IN RE: **DEVELOPMENT PLAN HEARING** SE/S Scott Adam Road, S Warren Road **(Hampton Manor)**	*	BEFORE THE HEARING OFFICER
8th Election District 3rd Council District	*	FOR
	*	BALTIMORE COUNTY
Hampton Manor Limited Partnership *Developer*	*	**Case Nos. VIII-847 & 08-090-SPHA**

* * * * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before the Hearing Officer/Zoning Commissioner of Baltimore County for a combined public hearing, pursuant to Section 32-4-230 of the Baltimore County Code (B.C.C.) for development plan approval and approval of Petitions for Special Hearing and Variances filed by Hampton Manor Limited Partnership (Developer). The Developer submits for consideration a plan prepared by the engineering firm of STV, Incorporated, which depicts the proposed residential development of 58 condominium garage townhouse units in combination with 131 existing rental apartments and 29 existing rental townhouses for a total of 218 residential units on 18.31 acres of land primarily zoned D.R.16 located on the southeast side of Scott Adam Road just south of Warren Road in Cockeysville. The development is named "Hampton Manor."

In addition to development plan approval, a Petition for Special Hearing relief is filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) requesting approval to permit a modification of standards of 8 units in lieu of 6 not to exceed a length of 180 feet for the number of units in a group per the Comprehensive Manual of Development Policies (CMDP), Division II, Section A, Pages 22-23, and a reduction of side building face to side building face to 20 feet in lieu of the required 25 feet; and to permit a 20 foot wide roadbed

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in lieu of the required 24 foot wide roadbed pursuant to Section VIII of the Bureau of Development Plans Review Policy Manual. (This request applies only in the following locations: (i) behind units 253-263 Pool View Way; and (ii) behind units 30-52 St. Elmo Circle). Variance relief is requested from B.C.Z.R. Section(s) 1B01.1B.1.c(1) and (2) and 1B01.1B.1.e(5) and the CMDP, Division II, Section A, Residential Standards, to permit a 100 foot Residential Transition Area (RTA) buffer having an undisturbed area of 24.4 feet and to have parking as close as 24.4 feet in lieu of the required 50 feet undisturbed buffer and the 75 foot parking setback requirement respectively. Variance relief is also requested for 376 parking spaces in lieu of the required 388 spaces. The proposed development and requested relief are more particularly described on the amended (11/27/07) two-page, Development Plan which was accepted into evidence and marked as Developer's Exhibits 1A and 1B.

Insofar as the review of this matter in accordance with the development regulations contained in Article 32, Title 4 of the B.C.C., a Concept Plan was filed by the Developer, and a Concept Plan Conference (CPC) with representatives of reviewing County agencies was held on November 6, 2006. Thereafter, as required by law, a Community Input Meeting (CIM) was conducted on December 14, 2006 at the Warren Elementary School. In response to comments received from community members in attendance of the first CIM, Developer conducted another CIM on March 8, 2007 at the Cockeysville Public Library. These meetings were held in order to obtain community input and comments regarding the proposed plan. Subsequently, the Developer filed a Development Plan with the County and a Development Plan Conference (DPC) was conducted between representatives of the Developer and reviewing County agencies on October 3, 2007. A public hearing was then scheduled on the proposal before the Zoning

Commissioner/Deputy Zoning Commissioner. In this case, the Hearing Officer's Hearing was conducted over two (2) days, namely October 26, 2007 and December 14, 2007.

Appearing on both hearing dates in support of the project were Malcolm Van de Riet and Ben Miller, representatives of the Developer, Hampton Manor Limited Partnership, property owner and subsidiary of Apartment Community Realty, LLC of JPI. The Developer was represented by Nicole M. Lacoste, Esquire, of Ballard Spahr Andrews & Ingersoll, LLP. Also present were Jennifer Leonard, Sharon Huber-Plano and Kenneth Green, all of STV, Incorporated, the engineering, architectural, planning and consulting firm that prepared the Development Plan. Nancy Randall, a transportation planner from Wells and Associates, also appeared on behalf of the Developer.

As is usual and customary, representatives of the County agencies that reviewed the Development Plan for compliance with the requirements and standards for development in Baltimore County attended the hearing. These included Lynn Lanham and Curtis Murray from the Office of Planning (OP); Bruce Gill, Department of Recreation and Parks (R&P); Dave Lykens, Department of Environmental Protection and Resource Management (DEPRM); Joseph Merrey, Zoning Review; Dennis Kennedy, P.E., Development Plans Review (DPR), Gigi Hampshire, Bureau of Land Acquisition; Lt. Don W. Muddiman and Lt. Roland Bosley, Baltimore County Fire Marshal's Office; and John Sullivan, Project Manager (Development Management). The State Highway Administration submitted written comments and these and other agency remarks are contained within the case file.

