IN RE: DEVELOPMENT PLAN HEARING AND PETITION FOR VARIANCE

BEFORE THE

E/S York Rd. @ SE Corner Lambourne Rd. *

HEARING OFFICER

(Towson Promenade)

FOR

9th Election District 5th Council District

BALTIMORE COUNTY

Concon, LLC, and

Lambourne Road, LLC, Legal Owners

Case Nos. IX-638 & 07-139-A

Hanover R.S. Ltd., Partnership,

Developer/Petitioners

<u>HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER</u>

This matter comes before the Hearing Officer/Zoning Commissioner for a combined 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 Regulations codified in Article 32, Title 4 thereof, the Developer seeks approval of a redlined development plan prepared by Daft-McCune-Walker, Inc., for the proposed development of the subject property with a 379-unit, multi-family, luxury apartment complex. In addition, variance relief is requested from Section 201.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) to permit a building to street centerline setback of 45 feet in lieu of the required 60 feet along Lambourne Road; (2) to permit a building to street centerline setback of 49.5 feet in lieu of the required 60 feet along York Road; (3) to permit a 16 foot building to property line setback in lieu of the required 30 feet; (4) from Sections 201.3.C.1 and 301.1.A to permit a street line setback as close as 4 feet in lieu of the required 11.25 feet and a street centerline setback as close as 34 feet in lieu of the required 45 feet for open projections (stairways, connected porches and connected walls); (5) from

ate Ja-(9-)

Section 201.3.C.2 of the B.C.Z.R., to permit a 43 foot minimum distance between the centers of facing windows of different apartments of the same lot in lieu of the required 75 feet; and (6) from Section 201.3.E of the B.C.Z.R., to permit an amenity open space ratio of 0.143 in lieu of the required 0.2. The proposed development and requested relief are more particularly described on the six-page redlined development plan submitted at the hearing which was accepted and marked as Developer's Exhibit 1A - 1F.

The proposed development has been the subject of extended proceedings pursuant to the development review process, codified in Article 32 of the B.C.C. Initially, the Developer submitted a Concept Plan of the proposed development reviewed at a conference held on July 24, The Concept Plan is a schematic representation of the proposed subdivision and is examined by and between representatives of the Developer and reviewing County agencies at the Concept Plan Conference (CPC). Thereafter, as required, a Community Input Meeting (CIM) is scheduled during evening hours at a location near the property to provide residents in the area an opportunity to review and comment on the Plan. In this case, the CIM was held on August 22, 2006 at the Towson Public Library. Subsequently, a development plan is prepared, based upon the comments received at the CPC and the CIM, and submitted for further review at a Development Plan Conference (DPC) which is again held between the Developer's consultants and reviewing County agencies. In this case, the DPC was held on November 15, 2006. At the DPC, comments are provided by the appropriate County reviewing agencies and a revised development plan (the redlined plan) incorporating these comments is submitted at the Hearing Officer's Hearing, which in this case was held before me on December 7, 2006.

Appearing at the hearing in support of the project were John Aldridge, Brandt Bowden and Bart Morey on behalf of the Owners/Developer, Hanover R.S. Limited Partnership, and its

counsel, Michael H. Davis, Esquire and David H. Karceski, Esquire. The Developer presented as expert witnesses Thomas E. Wolfe, a Licensed Landscape Architect, Mitchell J. Kellman, Land Planner, and Charles Main, III, all with Daft-McCune-Walker, Inc., the consultants who prepared the development plan. There were no Protestants present. J. Carroll Holzer, Esquire entered his appearance on behalf of the Council of Unit Owners of the Valleys of Towson Condominium (the Association), an adjacent property owner to the proposed development. Mr. John Hughes and John Griffin attended the hearing as representatives of the Association. The Association and the Owners/Developers entered into a Restrictive Covenant Agreement and jointly requested that this executed Covenant Agreement be received into evidence and the record of the case as Developer's Exhibit 6. The terms of that Agreement will not be listed at length herein, but shall be incorporated as a condition to the approval of the Plan.

Bruce Campbell also appeared on behalf of the Prospect Hill Cemetery of Towson, Inc. (Prospect Hill), another neighboring property owner adjacent to the proposed development. Mr. Davis and Mr. Campbell informed the Hearing Officer that Prospect Hill had also entered into a Restrictive Covenant Agreement with the Owners/Developer. Mr. Campbell stated on the record of this case that Prospect Hill had no concerns with the development plan receiving approval. Richard Parsons also attended the hearing in his capacity as Zoning Chairman for Greater Towson Council of Community Associations. In addition, it is noted that a letter of support was received from Cynthia W. Bledsoe, Executive Director of the Greater Towson Committee, Inc., and accepted into evidence as Petitioner's Exhibit No. 7.

Numerous representatives of the various County agencies who reviewed the Plan for compliance with the various requirements and standards for development in Baltimore County attended the hearing. These representatives included from the Department of Permits and

Development Management, Dennis Kennedy, a Professional Engineer within the Development Plans Review division of the Department of Public Works, Donald A. Gabriel, Land Acquisition, and Joe Merrey, Office of Zoning. Also appearing and intimately involved in the evolution of the development plan were Jennifer German, Office of Planning (OP), Bruce Gill, Department of Recreation and Parks, and Jeff Livingston, Department of Environmental Protection and Research Management (DEPRM). Furthermore, Steven C. Makowski, Bureau of Solid Waste Management, appeared later in the hearing to clarify an issue regarding trash collection service to the project. In addition, Andrea Van Arsdale, Department of Economic Development, appeared and testified in support of the project. Finally, written comments were received from Lt. Roland Bosley, Jr., Baltimore County Fire Department, and Steve Foster on behalf of the Maryland State Highway Administration (SHA). These and other agency remarks are contained in the case file.

Testimony and evidence disclose that the subject property is an irregularly shaped tract with frontage on a state road, York Road, and a county road, Lambourne Road, at the edge of the urban center of Towson. The lot contains approximately 5.352 acres, split zoned B.L., B.M., B.R. and B.R.-A.S., and adjoins R.A.E.2 zoning. The R.A.E.2 zone (Resident, Apartment, Elevator, 80.0 density units per acre) is one of the highest density residential zones in Baltimore County. The property has five existing commercial buildings that will be razed. As more particularly shown on the redlined plan, the Developer proposes a redevelopment of the site with 379 luxury apartments, which will be housed in one building that will incorporate three courtyards and a parking structure located within the interior of the building. The building will serve as its own community with its own common areas, elevators, trash shoots and secured

parking areas. The main access to the parking structure will be from York Road, with a secondary access from Lambourne Road.

