IN RE: **DEVELOPMENT PLAN HEARING AND PETITION FOR VARIANCE**	*	BEFORE THE
S/S East Joppa Rd., W of Simms Ave.	*	HEARING OFFICER
(Stablegate) (f/k/a Gahs Property) 11th Election District 6th Council District	*	FOR
	*	BALTIMORE COUNTY
Gemcraft Homes Forest Hill, LLC, et al Developer/Petitioner	*	**Case Nos.: XI-1013 & 07-062-A**

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

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner for a combined public hearing pursuant to Section 32-4-230 of the Baltimore County Code (B.C.C.). That section permits an applicant to request development plan approval and zoning relief through a single public hearing. Pursuant to the development review regulations codified in Article 32, Title 4 thereof, the Owners/Developer, Peggy R. Kraus as Trustee for the Ellen B. Roberts Trust and Gemcraft Homes Forest Hill, LLC, seek approval of a development plan prepared by Little & Associates, Inc., for the proposed residential subdivision of the subject property with 32 single-family detached dwelling units. In addition, variance relief is requested from the Residential Performance Standards of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit use of a cul-de-sac without center landscaping as required by B.C.Z.R. Section 260.4.B. The subject property, proposed development and requested zoning relief are all more particularly shown on the amended, redlined development plan submitted and marked into evidence as Petitioners' Exhibit 1B.

As to the history of this project through the development review process codified in Article 32 of the B.C.C., a concept plan of the proposed development was prepared and a conference held thereon on February 23, 2004. As the name suggests, the concept plan is a

Date 12-29-08
By

schematic representation of this project which is held by and between representatives of the developer and the reviewing County agencies. At that time, written Concept Plan comments are provided to the developer by those agencies. The second step of the process requires a Community Input Meeting (CIM). This meeting is scheduled during evening hours at a location near the property and is designed to provide residents of the area an opportunity to review and comment on the plan. In this case, the CIM was held on March 24, 2004 at the Seven Oaks Elementary School. Typically following the CPC and CIM, the developer may revise its plans in response to comments and issues identified. In this case, the Developer revised the plan and held a second CPC on January 30, 2006, a second CIM on February 27, 2006 at the Seven Oaks Elementary School, and a third CIM on March 14, 2006 at the Carney Elementary School. A development plan is then submitted to Baltimore County and a Development Plan Conference (DPC) is conducted between reviewing County agency representatives and the Developer and written development plan comments are submitted at that time. In this case, the DPC was held on August 9, 2006. The fourth and final step of this review process requires a Hearing Officer's Hearing, a public administrative hearing before the Zoning Commissioner/Deputy Zoning Commissioner, conducted in accordance with the rules governing administrative hearings. In this case, the Hearing Officer's Hearing was held before me on September 1, 2006. By agreement of all parties, the record of the case was held open for a period of approximately four months to allow the Department of Environmental Protection and Resource Management (DEPRM) and Developer additional time to review an amendment to the alternatives analysis to allow the sewer, pedestrian trail and storm water management outfall to be constructed in the forest buffer easement as well as forest conservation plan issues. This review now completed, this decision follows.

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Date 12-29-06
By

Appearing at the public hearing held for this project were David L. Taylor on behalf of Gemcraft Homes Forest Hill, LLC and the property owners, and Jeffrey H. Scherr, Esquire and Brian S. Southard, Esquire, attorneys for the Developer. Also appearing was G. Dwight Little, Jr. on behalf of Little & Associates, Inc., the consultant and engineer who was accepted as an expert witness in matters of civil engineering, land planning and zoning.

The requested approval of the proposed development plan was not contested, however, interested members of the community and adjacent owners attended the hearing; namely, Alice Baker, and her son, John Baker, Ernie Baisden individually and as President of the Greater Parkville Community Council, Patricia Czerniewski, Chris Burroughs and Stephen Tilley. Numerous representatives of the various Baltimore County agencies who reviewed the plan also attended, including the following individuals from the Department of Permits and Development Management (DPDM): Darryl Putty, Project Manager; Dennis Kennedy, Development Plans Review Bureau; Bruno Rudaitis, Zoning Review and Eric Rockel, Bureau of Land Acquisition. Also appearing on behalf of the County were Donnell Zeigler, Office of Planning (OP); David Lykens, (DEPRM), and Jan Cook, Department of Recreation and Parks (R&P).

The subject property under consideration is an irregularly shaped tract of land located in the Parkville/Carney area of the County, along the south side of East Joppa Road, west of Jasper Lane, and northeast of Belmont Park. The site consists of 8.97 +/- acres and is split zoned B.L. (4.23 +/- acres), B.M. (2.41 +/- acres), and D.R.5.5 (2.33 +/- acres). The zoning density allows for 48 dwelling units, however, as noted above, the Developer proposes a residential subdivision consisting of 32 single-family detached dwelling units. As more particularly shown on the site plan, access to the Project will be from the south side of East Joppa Road by way of Hevesy Court and Paddock Lane. The subdivision will be served by public water and sewer and other

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Date 12-29-00
By

specifics such as forest conservation areas and storm water management areas at the southern end of the property are more particularly described on Exhibit 1B.

Pursuant to Sections 32-4-227 and 228 of the B.C.C., which regulates the conduct at the Hearing Officer's Hearing, I am required to first identify any unresolved agency comments or outstanding issues. As noted above, David Lykens of the DEPRM, advised that the staff of that Department had requested additional time necessary to review and analyze issues related to the alternatives analysis, forest conservation plan and a possible reconfiguration of the storm water management facility to avoid or minimize impacts to the forest buffer. As agreed at the hearing, once the open issues involved had been addressed to the satisfaction of DEPRM, Mr. Dwight Little prepared a revised redlined plan (dated December 14, 2006) that has been submitted for review and approval. On December 28, 2006, DEPRM's written approval of this revised redlined plan was received.

On behalf of the Owner/Developer, Mr. Little presented the revised plan and indicated that there were no outstanding agency comments or unresolved issues, and that the plan complies with all development plan comments, rules, regulations and standards for development. As the record reflects, the following County agencies confirmed compliance:

Office of Planning – Donnell Zeigler appeared and testified that his Department had no outstanding issues with the development plan. Additionally, Mr. Zeigler took the opportunity to introduce Baltimore County Exhibit 2 (Pattern Book) for inclusion in the County's file and indicated conformance with B.C.Z.R. Section 260 - Residential Performance Standards and B.C.C. Section 32-6-103 – School Impact Analysis (County Exhibit 1). Mr. Zeigler further noted that after careful consideration, the Office of Planning was removing its opposition to the

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Developer's request to deviate from standards and to permit a cul-de-sac without center landscaping.

Department of Recreation and Parks (R&P) – Jan Cook confirmed during the hearing that his Department had reviewed the redlined development plan proposing 32 units, for which 32,000 square feet of local open space is required. He indicated that although the Director of the Department supports a waiver of the active open space requirements, he deferred the decision to the Hearing Officer. As shown on the plan, the subject property, while immediately adjacent to the County's Belmont Park, is separated by a stream and forest buffer areas. The Developer requests to pay a fee in the amount of $60,800. Jan Cook specifically noted that after careful consideration his Department found that the payment of the fee-in-lieu would benefit the community at large because the fee would be used to pay for the construction of two pavilions in Belmont Park and that the future residents of Stablegate would have access to Belmont Park via the macadam footpath/footbridge to be installed by the Developer as shown on the plan. The correspondence between the Developer and the Department with respect to the open space waiver and the Director's recommendation of the waiver were submitted and marked into evidence as County Exhibits 3 and 4, respectively. For these reasons, I find providing an area of active open space on the subject property would be unnecessary and not warranted.

Department of Environmental Protection & Resource Management (DEPRM) – The outstanding forest buffer and forest conservation issues outlined earlier in this Order have been resolved to the satisfaction of DEPRM with the redlined development plan revised December 14, 2006 reflecting this resolution; however, subsequent plans shall clearly show the forest buffer easement limit stopping at the sewer and pedestrian trail easement behind Lot 18.

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David Lykens, Manager, Development Coordination, recommended plan approval on December 28, 2006 and submitted a written comment for inclusion in the case file.

Bureau of Land Acquisition – Eric Rockel appeared and testified that his Bureau had no objection to the approval of the plan, however, he noted for the record that the Developer will be required to obtain (i) the offsite right-of-way acquisitions as shown on the development plan prior to recording the subdivision plat and (ii) that approval for a temporary utility easement, to install the sewer line through Belmont Park, as shown on the plan, must be obtained from the Baltimore County Council prior to record plat.

Zoning Review – Bruno Radaitis appeared and testified and indicated that there was no outstanding issues with the redlined development plan and recommended approval.

Community Issues - Ms. Baker and Mr. Baisden noted that although the community generally preferred that open space be provided, they supported the open space waiver for this project and Developer's payment of the fee-in-lieu because Recreation and Parks agreed to use the funds to construct the two pavilions in Belmont Park, which would benefit the community at-large as well as the residents in this development. The community's support was based upon the premise that improving Belmont Park for all of the residents in the community served the County's goals as well as bridge and pathway connectivity to the park and open space for the benefit of residents within this subdivision.

In addition, Ms. Baker raised the issue of overcrowding schools in the area that would be adversely affected by more children from this development and others in the pipeline. In response to Ms. Baker's concern, Mr. Zeigler (OP) explained the school impact analysis disclosed that no school in the area would exceed the 115% overcrowding limit specified by the

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County's Adequate Public Facilities regulations and therefore was not an issue applicable to this proposal.

Ms. Czerniewski asked the Developer to agree to install approximately 100 feet of sewer line along the westerly boundary of its property so that neighboring properties located at 8903 and 8905 Jasper Lane might connect to such a sewer line as shown on the plan. The Developer's representative agreed to this request and will install the sewer line for the benefit of the neighboring property owners.