This project generated significant public interest and numerous residents from the surrounding locale appeared. Timothy Manuelides, Esquire, appeared on behalf of the Hunt Meadow Community Association, Inc. and its duly appointed member of the Zoning Committee,

Joseph Montalbano. Many of the neighboring residents who reside on Southfork Court appeared including Julie Montalbano (7 Southfork Court), Rich and Bridget Mainley (1 Southfork Court), Jaki Fanelli (8 Southfork Court), Dennis H. Cline (11 Southfork Court), Michael and Erin Boehm (4 Southfork Court), Ned Shatzer (10 Southfork Court), Albert and Kristin Smith (12 Southfork Court), Punnarao Sakhamuri (6 Southfork Court), Arlene Alexander and Jo Alexander Fox (15 Southfork Court), Christine Martin (13 Southfork Court). Don Gundach who resides at 9 Longmont Court also appeared. Richard D. Klein of Community and Environmental Defense Services appeared on both hearing dates on behalf of the community.

The subject property under consideration is an irregularly shaped parcel, approximately 18.31 acres, more or less, zoned R.A., D.R.16 and D.R.3.5. The portion of the property to be developed under the Development Plan is a remaining isolated pocket of undeveloped land that is part of a larger development scheme based upon the Warren Apartments subdivision dating back to the 1960s. This isolated characteristic of Hampton Manor limits potential access points into the property.

The property is presently improved with a series of apartments and rental townhouses. As part of the proposed development, the existing pool and clubhouse amenities will be replaced with new pool and clubhouse complexes. These improvements will be in the D.R.16 (5.8 acres) and D.R.3.5 (0.38 acres) as illustrated on the Development Plan.

The Development Plan depicts two means of access into the proposed development. The first and primary access point is planned as an upgraded boulevard style entrance at Saint David Court and a second road connection is shown at Southfork Court. The new Southfork Court will be a private road 24 feet in width and will extend to the existing public Southfork Court. The

proposed residential units are consistent in size and character with the existing dwellings in the area.

STANDARD OF REVIEW

A brief comment is in order about the standard of review that the Hearing Officer must apply in this case. The Developer may argue that these rules are too strict, while the Community may contend that they are not strict enough. Regardless, they are what they are. If the Developer meets the regulations, approval of the Development Plan must follow. Moreover, if the community can show that the Development Plan should be changed to appropriately mitigate an anticipated negative impact upon the locale, then a restriction/condition to the plan can be imposed.

Pursuant to Sections 32-4-227 and 228 of the Baltimore County Code (B.C.C.), which regulates the conduct of the Hearing Officer's Hearing, I am first required to identify any outstanding issues or agency comments. The issues and concerns raised at the hearing are addressed as follows:

DEVELOPER'S ISSUES

At the beginning of the hearing on October 26, 2007, Ms. Lacoste, counsel for Developer, indicated that she, with the exception of the Department of Environmental Protection and Resource Management's (DEPRM) ongoing review of on-site storm water management, was not aware of any other unresolved issues with regard to the Development Plan. Developer resolved these issues with DEPRM prior to the December 14, 2007 hearing and the Development Plan reflects a storm water management system approved by DEPRM.

Discussion amongst counsel for Developer, counsel for the community and Lt. Muddiman concerning the possibility for a gated entrance between Southfork Court and

Hampton Manor became an issue during the October 26, 2007 hearing. Further discussion of the gated entrance follows.

COUNTY ISSUES

With the exception of DPR at the December 14, 2007 hearing, the County agency representatives who were present identified no outstanding or unresolved comments and recommended Development Plan approval. I have summarized their responses below:

Office of Planning – Lynn Lanham testified on behalf of the Office of Planning at the October 26, 2007 hearing and recommended approval of the Development Plan with the condition that the Developer limit the length of the proposed units to 180 feet in length, rather than the requested 220 feet in length. Developer accepted this condition and modified its request accordingly. Curtis Murray, also on behalf of the Office of Planning, testified at the December 14, 2007 hearing in support of the revised Development Plan and then introduced the Pattern Book for the project as County Exhibit 2 and the approved School Impact Analysis as County Exhibit 1.

Department of Recreation and Parks – Bruce Gill testified on behalf of the Department of Recreation and Parks at the October 26, 2007 hearing and recommended approval of the Development Plan.

Bureau of Development Plans Review – Dennis Kennedy, P.E., testified at both the October 26, 2007 and December 14, 2007 hearings on behalf of the Bureau of Development Plans Review. Mr. Kennedy supported the Development Plan depicting two access points into the proposed development, as shown at the October 26, 2007 hearing. However, Mr. Kennedy opposed the gated entrance depicted between the end of Southfork Court and Hampton Manor at the December 14, 2007 hearing. Mr. Kennedy testified that the County's development

regulations require a second means of access for public safety purposes. He explained that a gated entrance would delay an emergency response and the Development Plan should "err on the side of public safety" in the context of emergency response. Mr. Kennedy did not recommend approval of the Development Plan depicting the gated entrance.