Pursuant to B.C.C. Section 32-4-227, which regulates the conduct of the Hearing Officer's Hearing, I am required to first identify any unresolved agency comments or issues. As will be discussed in greater detail below, Michael Davis, Esquire, attorney for the Developer, indicated that there were no unresolved issues. The redlined plan, Exhibit 1A-1F addressed all outstanding comments. I then asked the particular agencies to comment. Their responses are summarized as follows:

Zoning Review - Joseph Merrey appeared as the representative of the Zoning Review Office and indicated that, assuming the requested variances are granted, his office has no outstanding issues with the redlined development plan.

Department of Environmental Protection and Resource Management (DEPRM) - Jeff Livingston appeared on behalf of DEPRM and stated that the reviewing sections within his Department had reviewed Exhibits 1A-1F and confirmed that the Storm Water Management and Ground Water Management sections had no outstanding issues. Also, he confirmed that the Environmental Impact Review section had no outstanding issues.

Office of Planning - Jennifer German appeared on behalf of the Office of Planning and indicated that all her Departments' comments had been addressed on the redlined development plan. The Pattern Book had been reviewed and accepted. See Baltimore County Exhibit 2. Moreover, a revised School Impact Analysis Report and Performance Standards Findings (B.C.Z.R. Section 260) was received as Baltimore County Exhibit 3 and confirmed compliance. Ms. German testified that the Director, Arnold 'Pat' Keller, supports the requested variances for street and building setbacks.

Sate 12 - (9 - (9 - 1) Sate

Date (2 - A - b - Chirimus)

Department of Public Works – Dennis Kennedy of the Bureau of Plans Review, of the Department of Public Works (DPW), testified that the Bureau of Solid Waste Management had approached him and raised a potential unresolved issue regarding trash collection. During the hearing, Steven L. Makowski, Supervisor of the Bureau of Solid Waste Management, resolved the issue by having the Developer's Landscape Architect add a redlined comment stating, "this project will go with commercial (private) trash collection services." Accordingly, Mr. Kennedy wrote to me on December 8, 2006 stating that all of DPW's concerns and comments were addressed by the Developer and recommended plan approval.

Department of Recreation and Parks - Bruce Gill of the Department of Recreation and Parks confirmed during the hearing that his Department had reviewed the redlined development for the Towson Promenade and determined there were no outstanding issues. He confirmed that the Developer had received a waiver from the requirement to provide local open space for the project in accordance with B.C.C. Section 32-6-108(c). See County Exhibit 1.

Bureau of Land Acquisition - Donald A. Gabriel appeared on behalf of the Bureau of Land Acquisition and testified that the redlined development plan addressed all issues and that he was satisfied.

State Highway Administration - Steve Foster of the Maryland State Highway Administration issued a revised Development Plan Conference comment on November 21, 2006 indicating that his agency had reviewed the Traffic Impact Study Report prepared by The Traffic Group and concurs with the report findings and had no objection to approval of the Plan. See County Exhibit No. 4. Mickey Cornelius, with The Traffic Group, Inc., also in attendance, confirmed that the surrounding roadway network could support the proposed development.

Date 12 - Ca Son Filling

Counsel for the Developer presented Thomas Wolfe with Daft-McCune & Walker, Inc. to explain the Plan and redevelopment to take place at this site. He testified that the site is severely restrained by very sharp slopes in two directions, moving north down York Road from the Towson Circle and also down Lambourne Road from York Road. See Petitioner's Exhibit No. 4. Mr. Wolfe explained that this redevelopment would replace five underperforming commercial buildings that would be demolished. See Petitioner's Exhibit No. 2, Pages 12-18. In summary, Mr. Wolfe testified that the redlined plan complies with all development plan comments, notes, rules, regulations and standards and should, on this basis, be approved.

Mr. Brandt Bowden, the Developer's representative, also testified for the endorsement of the Plan. He explained that the site presented some very unique constraints. In fact, the Developer has never dealt with a property with such dramatic grade changes in two separate directions. See Petitioner's Exhibit 2, Page 58. Mr. Bowden further testified that the Developer designed the building so as to be in character with the neighboring apartment properties, Dulaney Cresant and the Valleys of Towson Condominium. Those buildings are four to five stories in height. The design of the subject apartment building is, therefore, not entirely vertical but was designed to be more compatible with neighboring structures and providing transitioning from the "urban center" of Towson to the south with the more suburban appearances found north of the site.

The result of the Developer's design efforts is a building edge in close proximity to York and Lambourne Roads. Consistent with the Office of Planning's comments, the proposed building edge provides for a pedestrian-friendly connection to other neighboring properties and the Towson core. Even with the buildings moved closer to the street, the proposed sidewalks are twice as wide as the existing sidewalk. Mr. Bowden also explained that the Planning Office

Date 2 - G - E - Bring

wanted the building edge to promote activity along its frontages. Therefore, first floor units are equipped with well-designed porches and stairs that connect to the sidewalk with doors that open to the street. Landscape planter areas are also shown on the Plan to this end. The whole purpose of the building design is to create a functional street edge, that is pedestrian oriented and pedestrian friendly.

Finally, Mr. Bowden explained the high quality amenities that are included in this development, including a 10,000 square foot clubhouse, an athletic facility and three large courtyards. See Petitioner's Exhibit 2, Page 24-26 and 61-62. Mr. Bowden also believed that his residents would find downtown Towson to be a major amenity and impetus for moving into this development.

The Developer produced strong and substantial evidence that the development plan fully complies with all requirements, regulations, and standards for development in Baltimore County. Thus, the six-page development plan with the redlined changes should be approved, subject to the ongoing review process mandated by Phase II of the review process.