In addition, Ms. Czerniewski reiterated her concern outlined in her March 14, 2006 correspondence to the Department of Permits & Development Management, (a copy of which was received as Protestant's Exhibit 1), that due to excavation work conducted by the prior owner of the site, the properties located at 8901, 8903 and 8905 Jasper Lane show signs of shifting downward along the sloping boundary line between those properties and the subject property. In response to Ms. Czerniewski's concern, Mr. Little testified that the proposed grading for the project took into consideration the sloping conditions of those properties.

Deviation from Standards (cul-de-sac) – Zoning Relief

Section 260.1C.3 of the B.Z.C.R. provides that the Hearing Officer or the Director of Permits and Development Management may deviate from standards in accordance with Section 260.1B.4. B.C.Z.R. Section 260.1B.4 provides that deviations may be allowed if necessary to comply with another standard, comply with environmental regulations or otherwise protect resources, or achieve the best possible development design. The Petitioners' engineer testified that the design of the cul-de-sac as shown on the redlined development plan achieves the best possible development design for this site.

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Date 12-27-06
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As noted by Mr. Little, eliminating the center landscaping is consistent with other County standards in that (i) it provides emergency vehicles, snow plow trucks, and trash trucks a larger more user friendly turning area and (ii) it enables the sewer and water lines to be installed under the center of the cul-de-sac instead of in a circular pattern under the rim of the cul-de-sac so as to not traverse underneath the center landscaping. This configuration creates a more efficient and durable water and sewer systems because it reduces the number of curves in the lines and the number of manholes installed to access such lines.

In addition, the Petitioners' engineer opined that the inconvenience and expense of maintaining the center landscaping to all 32 lots outweighs any aesthetic value that the landscaping would provide to the seven lots which surround the cul-de-sac. Traditionally, homeowners associations are formed to maintain the open space located in residential subdivisions and annual assessments are collected from the homeowners to fund such maintenance. As noted above, the Office of Planning did not oppose a waiver or variance relief in this regard. The only homeowner maintenance obligation will be the macadam footpath/footbridge that will provide access for the residents of this development to the Belmont Park. Since the materials used for such a footpath/footbridge require limited maintenance, annual assessments will be virtually unnecessary.

The B.C.C. is clear regarding the standards that must be applied when a Hearing Officer considers a development plan. The Hearing Officer must approve any plan that satisfies the rules, regulations and policies adopted by Baltimore County regarding development. Based upon the testimony and evidence presented, I find that the modifications made to the development plan at the request of DEPRM and accepted as Petitioners' Exhibit 1B meets all County rules, regulations and standards for development in the County and therefore shall be approved.

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Date 12-29-06
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Turning next to the petition for variance to permit a cul-de-sac without center landscaping, I find that the requirements of Section 260.1C of the B.C.Z.R. have been met and that the requested deviation from standards should be granted. Notably, this relief can be granted without incurring a detrimental impact to adjacent properties or the surrounding locale. Thus, I am persuaded to grant the requested relief as part of the approval of the development plan. I do not find it necessary in this case to grant variance relief and therefore will dismiss the petition for variance as moot.[1]

Finally, with respect to the open space waiver analysis, I find that based upon the Department of Recreation and Parks' recommendation of the waiver, the proximity of this development to Belmont Park, and the testimony and evidence presented, the goals and objectives of the County's open space manual as well as the legislative intent and purpose of the Adequate Public Facilities law are better served by the Developer's payment of the fee-in-lieu instead of providing open space within the boundaries of this subdivision. As this Commission has noted in the past, one of the purposes of the local open space regulations is to "offer recreational opportunities close to home." The unique circumstances of this proposal allows the Developer to serve the goals and objectives of the County's open space system while providing the most benefit for the future residents of Stablegate as well as the surrounding community.

THEREFORE, IT IS HEREBY ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 29th day of December, 2006 that the amended and revised, redline development plan for **STABLEGATE**, identified herein as Developer's Exhibit 1B, be and is hereby APPROVED, subject to the following condition:

1. Prior to final record plat recordation, Developer shall obtain off-site rights-of-way shown on Developer's Exhibit 1B and obtain Baltimore County

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[1] See also Windless Woods Case Nos. XV-851 and 05-623 –SPHA where similar findings were made and variance relief was deemed unnecessary.

Council approval for the temporary utility easement necessary to install the sewer line through the County's Belmont Park.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 260 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit use of a cul-de-sac without center landscaping, is not required and therefore is DISMISSED as moot.

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

WILLIAM J. WISEMAN, III
Zoning Commissioner/Hearing Officer
for Baltimore County

RECEIVED FOR FILING
Date 12-29-06
By

BALTIMORE COUNTY

MARYLAND

December 29, 2006

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

Jeffrey H. Scherr, Esquire
Brian S. Southard, Esquire
Kramer & Graham
One South Street, Suite 2600
Baltimore, MD 21202

RE: **DEVELOPMENT PLAN HEARING AND PETITION FOR VARIANCE**
S/S East Joppa Rd., W of Simms Ave.
(Stablegate) (f/k/a Gahs Property)
11th Election District - 6th Council District
Gemcraft Homes Forest Hill, LLC, et al - Developer/Petitioner
Case Nos.: XI-1013 & 07-062-A

Dear Messrs. Scherr and Southard:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The development plan and has been approved with a condition and the Petition for Variance has been dismissed as moot, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Mr. David L. Taylor, 305 W. Chesapeake Avenue, Suite 208, Towson, MD 21204
Ms. Alice Baker & Mr. John Baker, 2307 Ellen Avenue, Parkville, MD 21234
Mr. Ernie Baisen, 7706 Oak Avenue, Parkville, MD 21234
Ms. Patricia Czerniewski, 8903 Jasper Lane, Parkville, MD 21234
Mr. Chris Burroughs, Northeast Reporter Newspaper, Patuxent Publishing Company, 409 Washington Avenue, Towson, MD 21204
Mr. Stephen Tilley, 15549 Carroll Road, Monkton, MD 21111
Darryl Putty, DPDM; Dennis Kennedy, P.E., Development Plans Review, DPW
L.A.; DPDM; OP; DEPRM; R&P; People's Counsel; Case File

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Joppa Road/Jasper Lane

which is presently zoned BL, BM & DR-5.5

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) Petitoners seek a variance from Section 260.4B to permit a cul-de-sac without center landscaping. Installing center landscaping requires the utilities, including water and sewer, to be routed around the cul-de-sac to each house with multiple man-hole covers as opposed to a simple spoke system with one man-hole in the middle of the cul-de-sac serving all of the houses. Strict compliance with the landscaping requirement would be a practical difficulty and would be unnecessarily burdensome without a corresponding or justifying benefit and for such other reasons as set forth at the 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:

Gemcraft Homes Forest Hill, LLC
Name - Type or Print

William R Hurt
Signature

2205 Commerce Road, Suite A — 410-893-8458
Address — Telephone No.

Forest Hill — MD — 21050
City — State — Zip Code

Attorney For Petitioner:

Jeffrey H. Scherr, Esquire
Name - Type or Print — City

R. Scott for Jeff Scherr
Signature

Kramon and Graham, P.A.
Company

One South Street, Suite 2600 — 410-752-6030
Address — Telephone No.

Baltimore — MD — 21202
City — State — Zip Code

Legal Owner(s):

Peggy R. Kraus as Trustee for Ellen B. Roberts Trust
Name - Type or Print

Signature

Name - Type or Print

Signature

2231 Corsica Road
Address — Telephone No.

Baltimore — MD — 21211
City — State — Zip Code

Representative to be Contacted:

Jeffrey H. Scherr, Esquire
Name

One South Street, Suite 2600 — 410-752-6030
Address — Telephone No.

Baltimore — MD — 21202
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 07-062-A

Reviewed By BM **Date** 8/16/06

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 12-29-06
By D-Wiley

260.4.B to permit a cul-de-sac layout without center landscaping in lieu of the required cul-de-sac with center landscaping.

DESCRIPTION TO ACCOMPANY
PLAN FOR ZONING PETITION

TAX MAP 71 PARCELS 322, 34, 68, 69, 332, 1389, 1230, 334 and 132
SOUTH SIDE OF JOPPA ROAD
EAST OF JASPER LANE
ELEVENTH ELECTION DISTRICT
SIXTH COUNCILMANIC DISRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at the end of the second following course and distance measured from the intersection of the centerline of Jasper Lane with the centerline of Joppa Road, (1) Easterly 321 feet, more or less, and thence (2) Southerly 35 feet, more or less, to the place of beginning, thence binding on the south side of Joppa Road (70 feet wide), (1) North 84 degrees 39 minutes 09 seconds East 67.29 feet, thence running for the following fourteen courses and distances, viz: (2) South 11 degrees 36 minutes 19 seconds West 222.08 feet, thence (3) South 78 degrees 44 minutes 53 seconds East 124.68 feet, thence (4) South 17 degrees 36 minutes 43 seconds West 40.35 feet, thence (5) South 76 degrees 08 minutes 48 seconds East 243.50 feet, thence (6) South 00 degrees 34 minutes 12 seconds West 650.44 feet, thence (7) North 53 degrees 20 minutes 48 seconds West 203.90 feet, thence (8) South 00 degrees 58 minutes 22 seconds East 447.31 feet, thence (9) North 77 degrees 00 minutes 24 seconds West 209.26 feet, thence (10) North 00 degrees 58 minutes 22 seconds West 553.34 feet, thence (11) North 53 degrees 20 minutes 48 seconds West 239.24 feet, thence (12) North 27 degrees 37 minutes 09 seconds East 137.29 feet, thence (13) North 02 degrees 27 minutes 53 seconds East 254.73 feet, thence (14) North 89 degrees 11 minutes 04 seconds East 116.22 feet, and thence (15) North 02 degrees 27 minutes 53 seconds East 187.54 feet to the place of beginning; containing 8.974 acres of land, more or less.

