGS MILLS, MARYLAND 21117
PHONE: (410) 356-9900





VICINITY MAP

SCALE: 1" = 1,000'

PURPOSE STATEMENT:

VARIANCE FROM BCZR SECTION 209.4.E – TO PERMIT A MINIMUM HEIGHT FOR RESIDENTIAL USES OF FORTY-TWO FEET (42') IN LIEU OF THE REQUIRED MINIMUM HEIGHT OF FIFTY-TWO FEET (52').

LEGEND

- EXISTING PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING TREE LINE
- PROPOSED TREE LINE
- 100 YEAR FLOODPLAIN
- EXISTING STREAM
- PROPOSED BUILDING ENVELOPE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORM DRAIN
- EXISTING LIGHT
- PROPOSED LIGHT
- DEPRM FOREST BUFFER
- PROPOSED SWM EASEMENT

NOTES

1. SITE AREA: 44.02 ACRES
   AREA OF PROPOSED DEVELOPMENT: 21.55 ACRES
   AREA OF PROPOSED DEVELOPMENT INCLUDES ALL AREA OUTSIDE OF THE FOREST BUFFER
2. EXISTING ZONING: OT
   ZONING MAP: NW11I AND NW10I
3. EXISTING USE: VACANT
4. DEED REFERENCE: PARCEL 531– PLAT REF 78/104
5. TAX ACCOUNT NUMBERS: 2400013706
   2400013707
6. ELECTION DISTRICT: #4
   COUNCILMANIC DISTRICT: #4
   CENSUS TRACT: #4041
   WATERSHED: #11
   SUBWATERSHED: #91
   REGIONAL PLANNING DISTRICT: #306B
   SCHOOL DISTRICT: NEW TOWN ELEMENTARY
   DEER PARK MIDDLE SCHOOL
   NEW TOWN HIGH SCHOOL
7. TAX MAP 67, GRID 7, PARCEL 531
8. HEIGHT:
   RESIDENTIAL:
   MINIMUM PROPOSED: 42'
   MAXIMUM PROPOSED: <150'
   COMMERCIAL:
   MINIMUM PROPOSED: 16'
   MAXIMUM PROPOSED: <150'
   A VARIANCE IS BEING REQUESTED FOR THE 42' RESIDENTIAL HEIGHT.
   BUILDING SETBACKS:
   MINIMUM SETBACK FROM ANY LOT LINE OTHER THAN A STREET LINE: 50'
   THE MINIMUM SETBACK MAY BE REDUCED TO ZERO FOR THE PURPOSES OF INTEGRATING ADJOINING OR CONNECTING STRUCTURES ON CONTIGUOUS LOTS WITH THE EXPRESSED APPROVAL OF THE OWNER OF THE CONTIGUOUS LOT.
   PROPOSED: 10'±
   MINIMUM SETBACK FROM ANY STREET LINE: 50'
   PROPOSED: 50'
   MINIMUM SETBACK FROM ANY ABUTTING D.R., R.A.E. OR R-O ZONE LINE OTHER THAN A BOUNDARY LINE THAT LIES WITHIN A STREET: 50'
   PROPOSED: 149' ±
   MINIMUM SETBACK FROM ANY ABUTTING R.C., D.R.1, D.R.2, D.R.3.5, D.R.5.5 OR D.R.10.5 ZONE LINE OTHER THAN A BOUNDARY THAT LIES WITHIN A STREET: 50'
   PROPOSED: 149'±
   MINIMUM SETBACK FROM FOREST BUFFER LINE: 25' COMMERCIAL, 35' RESIDENTIAL
   PROPOSED: 36'±
9. FOREST CONSERVATION: AN AREA OF 4.24 ACRES OF RETAINED FOREST HAS BEEN DESIGNATED WITHIN THE OVERALL PROPERTY WHICH WILL FULFILL THE FOREST CONSERVATION OBLIGATIONS FOR THE DEVELOPMENT.
10. A FINAL LANDSCAPE PLAN MUST BE APPROVED BY BALTIMORE COUNTY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
11. FEMA MAP NO. 240010 220B: SITE IS LOCATED WITHIN FLOOD ZONE C
12. SIGNAGE: ALL SIGNAGE SHALL COMPLY WITH SECTION 450 OF BALTIMORE COUNTY ZONING REGULATIONS AND ALL ZONING SIGN POLICIES.
13. A PORTION OF THIS PROPERTY WAS THE SUBJECT OF A CRG PLAN (EXPIRED) ENTITLED OWINGS MILLS OFFICE PARK – PLANNING #IV-340.
14. LOT 1 – 5.60 AC ± (244,065 SF ±)
    PROPOSED USE: 80 RESIDENTIAL CONDOMINIUM UNITS; ALL UNITS ARE FOR SALE
    LOT 2 – 5.14 AC ± (224,007 SF ±)
    PROPOSED USE: 74,000 SF OFFICE AND 25,150 SF RETAIL
    LOT 3 – 10.81 AC ± (470,841 SF ±)
    PROPOSED USE: 186 RESIDENTIAL CONDOMINIUM UNITS; ALL UNITS ARE FOR SALE
    CONDOMINIUM UNITS:
    1 BEDROOM UNITS: 0
    2 BEDROOM UNITS: 0
    3 BEDROOM UNITS: 266
    TOTAL UNITS: 266
15. OPEN SPACE REQUIRED – 320,450 SF ACTIVE AND 172,550 SF PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION 1B.0.3; OPEN SPACE PROVIDED – 22.43 ACRES +/– (AMENITY OPEN SPACE) SHOWN AS BALTIMORE COUNTY RECREATIONAL GREENWAY RESERVATION. PURSUANT TO BALTIMORE COUNTY LOCAL OPEN SPACE MANUAL, SECTION III.D.4., 'AMENITY OPEN SPACE AREAS PROVIDED BY THE APPLICANT SHALL BE DEDUCTED FROM THE LOCAL OPEN SPACE REQUIREMENT.'