Zoning Review – Joseph Merry testified at the October 24, 2007 hearing on behalf of Zoning Review and recommended approval of the Development Plan.

Bureau of Land Acquisition – Gigi Hampshire testified at both the October 24, 2007 and December 14, 2007 hearings on behalf of the Bureau of Land Acquisition and recommended approval of the Development Plan.

Office of Fire Marshal - Lt. Don Muddiman testified at the October 24, 2007 hearing on behalf of the Office of the Fire Marshal and recommended approval of the Development Plan. Lt. Muddiman testified further that his office would support a gated entrance between Southfork Court and the proposed Hampton Manor development.

Lt. Roland Bosley testified at the December 14, 2007 hearing on behalf of the Office of the Fire Marshal and he recommended approval of the Development Plan with the proposed gated entrance on Southfork Court using a "knox-box" security apparatus. Lt. Bosley testified that when the Fire Marshall's office reviews a proposed development plan it considers all matters of life safety which include ingress, egress, access and water supply to the development. He also testified that gated entrances with knox-box systems are currently in use in Baltimore County. The system basically consists of a keyed gate with a master key given to the engine companies. Lt. Bosley stated that he had personally operated such a system and that County emergency personnel including medical, police and fire personnel have developed standard procedures and have experience in the use and operation of these types of gates. He then described the

procedures emergency personnel would use to operate the knox-box system. According to Lt. Bosley, the use of a gated entrance is consistent with the Baltimore County Code, including any Code requirement for a secondary access to the proposed development. He testified that the gated entrance would not endanger public safety. If residents in the new development needed to be evacuated in an emergency, they could easily walk around the gate until emergency personnel arrived. Lt. Bosley stated that the County Fire Department would inspect the knox-box component of the gated entrance on an annual basis to ensure that it operates correctly. Lt. Bosley further testified that the Developer could also place mountable curbs on either side of the gated entrance as an additional measure of providing access to Hampton Manor so long as the mountable curbs are constructed to support the appropriate weight of emergency vehicles.

Department of Environmental Protection and Resource Management (DEPRM) – At the October 26, 2007 hearing date, David Lykens appeared on behalf of DEPRM and explained that DEPRM's Storm Water Management (SWM) section had not yet completed its review and needed additional time. At the time, Mr. Lykens did not support approval of the Development Plan. However, Mr. Lykens appeared again at the December 14, 2007 hearing and stated in his capacity as the Department's Development Coordinator that both Environmental Impact Review and Ground Water Management had completed their reviews of the redlined Development Plan that had been subsequently revised by Developer after the October 26, 2007 hearing. At that time, Mr. Lykens confirmed that SWM completed its review of Developer's calculations, water quality and planned use of sand filters that convey treated water to the point of outflow and found that the revised Development Plan meets all applicable requirements and recommended approval.

Waivers – Deviation of Standards

In addition to Development Plan approval, Developer requested two waivers pursuant to B.C.C. Section 32-4-107(a), which permits the Hearing Officer, upon request from a department director, to grant a waiver of any or all requirements of Subtitles 3, 4, and 5 of Title 32 of the Baltimore County Code.

1. **The waiver for 8 units in lieu of 6 not to exceed a length of 180 feet for the number of units in a group and a reduction of the side building face to side building face to 20 feet in lieu of the required 25 feet is justified.**

Developer demonstrated by testimony from Ms. Leonard of STV that these waivers are justified because the requested number of units in a row and the side building face width are compatible with the existing residential housing stock in adjacent neighborhoods. In its "Compatibility Report for Hampton Manor Development," dated July 2007 and provided by STV to County agencies during the Development Plan review process, STV found that the proposed layout and design of the development of the 58 townhouses is compatible with the greater community, including the existing development within the Hunt Meadows community.

2. **The waiver for reduced width of 20 foot wide roadbed paving behind Units 253-263 Pool View Way, Units 30-52 St. Elmo Circle and at proposed connection of Southfork Court in lieu of 24 foot wide is justified.**

Developer demonstrated by testimony from Ms. Leonard of STV that these waivers are justified because the arrangement and orientation of the roads within Hampton Manor would only be possible with the requested waivers. Without the waivers, the layout and design of the residential units would need to be recalculated and rearranged. Ms. Leonard testified that, without the waivers, the density and design of the residential units would be incompatible, albeit permitted within the zoning district, with the surrounding neighborhoods. Additionally, the area of the reduced roadbed width is limited to specific areas in which the bulk of traffic volume

would not pass. Agencies representatives, including Lt. Bosley testifying at the December 14, 2007 hearing, did not oppose this waiver request.