STATE OF MARYLAND
PATTIANNE SMITH
No. 21267
PROFESSIONAL LAND SURVEYOR

A062

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: # 07-062-A
Joppa Road/Jasper Lane
South side of Joppa Road, 300' East of Jasper Lane
11th Councilmanic District — 6th Election District
Legal Owner(s): Peggy R. Kraus as Trustee for Ellen B. Roberts Trust
Contract Purchaser: Gemcraft Homes, Forest Hill, LLC

Variance: to permit a cul-de-sac layout without center landscaping in lieu of the required cul-de-sac with center landscaping.

Hearing: Friday, September 1, 2006 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

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

8/333 August 24 107372

CERTIFICATE OF PUBLICATION

8/24/, 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 8/24/, 2006.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 9799

DATE 8/16/00 ACCOUNT R001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: Kenneth A. Gilbert, Jr.

FOR: [illegible]

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

[illegible]

PAID RECEIPT
[illegible]
Rcpt [illegible] $65.00
[illegible] $50.00
$15.00
Baltimore County, Maryland

CASHIER'S VALIDATION

RE:	PETITION FOR VARIANCE Joppa Road; Jasper Lane; S/S Joppa Road, 300' E c/line Jasper Lane 11th Election & 6th Councilmanic Districts Legal Owner(s): Peggy Krause, Trustee for Ellen B. Roberts Trust Contract Purchaser(s): Gemcraft Homes Forest Hill, LLC Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 07-062-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 22nd day of August, 2006, a copy of the foregoing Entry of Appearance was mailed to, Jeffrey Scherr, Esquire, Kramon & Graham, P.A. One South Street, Suite 2600, Baltimore, MD 21202, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
AUG 2 2 2006
Per.....

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 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: 07-062-A
Joppa Road/Jasper Lane
Southside of Joppa Road, 300' East of Jasper Lane
11th Councilmanic District – 6th Election District
Legal Owners: Peggy R. Kraus as Trustee for Ellen B. Roberts Trust
Contract Purchaser: Gemcraft Homes, Forest Hill, LLC

Variance to permit a cul-de-sac layout without center landscaping in lieu of the required cul-de-sac with center landscaping.

Hearing: Friday, September 1, 2006 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Jeffrey Scherr, Kramon & Graham, One South Street, Ste. 2600, Baltimore 21202
Peggy Kraus, 2231 Corsica Road, Baltimore 21211
Gemcraft Homes, 2205 Commerce Road, Ste. A, Forest Hill 21050

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 17, 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 24, 2006 Issue - Jeffersonian

Please forward billing to:
Brian Southard
Kramon & Graham
1 South Street, Ste. 2600
Baltimore, MD 21202

410-752-6030

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: 07-062-A
Joppa Road/Jasper Lane
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WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

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: 07-062-A

Petitioner: Genuine Homes Forest Hill, LLC

Address or Location: Joppe Road / Jeffers Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: Brian S. Southard

Address: Kramon & Graham, P.A.
1 South Street, Suite 2600
Baltimore, Maryland 21202

Telephone Number: 410-752-6030

Fire Department

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

Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

August 22, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: August 21, 2006

Item No.: 057, 058, 059, 060, 061, 062, 063, 064, 065 and 066.

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

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

SHA
Driven to Excel
State Highway Administration
Maryland Department of Transportation

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

Date: 8. 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. 062 BPR

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,

L. T. Gredlein

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 23, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For August 28, 2006
Item Nos. 07-036, 057, 058, 059, 060, 061, 062, 063, 064, 065, and 066

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-08232006.doc

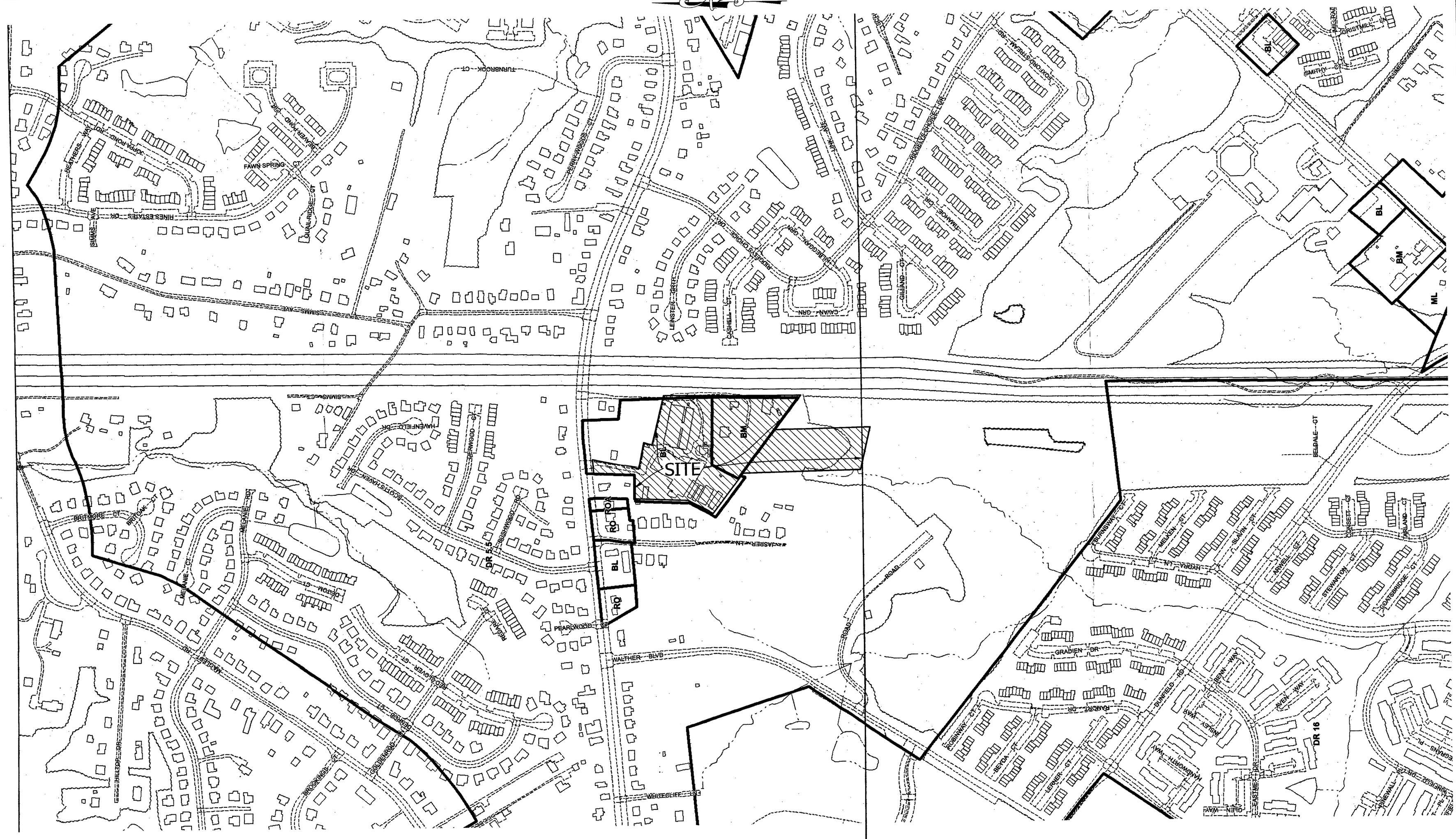
ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 07-062-A

Date Completed/Initials	
8/16	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)

APPLICANT REQUESTS A COMBINED HEARING WITH THE HOH. PLEASE SCHEDULE TO COMPLY WITH THEIR REQUEST.

#062



ZONING MAP 71C2

ZONING MAP 71C3

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
STABLEGATE
(F.K.A. GAHS PROPERTY)

DISTRICT 11c6
SCALE: 1"=200'
PDM FILE: 11-1013

BALTIMORE COUNTY, MD
JUNE 8, 2006

#062

SITE AREA CALCULATION

NET TRACT AREA:	8.97 ACRES
ALLOWANCE FOR ROAD FRONTAGE [(0'X 0')/43560]:	0.00 ACRES
GROSS AREA:	8.97 ACRES

SITE DATA

EXISTING ZONING AND MAXIMUM DENSITY PERMITTED

ZONE	ACRES	UNITS ALLOWED	*UNITS PROPOSED
BL	4.23	23.27	17
BM	2.41	13.26	10
DR-5.5	2.33	12.82	5
TOTAL	8.97	49.35	32

*LOTS 8, 9, 12, 15, 16, 17 & 26 ARE SPLIT ZONED. THE ALLOCATION SHOWN IS BASED ON THE LOCATION OF THE MAJORITY OF THE AREA OF EACH LOT.