16. SIDEWALKS AND PATHWAYS WILL CONNECT THE PROPOSED RESIDENTIAL BUILDINGS, OFFICE BUILDING, AND RETAIL BUILDINGS TO THE EXISTING RED RUN BOULEVARD.
17. ALL PROPOSED INTERIOR ROADS WILL BE PRIVATE. ALL ENTRANCES WILL HAVE STANDARD CONCRETE CURB AND GUTTER.
18. AVERAGE DAILY TRIPS:
    LOT 1:
    CONDOS (RESIDENTIAL): 8.6 ADT/UNIT
    80 X 8.6 = 688 ADT'S
    LOT 2:
    OFFICE: 14 ADT/1000 SF
    14 X 74.4 = 1,042 ADT'S
    RETAIL: 110 ADT/1000 SF
    110 X 25.15 = 2,758 ADT'S
    LOT 3:
    CONDOS (RESIDENTIAL): 8.6 ADT/UNIT
    186 X 8.6 = 1,600 ADT'S
19. PARKING REQUIRED:
    RESIDENTIAL PARKING REQUIRED: 2.3 SPACES FOR 3 BEDROOM UNITS
    266–THREE BEDROOM UNITS = 266 x 2.3 = 612 SPACES REQUIRED
    OFFICE PARKING REQUIRED: 3.3 SPACES PER 1,000 SF OF GROSS FLOOR AREA
    74.4 X 3.3 SPACES/1000 SF = 246 SPACES REQUIRED
    RETAIL PARKING REQUIRED: 5 SPACES PER 1,000 SF OF GROSS FLOOR AREA
    25.15 X 5 SPACES/1000 SF = 126 SPACES REQUIRED
    60% OF RETAIL PARKING PER CROSS PARKING AGREEMENT = 76 SPACES
    TOTAL PARKING REQUIRED: 612 + 246 + 76=
    934 SPACES REQUIRED
    TOTAL PARKING PROVIDED: 942 SPACES
    CROSS PARKING/SHARED PARKING AGREEMENTS WILL BE PROVIDED FOR USES ON LOTS 1–3.
    PAVING TYPE: MACADAM
    SPACES PERMANENTLY STRIPED
    TYPICAL SPACE SIZE: 8.5' X 18'
20. A SPECIAL HEARING IS REQUIRED IN ACCORDANCE WITH SECTION 209.2 OF THE BCZR.
21. THIS PROPERTY IS WITHIN THE 3,000 FEET DISTANCE OF THE OWINGS MILLS TOWN CENTER.
22. AUXILIARY COMMERCIAL USES WILL COMPLY WITH BCZR 209.3(e).
23. TO THE BEST OF OUR KNOWLEDGE AND BELIEF THERE ARE NO KNOWN THREATENED OR ENDANGERED SPECIES, SEPTIC SYSTEMS, WELLS, UNDERGROUND STORAGE TANKS, OR CEMETERIES WITHIN 100' OF SITE.
24. THERE ARE NO KNOWN HAZARDOUS MATERIALS ON THE DEVELOPMENT SITE.
25. MTA BUS ROUTE M-17 RUNS ALONG RED RUN BOULEVARD AT THE SUBJECT SITE.
26. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH THE COMPATIBILITY REQUIREMENT OF BCC SECTION 32-4-402.
27. THE PROPOSED DEVELOPMENT SHALL COMPLY WITH THE PERFORMANCE STANDARDS OF BCZR SECTION 209.7.
28. THE FLOODPLAIN AND WETLANDS AS DELINEATED WERE APPROVED BY BALTIMORE COUNTY IN 1990.
29. BOUNDARY DATA TAKEN FROM BOUNDARY SURVEY BY PATTON HARRIS RUST & ASSOCIATES, PC DATED JANUARY 27, 2005. TOPOGRAPHIC DATA TAKEN FROM BALTIMORE COUNTY GIS RECORDS AND TOPOGRAPHIC FIELD SURVEY DATED JANUARY 24, 2005 BY PATTON HARRIS RUST & ASSOCIATES, PC.
30. NO PREVIOUS COMMERCIAL PERMITS OR ZONING APPLICATIONS HAVE BEEN OBTAINED FOR THIS SITE.
31. ALL SEWER IS 8" UNLESS OTHERWISE NOTED. ALL WATER IS 8" UNLESS OTHERWISE NOTED.
32. ALL WATER LINES ON THE PROPERTY WILL BE PRIVATE.
33. THE DEVELOPER IS RESPONSIBLE FOR THE DESIGN, PERMITTING, AND CONSTRUCTION OF THE SEWER EXTENSION TO SERVE THE ADJACENT SITE.
34. ACCESSORY STRUCTURE NOTE:
    A. 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, 301, AND SECTION 259.9.C.0. FOR OTHER FENCE REGULATIONS OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
    B. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOODPLAIN AREAS OR HYDRIC SOILS.
35. BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
36. NO ADDRESSES HAVE BEEN ASSIGNED AT THIS TIME.
37. THE LIGHTING AS SHOWN ON THE DEVELOPMENT PLAN IS CONCEPTUAL AND SHALL BE IN CONFORMANCE WITH BILL 32-72.