ZONING RELIEF

As noted above, the Developer has requested a series of variances from Section 201.3.C.1 allowing street and centerline setbacks on Lambourne Road and York Road and a building to property line setback. In addition, relief is requested from Sections 201.3.C.1 and 301.1.A to permit street and centerline setbacks from open projections (stairways, connected porches and connected walls) as well as to permit a minimum distance between the centers of facing windows of different apartments on the same lot to be as close to 43 feet in lieu of the required 75 feet. Finally, relief is requested from Section 201.3.E to permit an amenity open space ratio of 0.143 in lieu of the required 0.2.

Jate 12-19 20 Filling

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by the County reviewing agencies. As indicated above, the Office of Planning supports the Petition for Variance as testified to by Jennifer German, the project planner from that Office.

In support of the requested variance, Petitioner offered the testimony of Mitchell J. Kellman, an expert land planner, Brandt Bowden, and Andrea Van Arsdale from the Department of Economic Development. The testimony related to the split zoning of the site and the unique nature of the property with its difficult topography. See Petitioner's Exhibit 4. Additionally, Mr. Bowden testified that the Developer wanted the design of the building to be user friendly and consistent with neighboring properties. Mr. Parson, in his capacity as Zoning Chair for Greater Towson Council of Community Associations, did not oppose the requested relief and commented that his association supports the revitalization effort and views this proposal as a "gateway project". Ms. Van Arsdale concurred and testified that the County strongly supported the variances and that the design creates the type of street edge that is needed in the Towson core.

Based upon the undisputed testimony and evidence offered, I find that the Developer has satisfied the requirements of Section 307.1 of the B.C.Z.R. for relief to be granted. The property is unique, given its unusual shape and topography. In addition, the property is subject to restrictive covenants inuring to the benefit of the surrounding community.

The building was designed to fit in with the neighboring properties. The Office of Planning wanted the building pushed closer to the street to create a functional street edge that was pedestrian oriented and pedestrian friendly. All of these circumstances drive the need for variance relief. Moreover, I find that strict application of the regulations would be unduly burdensome and restrictive on the proposed redevelopment site and result in practical difficulty

DNITH

و غريم سيم علا المسيلامية مدمنة ال

upon the Developer. Finally, I find that relief can be granted without detrimental impact on adjacent properties. Two of the adjacent property owners, the Council of Unit Owners and Prospect Hill Cemetery entered into Covenant Agreements with the Developer and supported the project. This project is tearing down five under performing commercial structures and replacing them with a first class residential community. I find that it will, therefore, be a great benefit to the surrounding neighborhood and the economic development goals of Towson business leaders and the County.

Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Article 32, Title 4, of the Baltimore County Code, the development plan shall be approved consistent with the comments contained herein and the Petition for Variance filed in Case No. 07-139-A shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner/Hearing Officer for Baltimore County, this ______ day of December, 2006, that the amended, redlined development plan for TOWSON PROMENADE, identified herein as Petitioner's Exhibits IA-IF, be and is hereby APPROVED; and

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 201.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) to permit a building to street centerline setback of 45 feet in lieu of the required 60 feet along Lambourne Road; (2) to permit a building to street centerline setback of 49.5 feet in lieu of the required 60 feet along York Road; (3) to permit a 16 foot building to property line set back in lieu of the required 30 feet; (4) from Sections 201.3.C.1 and 301.1.A to permit a street line setback as close as 4 feet in lieu of the required 11.25 feet and a street centerline setback as close as 34 feet in lieu of the required 45 feet for open projections (stairways, connected porches and connected walls);

(5) from Section 201.3.C.2 of the B.C.Z.R., to permit a 43 foot minimum distance between the centers of facing windows of different apartments of the same lot in lieu of the required 75 feet and finally (6) from Section 201.3.E. of the B.C.Z.R., to permit an amenity open space ratio of 0.143 in lieu of the required 0.2, in accordance with the Petitioner's Exhibit IC, be and is hereby GRANTED, subject to the following conditions:

- 1. The Restrictive Covenant Agreement dated December 5, 2006, by and between Concon, LLC, Lambourne Road, LLC, Towson Promenade, LLC and the Council of Unit Owners of the Valleys of Towson Condominium (Petitioner's Exhibit 6) is hereby incorporated herein by reference as a condition to the approval of the development plan.
- 2. Compliance with the attached Zoning Advisory Committee (ZAC) comment submitted by the Department of Environmental Protection and Resource Management (DEPRM) relative to the Forest Conservation Regulations, dated October 12, 2006.

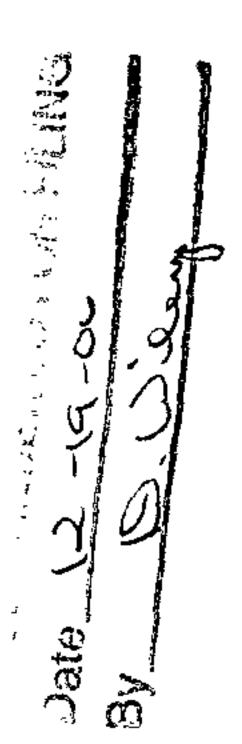
Any appeal of this decision must be taken in accordance with Sections 32-3-401 and 32-

4-281 of the Baltimore County Code.

WILLIAM J WISEMAN, III

Zoning Commissioner/ Hearing Officer

for Baltimore County





JAMES T. SMITH, JR. County Executive

December 19, 2006

WILLIAM J. WISEMAN III

Zoning Commissioner

Michael H. Davis, Esquire David H. Karceski, Esquire Venable, Baetjer & Howard, LLP 210 Allegheny Avenue Towson, MD 21204

RE: DEVELOPMENT PLAN HEARING AND PETITION FOR VARIANCE

E/S York Rd. @ SE Corner Lambourne Rd.