SITE DEVELOPMENT PROPOSAL

DWELLING TYPE	PROPOSED UNITS	PARKING REQUIRED	PARKING PROPOSED	PHASE	DEVELOPMENT SCHEDULE
SINGLE FAMILY	32	64	64		03/07
TOTAL	32	64	64		03/07

OPEN SPACE PROPOSAL

OPEN SPACE TYPE	ACRES
LOCAL OPEN SPACE	WAIVER
BALTIMORE COUNTY GREENWAY/EASEMENT	0.00 AC.±
STORMWATER MANAGEMENT	0.42 AC.±
TOTAL PROVIDED	0.42 AC.±

ADDITIONAL INFORMATION

ANTICIPATED ACTIONS:	
VARIANCES	ZONING VARIANCE TO PERMIT USE OF A CUL DE SAC WITHOUT CENTER LANDSCAPING AS REQUIRED BY BCZR 260.4.B
WAIVERS	NONE
SPECIAL EXCEPTIONS	NONE
OTHER	SPECIAL HEARING TO APPROVE THE ALLOCATION OF DENSITY WITH IN EACH ZONE FOR LOTS 8, 9, 12, 15, 16, 17 & 26
CONSISTENCY WITH DESIGN MANUALS	YES

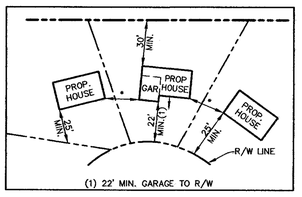
RESIDENTIAL PERFORMANCE STANDARDS

260.6 BUILDINGS
A DEVELOPMENT PROPOSAL SHALL:

1. PROVIDE A VARIETY IN HOUSING TYPE OR DESIGN, WHILE MAINTAINING CONTINUITY IN SCALE, RHYTHM, PROPORTION AND DETAIL.
2. ORIENT THE FRONT OF THE DWELLING TOWARD THE STREET AND INCORPORATE PROMINENT ENTRIES AND PORCHES OR STOOPS INTO FRONT BUILDING FACADES.
3. ADHERE TO A CONSISTENT FRONT BUILDING SETBACK FOR ALL DWELLINGS ON THE SAME STREET OR SQUARE, SO THAT THE FRONTS OF DWELLINGS DEFINE A UNIFORM STREET EDGE.
4. DESIGN DECKS, BALCONIES, AND PORCHES AS COMPONENTS OF THE BUILDING, FOLLOWING DOMINANT BUILDING LINES, PROPORTIONS AND STYLE, AND IN A SCALE APPROPRIATE TO THE AVAILABLE SPACE ON THE SITE.
5. DECKS SHALL BE SCREENED TO MINIMIZE VISIBILITY FROM A PUBLIC STREET.
6. DESIGN ACCESSORY STRUCTURES AT A SCALE APPROPRIATE TO THE DWELLING AND DESIGN STORAGE BUILDING AND GARAGE WITH THE SAME ARCHITECTURAL THEME AS THE PRINCIPAL BUILDING ON THE SITE.
7. EXTEND THE FINISH MATERIAL OF THE EXTERIORS OF BUILDINGS TO GRADE OR, IF THIS IS NOT POSSIBLE, TO WITHIN 12 INCHES OF GRADE, ON ALL SIDES OF THE BUILDING EXCLUDING FOUNDATION WALLS WHICH SHALL USE A FINISHED QUALITY MATERIAL SUCH AS DECORATIVE CONCRETE BLOCK, POURED CONCRETE WITH A BRICK PATTERN, OR STUCCO, AND PROVIDE LANDSCAPING ALONG THE FOUNDATION.
8. USE SIMILAR MATERIALS AND DESIGN ELEMENTS ON ALL BUILDING FACADES AND ARTICULATE ALL BUILDING FACADES USING COORDINATED ARCHITECTURAL FEATURES SUCH AS PORCHES, WINDOWS, DOORS, CHIMNEYS, GABLES AND DORMERS.
9. GARAGES MAY NOT BECOME THE DOMINANT STREET FEATURE. GARAGE DOORS SHALL USE ITEMS SUCH AS WINDOWS, DECORATIVE PATTERNS, AND COLOR TO RELIEVE THE VISUAL IMPACT OF THE HOUSE FROM THE STREET.

LOT AREA TABLE

LOT NO.	AREA (AC.)
1	0.16
2	0.15
3	0.15
4	0.16
5	0.18
6	0.22
7	0.19
8	0.25
9	0.25
10	0.15
11	0.19
12	0.17
13	0.15
14	0.14
15	0.20
16	0.16
17	0.21
18	0.18
19	0.15
20	1.13
21	0.29
22	0.21
23	0.15
24	0.15
25	0.15
26	0.16
27	0.19
28	0.25
29	0.20
30	0.18
31	0.17
32	0.20



(1) 22' MIN. GARAGE TO R/W

MINIMUM BUILDING SETBACKS DETAIL

NOT TO SCALE

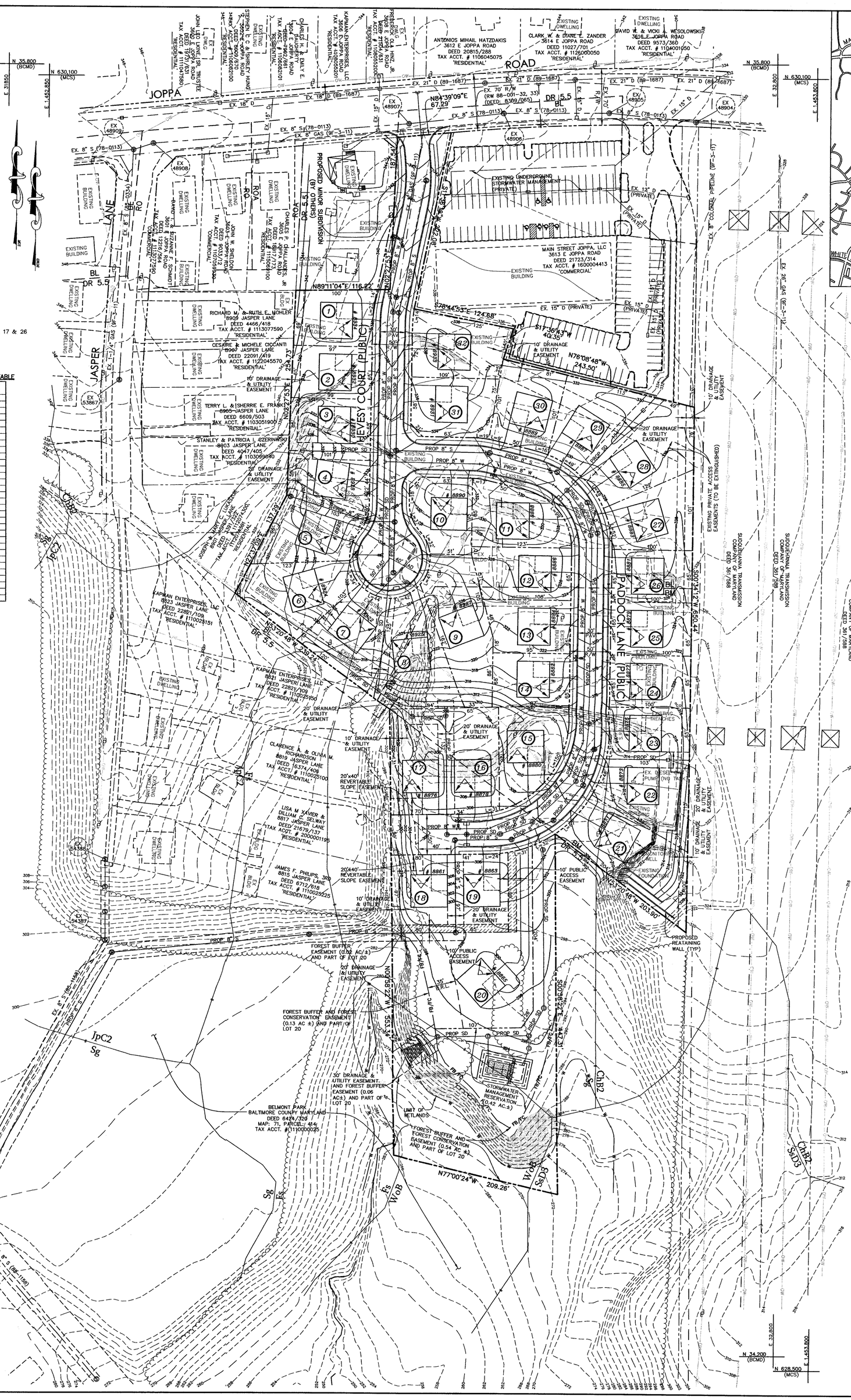
* AS SIDE YARD SETBACKS ARE DETERMINED BY A BUILDING TO BUILDING RELATIONSHIP, NO MINIMUM DIMENSION EXISTS. EXTRAORDINARILY SMALL SETBACKS ON ONE LOT MAY THEREFORE RESULT IN UNUSUALLY LARGESIDE SETBACKS BEING REQUIRED ON ADJOINING LOTS. IN ANY CASE THE REQUIRED SEPARATION BETWEEN BUILDINGS MUST BE MET.

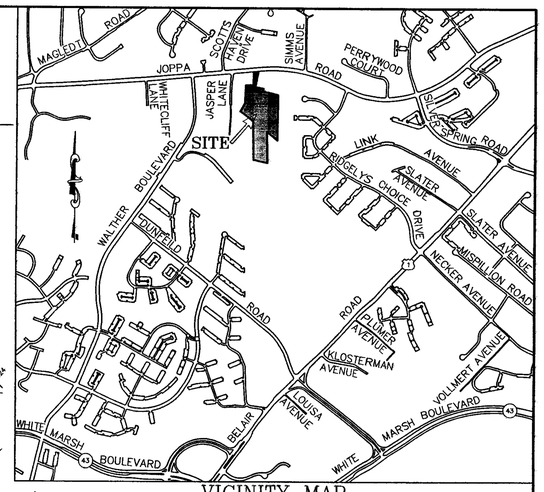
SINGLE FAMILY DETATCHED, TWO-FAMILY ALTERNATIVE SITE DESIGN DWELLINGS

	D.R.1 & 2 ZONES (FEET)	D.R. 3.5, 5.5, 10.5, & 16 ZONES (FEET)	ALTERNATIVE SITE DESIGN DWELLINGS: ZERO & ZIPPER LOTS ALL D.R. ZONES (FEET)	ALTERNATIVE SITE DESIGN DWELLINGS: NEO-TRADITIONAL ALL D.R. ZONES (FEET)
FROM FRONT BUILDING FACE TO: PUBLIC STREET RIGHT-OF-WAY OR PROPERTY LINE	25	25	25	15
ARTERIAL OR COLLECTOR	–	–	–	25
* FROM SIDE BUILDING FACE TO: SIDE BUILDING FACE	30	16<20 HIGH 20>20 HIGH	16	16<20 HIGH 20>20 HIGH
PUBLIC STREET RIGHT-OF-WAY	25	15	15	15
PAVING OF A PRIVATE ROAD	30	25	25	25
TRACT BOUNDARY	25	15	15	15
FROM REAR BUILDING FACE TO: REAR PROPERTY LINE	30	30	20	50
PUBLIC STREET RIGHT-OF-WAY	30	30	20	50
ADDITIONAL SETBACKS: SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY AN ADDITIONAL 20 FEET				
MAXIMUM BUILDING HEIGHT	50	50	50	50

THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS AND BUILDING HEIGHTS FOR URBAN RESIDENTIAL USE. FOR A FULLER EXPLANATION OF THESE AND OTHER REQUIREMENTS CONSULT THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (CMDP)

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





VICINITY MAP

SCALE: 1"=1000'

GENERAL NOTES

1. APPLICANT:
   GEMCRAFT HOMES
   FOREST HILL LLC.
   2205 COMMERCE ROAD, STE A
   FOREST HILL, MARYLAND 21050
   (410) 893-8458
2. SITE LOCATION
   ELECTION DISTRICT NO. 11
   COUNCILMANIC DISTRICT NO. 6
   WATERSHED: LOWER GUNPOWDER
   SUBSEWERSHED NO. 18
   CENSUS TRACT 4114.08
   REGIONAL PLANNING DISTRICT 317
   DEED REFERENCES: 19163/262, 19119/26, 19119/30 & 19119/20
   TAX ACCOUNT NO.: 1106000276, 1101074309, 1106000275, 1101074308, 1600005135, 1110025200, 1600006726, 1123002910, 1123002911 & 1123002912
   TAX MAP 71 GRID 17 PARCEL 322, 374, 68, 69, 332, 1389, 1230, 334, & 132
3. PROPERTY INFORMATION:
   OWNERSHIP: GEMCRAFT HOMES
   FOREST HILL LLC.
   2205 COMMERCE ROAD, STE A
   FOREST HILL, MARYLAND 21050
   TAX ACCT. NO.:1106000276, 1101074309, 1106000275

   ELLEN B. ROBERTS, TRUSTEE
   2231 CORSICA RD
   BALTIMORE MD 21221
   TAX ACCT. NO.: 1600005135, 1110025200, 1600006726, 1123002910, 1123002911, 1123002912
4. REFERENCES FOR EXISTING FEATURES SHOWN ON PLAN:
   A. TOPOGRAPHY SHOWN HEREON IS BASED ON BALTIMORE COUNTY 200 SCALE GIS TILES 71C2 & 71C3.
   B. PROPERTY OUTLINE IS TAKEN FROM BOUNDARY SURVEY PREPARED BY LITTLE & ASSOCIATES, INC. DATED MAY 17, 2005
   C. EXISTING ZONING IS BL, BM & DR-5.5, 200 SCALE MAP 71C2 & 71C3
   D. SOIL LINES AND TYPES SHOWN ARE TAKEN FROM BALTIMORE COUNTY USDA SOILS MAP NO. 36.
5. GENERAL INFORMATION:
   A. EXISTING USE ON SITE: NURSERY & TRASH DISPOSAL (FORMER USES)
   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 ENDANGERED 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 320.
   F. THERE SHALL BE NO CLEARING, 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: PERRY HALL 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 TRAFFIC ENGINEERING 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 AT NO COST TO THE COUNTY.
   P. SITE SIGNAGE, IF ANY, WILL COMPLY WITH SECTION 450 OF THE BCZR AND ALL ZONING SIGNAGE POLICIES.
   Q. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON-SITE.
   R. OPEN SPACE REQUIRED-20,800 SF ACTIVE AND 11,200 SF PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION III.D.3; OPEN SPACE PROVIDED- 0 SF ACTIVE AND 0 SF PASSIVE.
   S. THE STORMWATER MANAGEMENT RESERVATION, HIGHWAY WIDENING AREA, REVERTIBLE SLOPE EASEMENTS, AND PROPOSED DRAINAGE & UTILITY EASEMENTS. SHOWN ARE TO BE DEDICATED TO BALTIMORE COUNTY.
   T. THE DWELLING UNITS ON LOTS 15, 31 AND 32 SHOULD BE DESIGNED SO THAT NO BLANK WALLS WILL FACE ONTO HEVESY COURT AND/OR PADDOCK LANE. SIDE ELEVATIONS SHALL INCLUDE ARCHITECTURAL FEATURES SUCH AS DOUBLE WINDOWS, DOOR, ETC.
   U. A LANDSCAPE BUFFER SHALL BE PROVIDED BETWEEN LOTS 28, 29, 30 AND 32; AND THE ADJACEND COMMERCIAL USE PROPERTY TO THE NORTHEAST.
   V. ALL EXISTING STRUCTURES ON SITE ARE TO BE RAZED BY THE DEVELOPER PRIOR TO THE BEGINING OF GRADING.
   W. THIS DEVELOPMENT IS SUBJECT TO THE RESIDENTIAL PERFORMANCE STANDARDS (SECTION 260, BCZR), THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (SECTION 504.2), AND THE COUNTY LANDSCAPE MANUAL (SECTION 409.8.A.1). THIS DEVELOPMENT WILL COMPLY AND BE CONSISTENT WITH ALL OF THE AFOREMENTIONED REGULATIONS, STANDARDS, GUIDELINES, AND POLICIES.
   Q. ALL WELLS AND SEWAGE DISPOSAL SYSTEMS MUST BE PROPERLY ABANDONED AND BACKFILLED PRIOR TO APPROVAL OF A RECORD PLAT, WITH WRITTEN DOCUMENTATION SUBMITTED TO DEPRM. THE SEWAGE DISPOSAL SYSTEMS MUST BE BACKFILLED BY A LICENSED SEWAGE DISPOSAL CONTRACTOR. THE WELLS MUST BE BACKFILLED BY A LICENSED WELL DRILLER.

LEGEND

EXISTING CONTOUR	136
EXISTING WOODS	
PROPOSED WOODS	
WETLANDS LIMITS	W
FOREST BUFFER EASEMENT	FB FB
FOREST BUFFER AND FOREST CONSERVATION EASEMENT	FB/FC
SOILS	
SLOPES > 25%	
PUBLIC ACCESS EASEMENT	

STATE OF MARYLAND — DWIGHT LITTLE — PROFESSIONAL ENGINEER

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.

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

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE HEARING OFFICER'S ORDER DATED , AND HAVE PREPARED WITH DUE DILIGENCE THIS DEVELOPMENT PLAN, PURSUANT TO THAT ORDER.

PLAN TO ACCOMPANY ZONING PETITION

Variance

STABLEGATE

(F.K.A. GAHS PROPERTY)

DISTRICT 11c6
SCALE: 1"=50'
PDM FILE: 11-1013

BALTIMORE COUNTY, MD
AUGUST 4, 2006

SITE AREA CALCULATION

NET TRACT AREA:	8.97 ACRES
ALLOWANCE FOR ROAD FRONTAGE [(0'x 0')/43560]:	0.00 ACRES
GROSS AREA:	8.97 ACRES

SITE DATA

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SITE DEVELOPMENT PROPOSAL

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OPEN SPACE PROPOSAL

OPEN SPACE TYPE	ACRES
LOCAL OPEN SPACE	WAIVER
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STORMWATER MANAGEMENT	0.42 AC.±
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ADDITIONAL INFORMATION

ANTICIPATED ACTIONS: VARIANCES	ZONING VARIANCE TO PERMIT USE OF A CUL DE SAC WITHOUT CENTER LANDSCAPING AS REQUIRED BY BCZR 260.4.B
WAIVERS	NONE
SPECIAL EXCEPTIONS	NONE
OTHER	SPECIAL HEARING TO APPROVE THE ALLOCATION OF DENSITY WITH IN EACH ZONE FOR LOTS 8, 9, 12, 15, 16, 17 & 26
CONSISTENCY WITH DESIGN MANUALS	YES

RESIDENTIAL PERFORMANCE STANDARDS

260.6 BUILDINGS
A DEVELOPMENT PROPOSAL SHALL:

1. PROVIDE A VARIETY IN HOUSING TYPE OR DESIGN, WHILE MAINTAINING CONTINUITY IN SCALE, RHYTHM, PROPORTION AND DETAIL.
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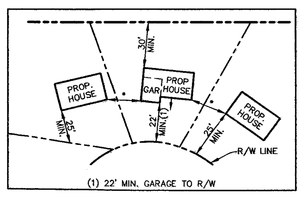


(1) 22' MIN. GARAGE TO R/W

MINIMUM BUILDING SETBACKS DETAIL

NOT TO SCALE

* AS SIDE YARD SETBACKS ARE DETERMINED BY A BUILDING TO BUILDING RELATIONSHIP, NO MINIMUM DIMENSION EXISTS. EXTRAORDINARILY SMALL SETBACKS ON ONE LOT MAY THEREFORE RESULT IN UNUSUALLY LARGESIDE SETBACKS BEING REQUIRED ON ADJOINING LOTS. IN ANY CASE THE REQUIRED SEPARATION BETWEEN BUILDINGS MUST BE MET.