	YES	NO
CHESAPEAKE BAY CRITICAL AREA?	☐	☒
FLOODPLAIN?	☒	☐
HISTORIC?	☐	☒

(NOTE: AREA OF DEVELOPMENT IS NOT WITHIN THE FLOODPLAIN)

ZONING OFFICE USE ONLY	
REVIEWED BY	ITEM #

OWNER: MADELEINE LIMITED PARTNERSHIP
4750 OWINGS MILLS BOULEVARD
OWINGS MILLS, MD 21117
410-356-9900

DEVELOPER: ESPLANADE DEVELOPMENT CORPORATION
4750 OWINGS MILLS BOULEVARD
OWINGS MILLS, MD 21117
410-356-9900

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Cross Park Drive, Suite 200, Owings Mills, MD 21085
T 410.697.5000 F 410.997.4022

No.	REVISION	DATE	BY

PLAT TO ACCOMPANY VARIANCE PETITION

ESPLANADE AT RED RUN
TAX MAP 67 PARCEL 531
RED RUN BOULEVARD
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

SEAL

LANDSCAPE ARCHITECT 3008 STEVEN J. STROH STATE OF MARYLAND

BY: 7/7/06

PHR+A

DESIGNED: PHRA
DRAWN: ALC
DATE: 7/10/06
SCALE: 1"=50'

FILE NO: 13010-1-0

SHEET: 1 OF 1

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PDM FILE NO. IV-616