(Towson Promenade)

9th Election District - 5th Council District

Concon, LLC, and Lambourne Road, LLC, Legal Owners

Hanover R.S. Ltd., Partnership, Developer/Petitioners

Case Nos. IX-638 & 07-139-A

Dear Messrs. Davis and Karceski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The development plan and variance have been approved with conditions, 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 traily yours,

WILLIAM J. WISEMAN, III Zoning Commissioner

for Baltimore County

WJW:dlw

c: Mr. John Aldridge, 1-B Mummert Drive, Littlertown, PA 17340

Messrs.Brandt Bowden & Bart Morey, 5847 San Felipe, Houston, TX 77057

Messrs. Thomas E. Wolfe, Mitchell J. Kellman, Charles Main, III & Matt Puerkel

Daft-McCune-Walker, Inc., 200 E. Pennsylvania Ave., Towson, MD 21286

Mr. Robert Becker, P.O. Box 1189, Brooklandville, MD 21022

Mickey Cornelius, The Traffic Group, Inc., 9900 Franklin Square Drive,

Suite H, Baltimore, MD 21236

J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson, MD 21286

Mr. John Hughes, 31 Lambourne Road, Unit 303, Towson, MD 21204

Mr. John Griffin, 31 Lambourne Road, Unit 106, Towson, MD 21204

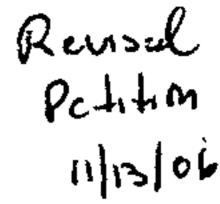
Mr. Bruce Campbell, 16 Tredwell Court, Lutherville, MD 21093

Mr. Richard Parsons, 412 Woodbine Avenue, Towson, MD 21204

Ms. Andrea Van Arsdale, Department of Economic Development

Colleen Kelly for Walt Smith, DPDM; Dennis Kennedy, P.E., Development Plans Review, DPW

L.A.; DPDM; OP; DEPRM; R&P; Solid Waste Management; People's Counsel; Case File





to the Zoning Commissioner of Baltimore County

for the property located atBL, BM, BR, BR-AS

which is presently zoned 21 Lambourne Road

707 York Road, 711 York Road, 713 York Road, 715 York Road, and 717 York Road. 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)

TO BE DETERMINED 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.

	IAVe do solemnly declare and affirm, under the penalties of perjury, that IAve are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:	Legal Owner(s):
SEE ATTACHED Name - Type or Print	SEE ATTACHED
Signature	Name - Type or Print Signature
Accress Telephone No.	Name - Type or Print
City State Zip Code	Signature
Attorney For Petitioner: Michael H. Davis/David H. Karceski	Address Telephone No.
Name - Type or Print	City State Zip Code
Signature Venable LLP Company	Representative to be Contacted: Michael H. Davis, Esq. Name
210 Allegheny Avenue 410 494-6200 Address Telephone No. Towson, Haryland 21204	210 Allegbeny Avenue 410 494 6200 Address Telephone No.
City State Zip Code	Towson, Maryland 21204 City State Zip Coce
Case No. 07-139-A	OFFICE USE ONLY ESTIMATED LENGTH OF HEARING
REV 9/15/98 * as fied	UNAVAILABLE FOR HEARING
Charme Ceived For Filing	

707 York Road, 711 York Road, 713 York Road, 715 York Road, 717 York Road, and 21 Lambourne Road

Variance from Section 201.3.C.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a 45-foot building to center line of street setback in lieu of the required 60 feet along Lambourne Road.

Variance from BCZR Section 201.3.C.1 to permit a 49.5-foot building to center line of street setback in lieu of the required 60 feet along York Road.

Variance from BCZR Section 201.3.C.1 to permit a 16-foot building to property line setback in lieu of the required 30 feet.

Variance from BCZR Sections 201.3.C.1 and 301.1.A to permit a street line setback as close as 4 feet in lieu of the required 11.25 feet and a street centerline setback as close as 34 feet in lieu of the required 45 feet for open projections (stairways, connected porches, and connected walls).

Variance from BCZR Section 201.3.C.2 to permit a 43-foot minimum distance between the centers of facing windows of different apartments on the same lot in lieu of the required 75 feet.

Variance from BCZR Section 201.3.E to permit an amenity open space ratio of 0.143 in lieu of the required 0.2.

707 York Road

Legal Owner:

Concon, LLC

By:

J. M. Schapiro

Vice President

1425 Clarkview Road

Baltimore, Maryland 21209

(410) 296-4800

711 York Road, 713 York Road, 715 York Road, 717 York Road, and 21 Lambourne Road

Legal Owner:

Lambourne Road, LLC

By: Concon, LLC, Sole Member

By:

Vice President

1425 Clarkview Road

Baltimore, Maryland 21209 (410) 296-4800

Description

To Accompany Petition

For A Variance

South of Lambourne Road (Varied Right-of-Way)

East of York Road (66-foot Right-of-Way)

Ninth Election District, Baltimore County, Maryland 5th Councilmanic District

Beginning for the same in the end of the second of the two following courses. and distances, measured from the point formed by the intersection of the centerline of Lambourne Road with the centerline of York Road, (1) Southeasterly along the centerline of York Road, 25 feet, more or less, thence leaving said York Road, (2) Northeasterly 33 feet, more or less, to intersect the southern right-of-way line of said Lambourne Road to the point of beginning, referring all courses of this description to the Grid Meridian established in the Maryland Coordinate System, thence leaving said póint of beginning and running with said southerly right-of-way of Lambourne Road, the three following courses and distances: (1) North 58 degrees 14 minutes 51 seconds East 250.00 feet, thence (2) South 31 degrees 55 minutes 46 seconds East 5.00 feet, and thence (3) North 58 degrees 14 minutes 51 seconds East 270.92 feet, thence leaving said Lambourne Road right-of-way, (4) South 31 degrees 45 minutes 09 seconds East 199.10 feet, thence (5) North 58 degrees 14 minutes 51 seconds East 75.39 feet, thence (6) South 07 degrees 41 minutes 36 seconds West 420.66 feet, thence (7) North 74 degrees 00 minutes 09 seconds West 121.14 feet, thence (8) South 51 degrees 20 minutes 17 seconds West 249.43 feet to intersect the eastern right-of-way line of York Road, thence binding on said eastern right-of-way



Daft McCune Walker, Inc.