SINGLE FAMILY DETATCHED, TWO-FAMILY ALTERNATIVE SITE DESIGN DWELLINGS

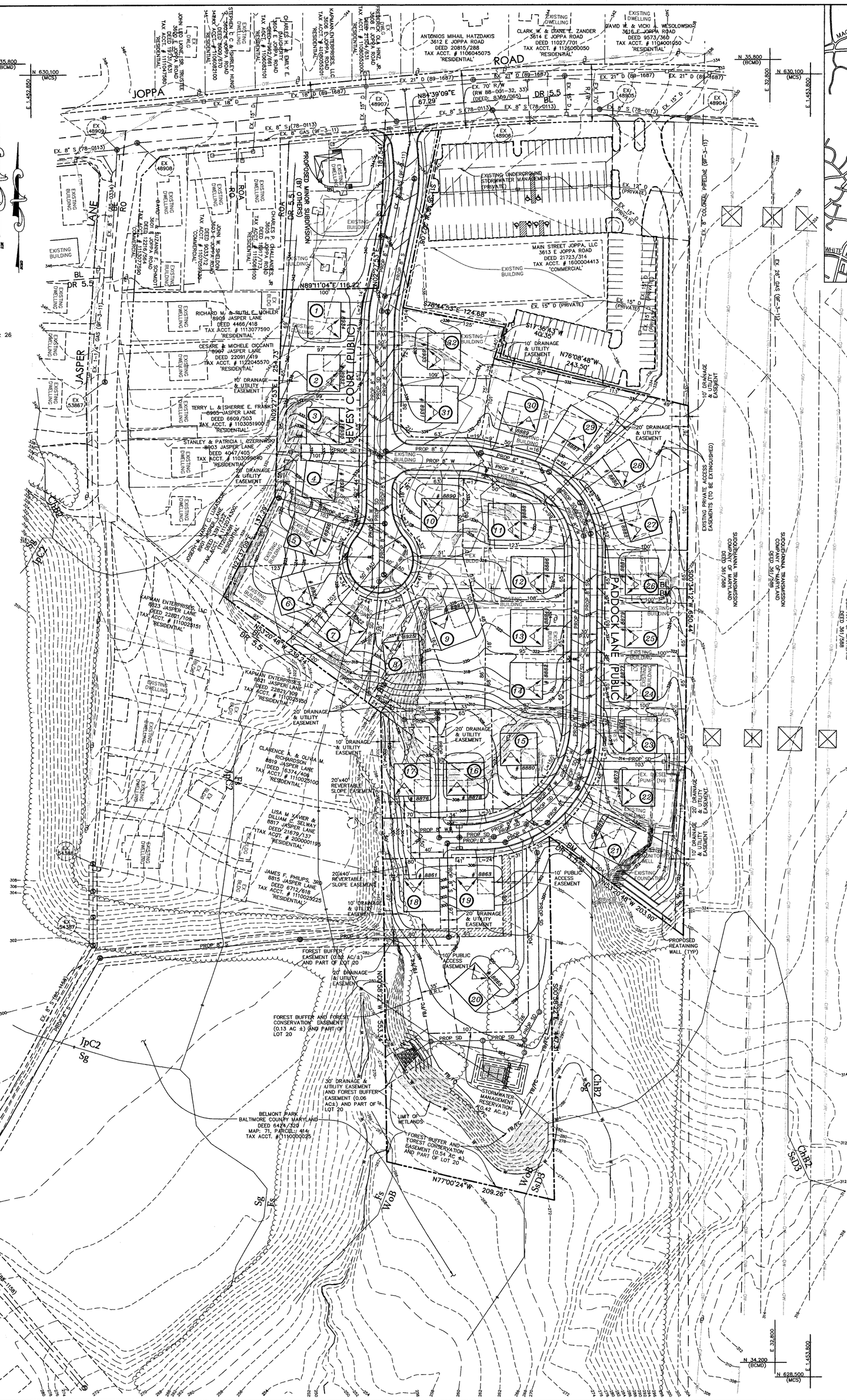
	D.R.1 & 2 ZONES (FEET)	D.R. 3.5, 5.5, 10.5, & 16 ZONES (FEET)	ALTERNATIVE SITE DESIGN DWELLINGS: ZERO & ZIPPER LOTS ALL D.R. ZONES (FEET)	ALTERNATIVE SITE DESIGN DWELLINGS: NEO-TRADITIONAL ALL D.R. ZONES (FEET)
FROM FRONT BUILDING FACE TO: PUBLIC STREET RIGHT-OF-WAY OR PROPERTY LINE	25	25	25	15
ARTERIAL OR COLLECTOR	--	--	--	25
* FROM SIDE BUILDING FACE TO: SIDE BUILDING FACE	30	16<20 HIGH 20>20 HIGH	16	16<20 HIGH 20>20 HIGH
PUBLIC STREET RIGHT-OF-WAY	25	15	15	15
PAVING OF A PRIVATE ROAD	30	25	25	25
TRACT BOUNDARY	25	15	15	15
FROM REAR BUILDING FACE TO: REAR PROPERTY LINE	30	30	20	50
PUBLIC STREET RIGHT-OF-WAY	30	30	20	50
ADDITIONAL SETBACKS: SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY AN ADDITIONAL 20 FEET				
MAXIMUM BUILDING HEIGHT	50	50	50	50

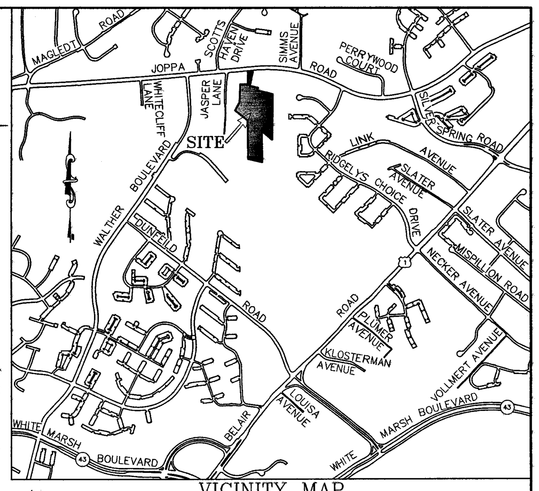
THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS AND BUILDING HEIGHTS FOR URBAN RESIDENTIAL USE. FOR A FULLER EXPLANATION OF THESE AND OTHER REQUIREMENTS CONSULT THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (CMDP)

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

LOT AREA TABLE

LOT NO.	AREA (AC.)
1	0.16
2	0.15
3	0.15
4	0.16
5	0.18
6	0.22
7	0.19
8	0.25
9	0.25
10	0.15
11	0.19
12	0.17
13	0.15
14	0.14
15	0.20
16	0.16
17	0.21
18	0.18
19	0.19
20	1.13
21	0.28
22	0.21
23	0.15
24	0.15
25	0.15
26	0.16
27	0.19
28	0.25
29	0.20
30	0.18
31	0.17
32	0.20





VICINITY MAP

SCALE: 1"=1000'

GENERAL NOTES

1. APPLICANT:
   GEMCRAFT HOMES
   FOREST HILL LLC.
   2205 COMMERCE ROAD, STE A
   FOREST HILL, MARYLAND 21050
   (410) 893-8458
2. SITE LOCATION
   ELECTION DISTRICT NO. 11
   COUNCILMANIC DISTRICT NO. 6
   WATERSHED: LOWER GUNPOWDER
   SUBSEWERSHED NO. 18
   CENSUS TRACT 4114.08
   REGIONAL PLANNING DISTRICT 317
   DEED REFERENCES: 19163/262, 19119/26, 19119/30 & 19119/20
   TAX ACCOUNT NO.: 1106000276, 1101074309, 1106000275, 1101074308, 1600005135, 1110025200, 1600006726, 1123002910, 1123002911 & 1123002912
   TAX MAP 71 GRID 17 PARCEL 322, 374, 68, 69, 332, 1389, 1230, 334, & 132
3. PROPERTY INFORMATION:
   OWNERSHIP: GEMCRAFT HOMES
   FOREST HILL LLC.
   2205 COMMERCE ROAD, STE A
   FOREST HILL, MARYLAND 21050
   TAX ACCT. NO.: 1106000276,
   1101074309, 1106000275

   ELLEN B. ROBERTS, TRUSTEE
   2231 CORSICA RD
   BALTIMORE MD 21221
   TAX ACCT. NO.: 1600005135,
   1110025200, 1600006726,
   1123002910, 1123002911,
   1123002912
4. REFERENCES FOR EXISTING FEATURES SHOWN ON PLAN:
   A. TOPOGRAPHY SHOWN HEREON IS BASED ON BALTIMORE COUNTY 200 SCALE GIS TILES 71C2 & 71C3.
   B. PROPERTY OUTLINE IS TAKEN FROM BOUNDARY SURVEY PREPARED BY LITTLE & ASSOCIATES, INC. DATED MAY 17, 2005
   C. EXISTING ZONING IS BL, BM & DR-5.5, 200 SCALE MAP 71C2 & 71C3
   D. SOIL LINES AND TYPES SHOWN ARE TAKEN FROM BALTIMORE COUNTY USDA SOILS MAP NO. 36.
5. GENERAL INFORMATION:
   A. EXISTING USE ON SITE; NURSERY & TRASH DISPOSAL (FORMER USES)
   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 ENDANGERED 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 320.
   F. THERE SHALL BE NO CLEARING, 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: PERRY HALL 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 TRAFFIC ENGINEERING 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 AT NO COST TO THE COUNTY.
   P. SITE SIGNAGE, IF ANY, WILL COMPLY WITH SECTION 450 OF THE BCZR AND ALL ZONING SIGNAGE POLICIES.
   Q. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON-SITE.
   R. OPEN SPACE REQUIRED-20,800 SF ACTIVE AND 11,200 SF PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION II.D.3; OPEN SPACE PROVIDED- 0 SF ACTIVE AND 0 SF PASSIVE.
   S. THE STORMWATER MANAGEMENT RESERVATION, HIGHWAY WIDENING AREA, REVERTIBLE SLOPE EASEMENTS, AND PROPOSED DRAINAGE & UTILITY EASEMENTS. SHOWN ARE TO BE DEDICATED TO BALTIMORE COUNTY.
   T. THE DWELLING UNITS ON LOTS 15, 31 AND 32 SHOULD BE DESIGNED SO THAT NO BLANK WALLS WILL FACE ONTO HEVESY COURT AND/OR PADDOCK LANE. SIDE ELEVATIONS SHALL INCLUDE ARCHITECTURAL FEATURES SUCH AS DOUBLE WINDOWS, DOOR, ETC.
   U. A LANDSCAPE BUFFER SHALL BE PROVIDED BETWEEN LOTS 28, 29, 30 AND 32; AND THE ADJACEND COMMERCIAL USE PROPERTY TO THE NORTHEAST.
   V. ALL EXISTING STRUCTURES ON SITE ARE TO BE RAZED BY THE DEVELOPER PRIOR TO THE BEGINING OF GRADING.
   W. THIS DEVELOPMENT IS SUBJECT TO THE RESIDENTIAL PERFORMANCE STANDARDS (SECTION 260, BCZR), THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (SECTION 504.2), AND THE COUNTY LANDSCAPE MANUAL (SECTION 409.6.A.1). THIS DEVELOPMENT WILL COMPLY AND BE CONSISTENT WITH ALL OF THE AFOREMENTIONED REGULATIONS, STANDARDS, GUIDELINES, AND POLICIES.
   Q. ALL WELLS AND SEWAGE DISPOSAL SYSTEMS MUST BE PROPERLY ABANDONED AND BACKFILLED PRIOR TO APPROVAL OF A RECORD PLAT, WITH WRITTEN DOCUMENTATION SUBMITTED TO DEPRM. THE SEWAGE DISPOSAL SYSTEMS MUST BE BACKFILLED BY A LICENSED SEWAGE DISPOSAL CONTRACTOR. THE WELLS MUST BE BACKFILLED BY A LICENSED WELL DRILLER.

LEGEND

EXISTING CONTOUR	136
EXISTING WOODS	
PROPOSED WOODS	
WETLANDS LIMITS	W
FOREST BUFFER EASEMENT	FB FB
FOREST BUFFER AND FOREST CONSERVATION EASEMENT	FB/FC
SOILS	
SLOPES > 25%	
PUBLIC ACCESS EASEMENT	

STATE OF MARYLAND G. DWIGHT LITTLE, JR. No. 16018 REGISTERED PROFESSIONAL ENGINEER

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.

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

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE HEARING OFFICER'S ORDER DATED _____ AND HAVE PREPARED WITH DUE DILIGENCE THIS DEVELOPMENT PLAN, PURSUANT TO THAT ORDER.

PLAN TO ACCOMPANY ZONING PETITION-
Variance

STABLEGATE

(F.K.A. GAHS PROPERTY)

DISTRICT 11c6 — BALTIMORE COUNTY, MD
SCALE: 1"=50' — AUGUST 4, 2006
PDM FILE: 11-1013

#062

SITE AREA CALCULATION

NET TRACT AREA:	8.97 ACRES
ALLOWANCE FOR ROAD FRONTAGE [(0' X 0')/43560]:	0.00 ACRES
GROSS AREA:	8.97 ACRES

SITE DATA

EXISTING ZONING AND MAXIMUM DENSITY PERMITTED

ZONE	ACRES	UNITS ALLOWED	UNITS PROPOSED
BL	4.23	23.27	17
BM	2.41	13.26	10
DR-5.5	2.33	12.82	5
TOTAL	8.97	49.35	32

** LOTS 8, 9, 12, 15, 16, 17 AND 26 ARE COUNTED TWICE FOR DENSITY PURPOSES, AS THEY ARE SPLIT ZONED.

ZONE	ACRES	UNITS ALLOWED	UNITS PROPOSED	UNITS ** PROPOSED
BL & BM	6.64	36	27	33**
DR-5.5	2.33	12	5	6**
TOTAL	8.97	48	32	39**

SITE DEVELOPMENT PROPOSAL

DWELLING TYPE	PROPOSED UNITS	PARKING REQUIRED	PARKING PROPOSED	PHASE	DEVELOPMENT SCHEDULE
SINGLE FAMILY	32	64	64		03/07
TOTAL	32	64	64		03/07

OPEN SPACE PROPOSAL

OPEN SPACE TYPE	ACRES	
LOCAL OPEN SPACE	WAIVER	
BALTIMORE COUNTY GREENWAY/EASEMENT	0.00 AC.±	
STORMWATER MANAGEMENT	~~0.42 AC.±~~	0.38 AC.±
TOTAL PROVIDED	~~0.42 AC.±~~	0.38 AC.±

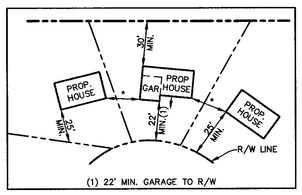
ADDITIONAL INFORMATION

ANTICIPATED ACTIONS:	
VARIANCES	ZONING VARIANCE TO PERMIT USE OF A CUL DE SAC WITHOUT CENTER LANDSCAPING AS REQUIRED BY BCZR 260.4.B
WAIVERS	~~NONE~~ LOCAL OPEN SPACE
SPECIAL EXCEPTIONS	NONE
OTHER	NONE
CONSISTENCY WITH DESIGN MANUALS	YES

RESIDENTIAL PERFORMANCE STANDARDS

260.6 BUILDINGS
A DEVELOPMENT PROPOSAL SHALL:

1. PROVIDE A VARIETY IN HOUSING TYPE OR DESIGN, WHILE MAINTAINING CONTINUITY IN SCALE, RHYTHM, PROPORTION AND DETAIL.
2. ORIENT THE FRONT OF THE DWELLING TOWARD THE STREET AND INCORPORATE PROMINENT ENTRIES AND PORCHES OR STOOPS INTO FRONT BUILDING FACADES.
3. ADHERE TO A CONSISTENT FRONT BUILDING SETBACK FOR ALL DWELLINGS ON THE SAME STREET OR SQUARE, SO THAT THE FRONTS OF DWELLINGS DEFINE A UNIFORM STREET EDGE.
4. DESIGN DECKS, BALCONIES, AND PORCHES AS COMPONENTS OF THE BUILDING, FOLLOWING DOMINANT BUILDING LINES, PROPORTIONS AND STYLE, AND IN A SCALE APPROPRIATE TO THE AVAILABLE SPACE ON THE SITE.
5. DECKS SHALL BE SCREENED TO MINIMIZE VISIBILITY FROM A PUBLIC STREET.
6. DESIGN ACCESSORY STRUCTURES AT A SCALE APPROPRIATE TO THE DWELLING AND DESIGN STORAGE BUILDING AND GARAGE WITH THE SAME ARCHITECTURAL THEME AS THE PRINCIPAL BUILDING ON THE SITE.
7. EXTEND THE FINISH MATERIAL OF THE EXTERIORS OF BUILDINGS TO GRADE OR, IF THIS IS NOT POSSIBLE, TO WITHIN 12 INCHES OF GRADE, ON ALL SIDES OF THE BUILDING EXCLUDING FOUNDATION WALLS WHICH SHALL USE A FINISHED QUALITY MATERIAL SUCH AS DECORATIVE CONCRETE BLOCK, POURED CONCRETE WITH A BRICK PATTERN, OR STUCCO, AND PROVIDE LANDSCAPING ALONG THE FOUNDATION.
8. USE SIMILAR MATERIALS AND DESIGN ELEMENTS ON ALL BUILDING FACADES AND ARTICULATE ALL BUILDING FACADES USING COORDINATED ARCHITECTURAL FEATURES SUCH AS PORCHES, WINDOWS, DOORS, CHIMNEYS, GABLES AND DORMERS.
9. GARAGES MAY NOT BECOME THE DOMINANT STREET FEATURE. GARAGE DOORS SHALL USE ITEMS SUCH AS WINDOWS, DECORATIVE PATTERNS, AND COLOR TO RELIEVE THE VISUAL IMPACT OF THE HOUSE FROM THE STREET.



(1) 22' MIN. GARAGE TO R/W

MINIMUM BUILDING SETBACKS DETAIL
NOT TO SCALE

* AS SIDE YARD SETBACKS ARE DETERMINED BY A BUILDING TO BUILDING RELATIONSHIP, NO MINIMUM DIMENSION EXISTS. EXTRAORDINARILY SMALL SETBACKS ON ONE LOT MAY THEREFORE RESULT IN UNUSUALLY LARGESIDE SETBACKS BEING REQUIRED ON ADJOINING LOTS. IN ANY CASE THE REQUIRED SEPARATION BETWEEN BUILDINGS MUST BE MET.