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

A Team of Land Planners,

Landscape Architects,

Golf Course Architects,

Engineers, Surveyors &

Environmental Professionals

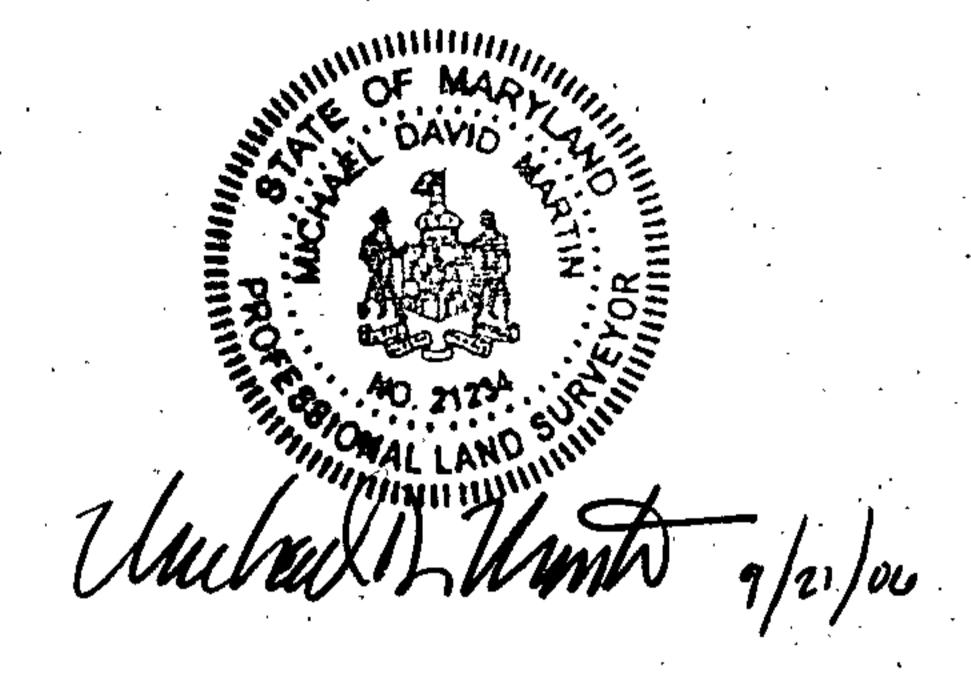
Item #139.

line, (9) North 31 degrees 45 minutes 02 seconds West 469.28 feet to the point of beginning; containing 5.352 acres of land, more or less.

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

September 21, 2006

Project No. 06047.A (L06047.A)



Item #139

		-
•	8	
	2	
		-
		•
		•
	5 % S	•
		•
	BES NEWS OF BEST	
	E B B B B B B B B B B B B B B B B B B B	
	A I SI S	,

ALCO SO NOTICE OF ZOMING HEARING E03

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

Case: #07-139-A

21 Lambourne Road, 707 York Road, 711 York Road, 713 York Road, 707 York Road and 717 York Road Southeast corner of York Road and Lambourne Road, 715 York Road and Lambourne Road Southeast corner of York Road and Lambourne Road Southeast corner of York Road and Lambourne Road, LLC;

J.M. Schapiro, Vice President

Variance: To permit a 45-foot building to center line of street setback in lieu of the required 60 feet along street setback in lieu of the required 30 feet and to permit a 49-foot building to property line setback in lieu of the required 30 feet and to permit a 43-foot minimum distance between the centers of facing windows of different apartments on the same lot in lieu of the required 75 feet and to permit an amenity open space ratio of 0.143 in lieu of the required 0.2. To permit a street line setback as close as 4 feet in lieu of the required 11.25 feet and a street centerline setback as close as 34 feet in lieu of the required 45 feet for open projections. (stairways, connected porches and connected tons.)

Hearing: Thursday, December 7, 2006 at 9:00 a.m Room 106 In the Baltimore County Office Bullding, Chesapeake Avenue, Towson 21204. walls).

J. WISEMAN, III WILLIAM

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.
J/11/361 Nov. 23

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

X The Jeffersonian Arbutus Times Catonsville Times

Towson Times

Owings Mills Times

☐ NE Booster/Reporter North County News Burnn(1)

LEGAL ADVERTISING

				A whom and the state of the sta
				8
AND	TWO	S S	7.00	W - CUSTOMER
UNTY, MARYL & FINANCE S RECEIPT	80 · · · · · · · · · · · · · · · · · · ·	Z XMO	Keusins 4	AGENCY YELLO
BALTIMORE COUN OFFICE OF BUDGET & MISCELLANEOUS		7		CASHIER PINK
A O E	DATE	RECEIVED FROM:	FOR	DISTRIBUTION WHITE CASH

TO: PATUXENT PUBLISHING COMPANY

Thursday, November 16, 2006 Issue - Jeffersonian

Please forward billing to:

Amy Dontell Venable LLP 210 Allegheny Avenue Towson, MD 21204 410-494-6244

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: 07-139-A

21 Lambourne Road, 707 York Road, 711 York Road, 713 York Road, 715 York Road and 717 York Road

Southeast corner of York Road and Lambourne Road.

9th Election District – 5th Councilmanic District

Legal Owner(s): Concon, LLC and Lambourne Road, LLC: J. M. Schapiro, Vice President

VARIANCE To permit a 45-foot building to center line of street setback in lieu of the required 60 feet along Lambourne Road and to permit a 49.5-foot building to center line of street setback in lieu of the required 60 feet along York Road and to permit a 16-foot building to property line setback in lieu of the required 30 feet and to permit a 43-foot minimum distance between the centers of facing windows of different apartments on the same lot in lieu of the required 75 feet and to permit an amenity open space ratio of 0.143 in lieu of the required 0.2.

Hearing: Friday, December 1, 2006 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, November 21, 2006 Issue - Jeffersonian

Please forward billing to:

Amy Dontell Venable LLP 210 Allegheny Avenue Towson, MD 21204

410-494-6244

CORRECTED NOTICE OF ZONING HEARING

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

CASE NUMBER: 07-139-A

21 Lambourne Road, 707 York Road, 711 York Road, 713 York Road, 715 York Road and 717 York Road

Southeast corner of York Road and Lambourne Road.

9th Election District ~ 5th Councilmanic District

Legal Owner(s): Concon, LLC and Lambourne Road, LLC: J. M. Schapiro, Vice President

Variance to permit a 45-foot building to center line of street setback in lieu of the required 60 feet along Lambourne Road and to permit a 49.5-foot building to center line of street setback in lieu of the required 60 feet along York Road and to permit a 16-foot building to property line setback in lieu of the required 30 feet and to permit a 43-foot minimum distance between the centers of facing windows of different apartments on the same lot in lieu of the required 75 feet and to permit an amenity open space ratio of 0.143 in lieu of the required 0.2. To permit a street line setback as close as 4 feet in lieu of the required 11.25 feet and a street centerline setback as close as 34 feet in lieu of the required 45 feet for open projections (stairways, connected porches and connected walls).