TWO STORY DWELLINGS ARE ANTICIPATED

SINGLE FAMILY DETATCHED, TWO-FAMILY ALTERNATIVE SITE DESIGN DWELLINGS

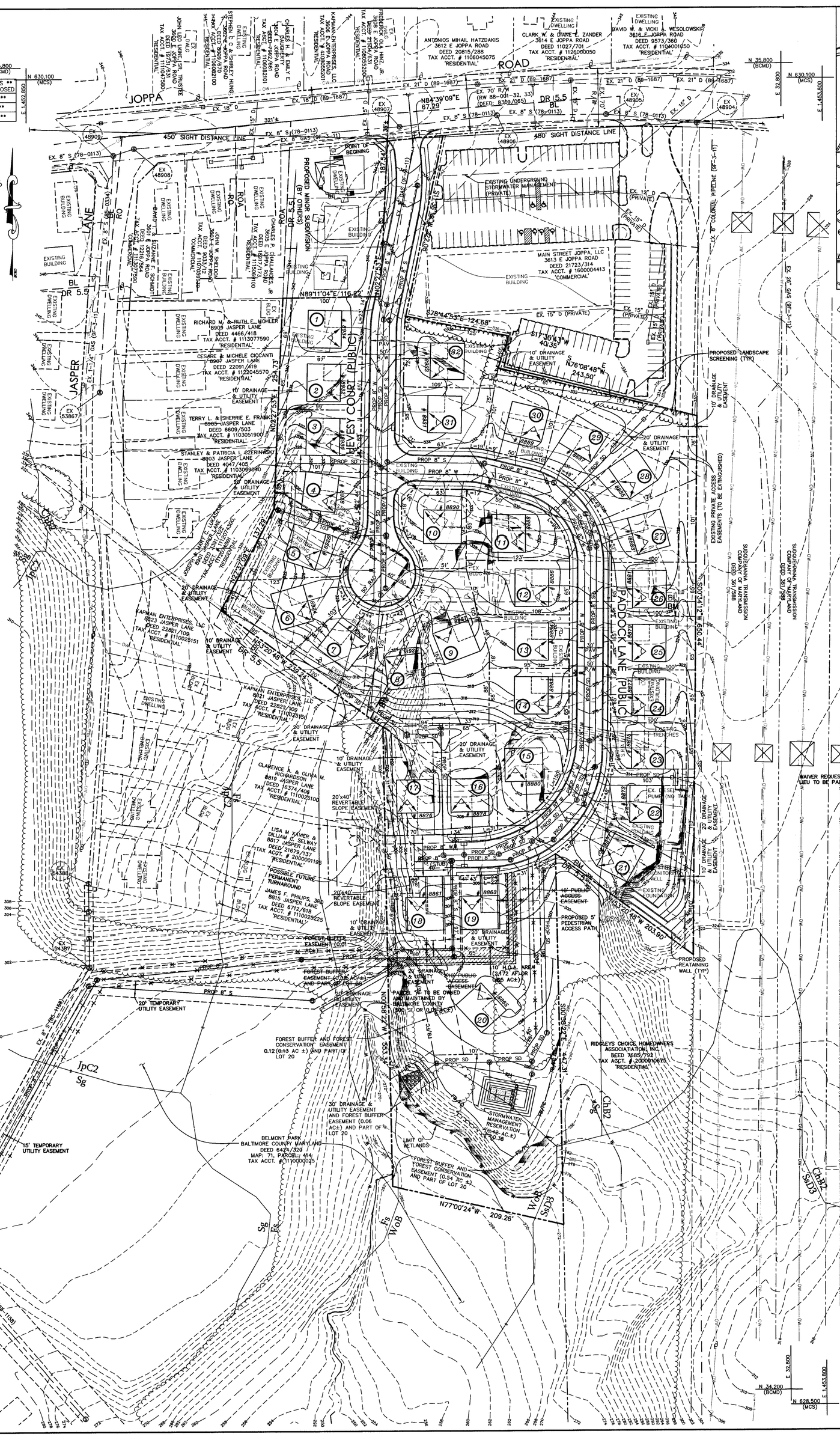
	D.R.1 & 2 ZONES (FEET)	D.R. 3.5, 5.5, 10.5, & 16 ZONES (FEET)	ALTERNATIVE SITE DESIGN DWELLINGS: ZERO & ZIPPER LOTS ALL D.R. ZONES (FEET)	ALTERNATIVE SITE DESIGN DWELLINGS: NEO-TRADITIONAL ALL D.R. ZONES (FEET)
FROM FRONT BUILDING FACE TO: PUBLIC STREET RIGHT-OF-WAY OR PROPERTY LINE	25	25	25	15
ARTERIAL OR COLLECTOR	--	--	--	25
* FROM SIDE BUILDING FACE TO: SIDE BUILDING FACE	30	16<20 HIGH 20>20 HIGH	16	16<20 HIGH 20>20 HIGH
PUBLIC STREET RIGHT-OF-WAY	25	15	15	15
PAVING OF A PRIVATE ROAD	30	25	25	25
TRACT BOUNDARY	25	15	15	15
FROM REAR BUILDING FACE TO: REAR PROPERTY LINE	30	30	20	50
PUBLIC STREET RIGHT-OF-WAY	30	30	20	50
ADDITIONAL SETBACKS: SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY AN ADDITIONAL 20 FEET				
MAXIMUM BUILDING HEIGHT	50	50	50	50

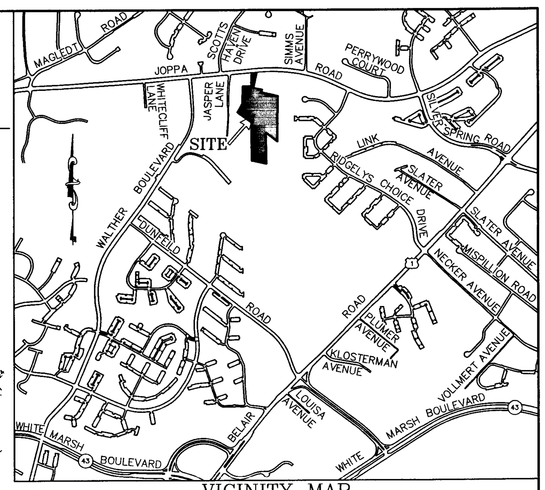
THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS AND BUILDING HEIGHTS FOR URBAN RESIDENTIAL USE. FOR A FULLER EXPLANATION OF THESE AND OTHER REQUIREMENTS CONSULT THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (CMDP)

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

LOT AREA TABLE

LOT NO.	AREA (AC.)	
1	0.16	
2	0.15	
3	0.15	
4	0.16	
5	0.18	
6	0.22	
7	0.19	
8	0.25	
9	0.25	
10	0.15	
11	0.19	
12	0.17	
13	0.15	
14	0.14	
15	0.20	
16	0.16	
17	0.21	
18	~~0.16~~	0.17
19	0.15	
20	~~1.13~~	1.11
21	0.29	
22	0.21	
23	0.15	
24	0.15	
25	0.15	
26	0.16	
27	0.19	
28	0.25	
29	0.20	
30	0.18	
31	0.17	
32	0.20	





VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

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   GEMCRAFT HOMES
   FOREST HILL LLC.
   2205 COMMERCE ROAD, STE A
   FOREST HILL, MARYLAND 21050
   (410) 893-8458
2. SITE LOCATION
   ELECTION DISTRICT NO. 11
   COUNCILMANIC DISTRICT NO. 6
   WATERSHED: LOWER GUNPOWDER
   SUBSEWERSHED NO. 18
   CENSUS TRACT 4114.06
   REGIONAL PLANNING DISTRICT 317
   DEED REFERENCES: 19163/262, 19119/26, 19119/30 & 19119/20
   TAX ACCOUNT NO.: 1106000276, 1101074309, 1106000275, 1101074308, 1600005135, 1110025200, 1600006726, 1123002910, 1123002911 & 1123002912
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   C. EXISTING ZONING IS BL, BM & DR-5.5. 200 SCALE MAP 71C2 & 71C3
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   C. EXISTING LAND USE WITHIN 200' OF SITE IS SINGLE FAMILY RESIDENTIAL.
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   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.
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   M. THIS SITE HAS NO PRIOR ZONING HISTORY.
   ~~N. THE BUREAU OF TRAFFIC ENGINEERING 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 AT NO COST TO THE COUNTY.
   P. SITE SIGNAGE, IF ANY, WILL COMPLY WITH SECTION 450 OF THE BCZR AND ALL ZONING SIGNAGE POLICIES.
   Q. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON-SITE.
   R. OPEN SPACE REQUIRED-20,800 SF ACTIVE AND 11,200 SF PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION III.D.3; OPEN SPACE PROVIDED- 0 SF ACTIVE AND 0 SF PASSIVE.
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   T. THE DWELLING UNITS ON LOTS 15, 31 AND 32 SHOULD BE DESIGNED SO THAT NO BLANK WALLS WILL FACE ONTO HEVESY COURT AND/OR PADDOCK LANE. SIDE ELEVATIONS SHALL INCLUDE ARCHITECTURAL FEATURES SUCH AS DOUBLE WINDOWS, DOOR, ETC.
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LEGEND

EXISTING CONTOUR	136
EXISTING WOODS	
PROPOSED WOODS	
WETLANDS LIMITS	W
FOREST BUFFER EASEMENT	FB FB
FOREST BUFFER AND FOREST CONSERVATION EASEMENT	FB/FC
SOILS	
SLOPES > 25%	
PUBLIC ACCESS EASEMENT	

Y. A LANDSCAPE BUFFER IS REQUIRED BEHIND LOTS 1-7 AND ON THE SIDES OF LOTS 17 AND 18.
Z. ALL STRUCTURES INDICATED TO BE RAZED WILL BE THE RESPONSIBILITY OF THE DEVELOPER, AND WILL BE DONE PRIOR TO BEGINNING THE GRADING OPERATION.
AA. THE DEVELOPER WILL CONSTRUCT THE PROPOSED 5' PEDESTRIAN ACCESS PATH PRIOR THE THE ISSUANCE OF ANY BUILDING PERMITS FOR LOTS 18, 19 & 20.

STATE OF MARYLAND G. DWIGHT LITTLE, JR. No. 10015 REGISTERED PROFESSIONAL ENGINEER

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.

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

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE HEARING OFFICER'S ORDER DATED AND HAVE PREPARED WITH DUE DILIGENCE THIS DEVELOPMENT PLAN, PURSUANT TO THAT ORDER.

REDLINE AS PRESENTED AT H.O.H (9/01/06)
DEVELOPMENT PLAN AND PLAN TO ACCOMPANY ZONING PETITION
STABLEGATE
(F.K.A. GAHS PROPERTY)

DISTRICT 11c6 — BALTIMORE COUNTY, MD
SCALE: 1"=50'
PDM FILE: 11-1013
MAY 18, 2006