Hearing: Friday, December 7, 2006 at 9:00 a.m. in Room 106 in the Baltimore 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 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.



JAMES T. SMITH, JR. County Executive

f. KOTROCO, Director Department of Permits and

NOTICE OF ZONING HEARING

Development Management

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: 07-139-A

21 Lambourne Road, 707 York Road, 711 York Road, 713 York Road, 715 York Road and 717 York Road

Southeast corner of York Road and Lambourne Road.

9th Election District – 5th Councilmanic District

Legal Owner(s): Concon, LLC and Lambourne Road, LLC: J. M. Schapiro, Vice President

VARIANCE To permit a 45-foot building to center line of street setback in lieu of the required 60 feet along Lambourne Road and to permit a 49.5-foot building to center line of street setback in lieu of the required 60 feet along York Road and to permit a 16-foot building to property line setback in lieu of the required 30 feet and to permit a 43-foot minimum distance between the centers of facing windows of different apartments on the same lot in lieu of the required 75 feet and to permit an amenity open space ratio of 0.143 in lieu of the required 0.2.

Hearing: Friday, December 1, 2006 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

Timothy Kotroco Director

buth Kotroco

TK:amf

C: Michael H. Davis David H. Karciski Venable LLP 210 Allegheny Avenue Towson 21204 J. M. Schapiro 1425 Clarkview Road Baltimore 21209

Hanover R.S. Limited Partnership Kathy K. Binford, Vice President 5847 San Felipe, Suite 3600 Houston, Texas 77057

Amy Dontell Venable LLP 210 Allegheny Avenue Towson 21204

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, NOVEMBER 16, 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.



JAMES T. SMITH, JR. County Executive

October 5, 2006 TIMOTHY M. KOTROCO, Director

CORRECTED NOTICE OF ZONING HEARING

Department of Permits and Development Management

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: 07-139-A

21 Lambourne Road, 707 York Road, 711 York Road, 713 York Road, 715-York Road and 717 York Road

Southeast corner of York Road and Lambourne Road.

9th Election District – 5th Councilmanic District

Legal Owner(s): Concon, LLC and Lambourne Road, LLC: J. M. Schapiro, Vice President

VARIANCE To permit a 45-foot building to center line of street setback in lieu of the required 60 feet along Lambourne Road and to permit a 49.5-foot building to center line of street setback in lieu of the required 60 feet along York Road and to permit a 16-foot building to property line setback in lieu of the required 30 feet and to permit a 43-foot minimum distance between the centers of facing windows of different apartments on the same lot in lieu of the required 75 feet and to permit an amenity open space ratio of 0.143 in lieu of the required 0.2.

Hearing: Friday, December 7, 2006 at 9:00 a.m. in Room 106 in the Baltimore County Office Building, 111 W. Chesapeake Avenue, Towson 21204

Timothy Kotroco Director

TK:amf

C: Michael H. Davis David H. Karciski Venable LLP 210 Allegheny Avenue Towson 21204 J. M. Schapiro 1425 Clarkview Road Baltimore 21209

Hanover R.S. Limited Partnership Kathy K. Binford, Vice President 5847 San Felipe, Suite 3600 Houston, Texas 77057

Amy Dontell Venable LLP 210 Allegheny Avenue Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, NOVEMBER 22, 2006.

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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:
Item Number or Case Number: 07-139-A
Petitioner: CONCON, LLC and Lambourne Boad, LLC
Address or Location: 2/ Lambourne Road
PLEASE FORWARD ADVERTISING BILL TO: Name:
Address: 210 Affeghenn Avenue 21204
Telephone Number: (410) 494 6244



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

November 30, 2006

Michael H. Davis David H. Karceski Venable LLP 210 Allegheny Avenue Towson, MD 21204

Dear Mr. Davis and Mr. Karceski:

RE: Case Number: 07-139-A - 21 Lambourne Road, 707 York Road, 711 York Road, 713 York Road, 715 York Road and 717 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 26, 2006.

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

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

Very truly yours,

u. Callibal)

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

J.M. Schapiro 1425 Clarkview Road Baltimore 21209

Hanover R.S. Limited Partnership Kathy K. Binford, Vice President 5847 San Felipe, Suite 3600 Houston, Texas 77057

Amy Dontell Venable LLP 210 Allegheny Avenue Towson 21204





INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: October 4, 2006

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For October 9, 2006

Item Nos. 07-131, 135, 136, 137, 138, 139, 140, 141, 142, 143, and 144

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-10042006.doc

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: November 28, 2006

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 27, 2006

Item Nos. 07-72, 139, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224,

226, 227, and 228

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-11272006.doc





Inter-Office Correspondence



TO:	Timothy M. Kotroco
FROM:	Dave Lykens, DEPRM - Development Coordination 👊 -
DATE:	October 12, 2006
SUBJECT:	Zoning Item # 07-139-A Address 707, 711, 713, 715, 717 York Road (Concon, LLC & Lambourne Road, LLC)
Zoning	g Advisory Committee Meeting of October 2, 2006
•	epartment of Environmental Protection and Resource Management has no ents on the above-referenced zoning item.
	epartment of Environmental Protection and Resource Management offers lowing comments on the above-referenced zoning item:
	Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
<u>X</u>	Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
	Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).
<u>Additi</u>	onal Comments:

Reviewer: Michae

Michael S. Kulis

Date: October 10, 2006

Inter-Office Correspondence



TO:

Timothy M. Kotroco

FROM:

Dave Lykens, DEPRM - Development Coordination

DATE:

October 12, 2006

SUBJECT:

Zoning Item

07-139-A

Address

707, 711, 713, 715, 717 York Road

(Concon, LLC & Lambourne Road, LLC)

Zoning Advisory Committee Meeting of October 2, 2006

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
 - X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
 - Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer:

Michael S. Kulis

Date: October 10, 2006

Date 12 CENTED FOR FILING

PETITION FOR VARIANCE RE:

21 Lambourne Rd, 707, 711, 713, 715 & 717

York Road; SE cor York & Lambourne Rds *

9th Election & 5th Councilmanic Districts

Legal Owner(s): Concon, LLC & Lambourne*

Road, LLC by J.M. Schapiro, V.P.

Contract Purchaser(s): Hanover R.S. Limited*

Partnership: Kathy K. Binford, V.P.

Petitioner(s) *

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

07-139-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/ documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO Deputy People's Counsel Old Courthouse, Room 47 400 Washington Avenue Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of October, 2006, a copy of the foregoing Entry of Appearance was mailed to, Michael H. Davis & David Karceski, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

Per. 1 2006

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County







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

County Office Building, Room 111 4,20064, 2006, 2006 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

October 4, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 9, 2006

Item Number(s): 131 and 135 through 144

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

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

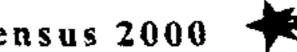
Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C) 443-829-2946 MS-1102F

cc: File













Printed with Soybean Ink

on Recycled Paper

CASE NAME (OUNSON) ROMENMONE CASE NUMBER 09-038 DATE 12-07-06

CITIZEN'S SIGN-IN SHEET

E- MAIL		MARJACHS WERIZEDINET	•		or Hallen of Tauen								
CITY, STATE, ZIP	Townsmill , 212ct	Towner, Mar 21204	Medi	· ·	n 140.2								
ADDRESS	31 Samboarne Rd.	31 LAMBOURTE RODU. 1 100	412 woodbook Apre	16 Thed well Ct.	208 Faundant au								
NAME	John Hughes	John Shiften	O. Diek Darens	Dive Campbell	1. APROUL HOLDER								

PLEASE PRINT CLEARLY

CASE NAME TOWSON MOMBER CASE NUMBER CAST CAST (22-02-06)

E- MAIL															
CITY, STATE, ZIP							Court								
ADDRESS		KERRATION + PAOUS	LAND ACGUINSITION	DEPRUY	Pom-Rw.	PLADNID F	Suran 2 Solid Wate Iller		Walt Sith						
NAME	Low Manney	Whole Colle	DOUNG B. GABRIEL	J.C. LIVINGSton	VEWNILS KENNEDY	Coes	Struen C. MAKOWSKi	400	" " " Cliffer -						

PLEASE PRINT CLEARLY

CASE NUMBER 09-638 NEW MODERNOOP

PETITIONER'S SIGN-IN SHEE

MHDanis EJURNADO-CON MHDANIS EJURNADO-CON MRC11mm CDMV. CON	manovsr Manose Lott	General Lancon		
CITY, STATE, ZIP 1 WA MINDY 1, MINDY 1, MINDY	Houston, TK 77.057 Houston, D. 77057 Littlewfoun PH 124 BROOLLANDVILLE, Flo 210'22	Towson, MD 212 CM 2024		
The Allessa Are 200 E Russendara	5847 San Felia. 5847 San Feliae 1-8 Mumary Dure	Dest. Econ Develon ago Fernacio Sa DR 200 E Rem. Hr.		
Michael Dans MATT RERUCL	Smer Morer	Marker Main Elus Marker Main Elus		

EXHIBITS COMPAINED IN DENELOPEMENT CASE FILE

Case No.: 1X-638 ? 07-139-A TOWSON TROMENADS

County Exhibits


		
No. 1	OPEN SPACE WAINER RECTPARKS LETTER 11/15/06	
No. 2	PATTERN BOOK - APPROVED BY JENIFER GERMAN	
No. 3	Office of Planning ZAC: DEVELOPMENT PLAN COMMENTS APPROVALS	Aud
	State HIGH WAY - REVISED DEVELOPMENT PLAN COMMENT FOLLOWING TRAFFIG IMPACT STUDY E	
No. 5		20120
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

EXILIBITE CONTAINED IN DEVELOPMENT ASS Case No.: 1X-638 = 07-139-A Towson PROMENADE

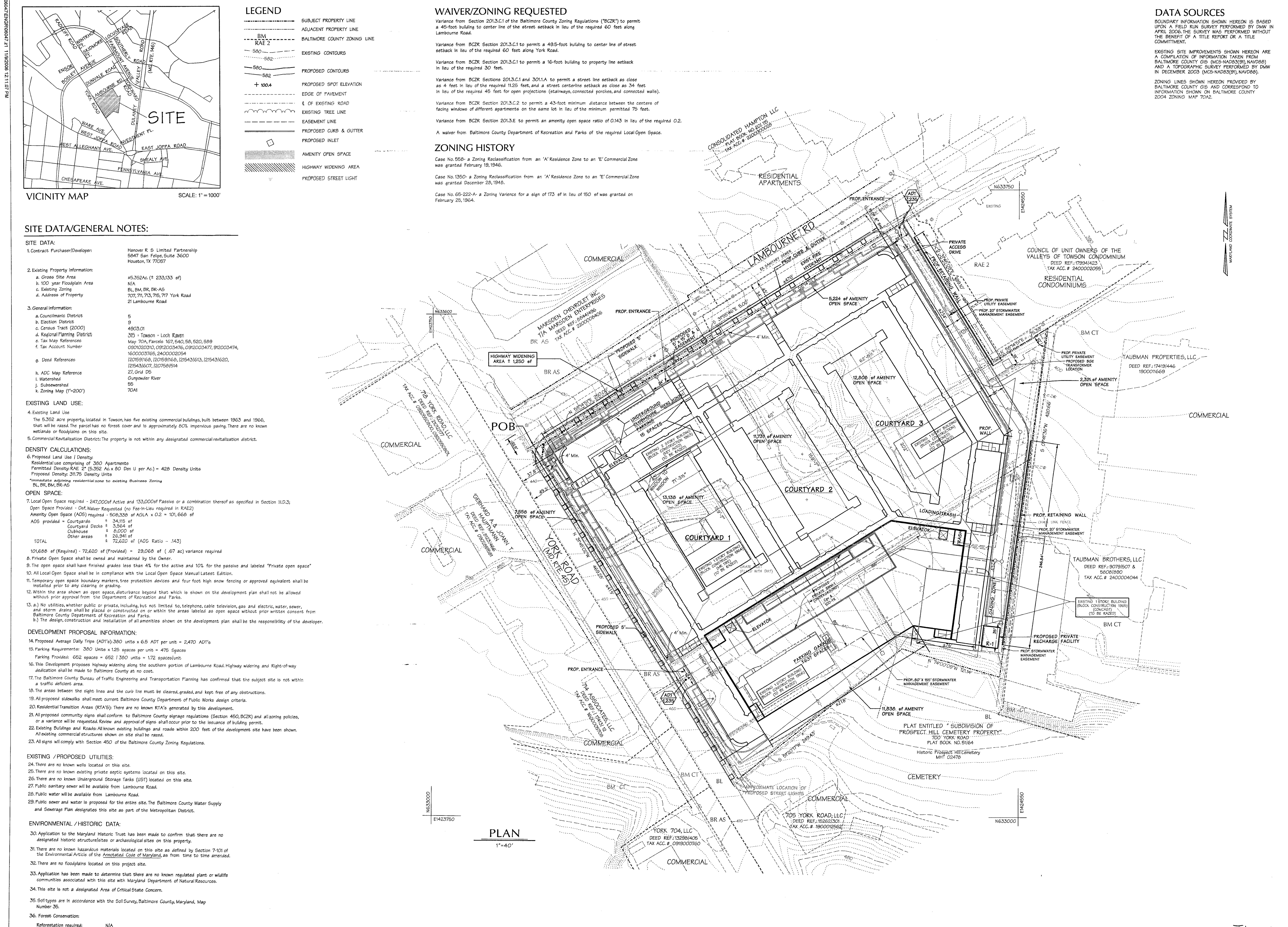
Exhibit Sheet

Petitioner/Developer Protestant

No. 1 /A thru /F RED LINE SITE PLAN No. 2 SITE PLAN - Zony Relig Request. No. 3 RESUME - Thomas Edward Wolf. No. 4 Grade - 9 SITE To Po Snapolicial No. 5 200 Scale Zony MAP No. 6 Restricted Covenant Cyclerent between adjoint No. 7 Property owners. Letter from Greater Forogon Committee No. 8 Kellman Resume
Relief Request. No. 3 RESUME - Thomas Edward Wolf. No. 4 Grade - 9 StE To Po Superviol No. 5 200 Scale Zong MAP No. 6 Restricted Covenant Externit between adjoint No. 7 Property owners. Letter from Greater, Foroson Committee
No. 3 RESUME - Thomas Edward Wolf. No. 4 Grade - of Site To Po grayohicial No. 5 200 Scale Zong MAP No. 6 Restricted Covenant Ogreenent between adjoint No. 7 Property owners. Letter from Greater Foreson Committee
No.5 200 Scale Zong MAP No.6 Restricted Covenant External between adjoint No.7 Property owners: Letter from Greater Foroson Committee
No. 5 200 Scale Zong MAP No. 6 Restricted Coverant Externit between adjoint No. 7 Letter from Greater Forusion Committee
No. 7 Property owners. Letter from Greater Foroson Committee
No. 7 Letter from Greater, foroson Commette
1 X T C C
No.9 towson Revitilization District 2003
No. 10
No. 11
No. 12



Item#139



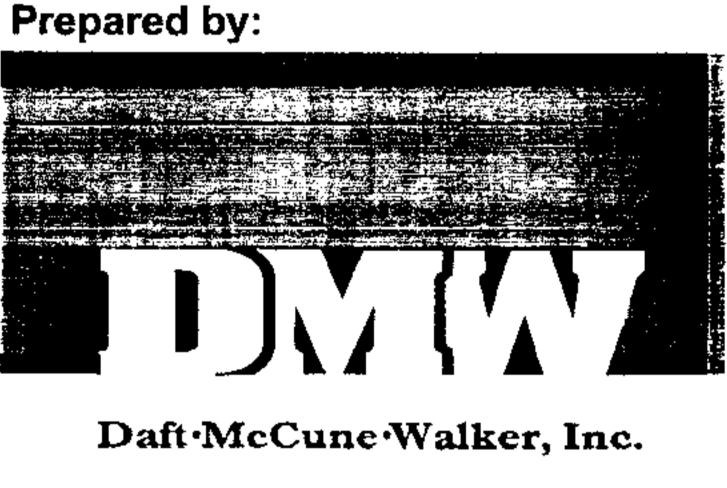
Afforestation Required:

Reforestation Provided:

Afforestation Provided:

Fee-In-lieu or Retention Credit Purchase

Drawn By:



200 East Pennsylvania Avenue Towson, Maryland 21286 410.296.3333 Fax 296.4705 www.dmw.com

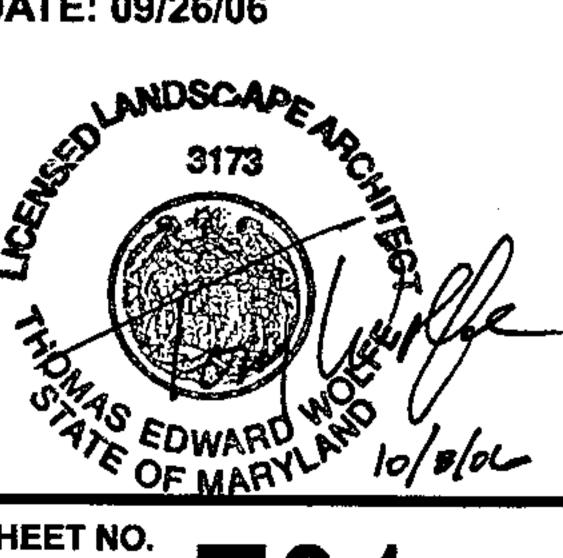
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

HANOVER
COMPANY Hanover R S Ltd. Partnership 5847 San Filipe, Ste. 3600

Promenade Site Plan to Accompany

Variance Petition

York Road & Lambourne Road 9th Election District 5th Councilmanic Dist PROJECT NO: 06047 DATE: 09/26/06



Item 139

707 York Road, 711 York Road, 713 York Road, 715 York Road, 717 York Road, and 21 Lambourne Road

Contract Purchaser:

Hanover R.S. Limited Partnership

By:

THC Capital G. P. LLC, Sole General Partner

Bv

Kathy K. Binford

Vice President

5847 San Felipe

Suite 3600

Houston, Texas 77057

(713)267-2100