PROTESTANTS' ISSUES

The most complex portion of the hearing pertained to the road network and the connection of Hampton Manor's Southfork Court Road (private) to be connected with the existing Southfork Court (public) where the adjacent property owners of Hunt Meadow community reside. Originally, the Concept Plan reviewed by the community at the first CIM showed a connection between Southfork Court and the Hampton Manor development. As will be discussed below, it became apparent this was vehemently opposed by the community but favored by DPC, OP and the Fire Marshall's Office.

After the first CIM, the Developer amended its Development Plan to depict a single entrance into the proposed development, aware that a request for waiver of the second access would be necessary from the Hearing Officer. At the Development Plan Conference on October 3, 2007, representatives from DPR, Planning and the Office of the Fire Marshal each provided comments recommending disapproval of the Development Plan based, in part, upon the single access shown on the Development Plan. Shortly thereafter, and prior to the October 24, 2007 hearing, Developer amended the Development Plan to once again include two access points, similar to the Concept Plan presented to the community at the first CIM.

A contingency of Southfork Court residents appeared at the October 24, 2007 hearing in opposition to the new connection proposed through their neighborhood. Although the first hearing was continued until December 14, 2007 primarily because of outstanding issues pertaining to approval by DEPRM of the stormwater management system that needed to be resolved by the Developer, the continuation of the hearing allowed the Developer and

community additional time to discuss the possibility of a gated entrance limited to emergency vehicle access between Southfork Court and Hampton Manor with the Office of the Fire Marshal.

Representatives of the Developer and representatives of the community met with Lt. Bosley on November 28, 2007 to discuss the possibility of a gated entrance between Southfork Court and Hampton Manor. With the consent by Lt. Bosley prior to the December 14, 2007 hearing along with Lt. Bosley's testimony at the hearing, the Developer presented a design sketch and plan of the gated entrance at the second hearing. Of all Agency representatives testifying at the December 14, 2007 hearing, only Dennis Kennedy opposed the gated entrance. A representative of the Hunt Meadow Community Association, Inc., Joseph Montalbano, testified in support of the gated entrance and additionally, in support of the proposed Hampton Manor development.

OPINION

Despite the strong opposition from the community, I find that Hampton Manor must have two means of access and that Southfork Court is the appropriate second point of access. Based upon testimony and evidence offered during the December 14, 2007 hearing by Nancy Randall, a transportation planner with Wells & Associates, I am persuaded that any additional traffic created by the development of these 58 residential units will not have a negative impact on the surrounding communities. Although Ms. Randall's findings within her Traffic Impact Study dated July 24, 2007 (Developer's Exhibit 7B) and Traffic Impact Study Addendum dated October 23, 2007 (Developer's Exhibit 7A) state that the existing St. David Court could accommodate the additional traffic volume created by the new units, I support the recommendations by both DPR and Planning to require two entrances, pursuant to the County's

Public Works standards in Section XIII of the Bureau of Development Plans Review Policy Manual.

As to the second access into Hampton Manor, I am persuaded that the second access point on Southfork Court should have a gated entrance with a "knox-box" system limited to emergency vehicle access based upon the testimony and evidence offered during both hearings by Lt. Bosley and Mr. Montalbano. Lt. Bosley testified that the gated entrance between Southfork Court and Hampton Manor would not negatively impact the response time of emergency vehicles using Southfork Court to access Hampton Manor. Mr. Montalbano testified that the gated entrance would preserve the tranquility and quality of life for the residents of Southfork Court. With public safety of utmost concern, I find in favor of DPR and Planning's comments to the extent that a second point of access is required for Hampton Manor, and furthermore, I find in favor of the Office of the Fire Marshal and the community that a gated access as described in the Development Plan benefits the surrounding community without compromising public safety.

The gated entrance requirement also is consistent with the Master Plan concerning the inter-connection of streets between neighborhoods. The issue of managing traffic on secondary, residential roads is addressed on page 90 of the Master Plan, stating:

> "Increased traffic volumes and vehicular speeds have negatively impacted the livability of many residential communities. Mitigation measures should be taken to insure that community streets remain safe and compatible with the respective community."

In this case, I find it is appropriate to authorize the gated entrance as a "mitigation measure" that will insure compatibility with the community on Southfork Court. I am mindful, however, of Mr. Kennedy's testimony that a gate might inhibit traffic in and out of the new

development in the event that access through St. David's Court is blocked due to a major road repair or other emergency. Accordingly, approval of the gate is conditioned upon allowing temporary traffic access through Southfork Court in the event that access through St. David's Court is blocked due to a major road repair or in the event of an emergency, while such repair or emergency is underway.

Additionally, Developer demonstrated that all requirements for the requested variances are satisfied. Ms. Leonard adequately testified as to the uniqueness of the subject parcel and practical difficulty of developing the property without any variances. The parking variance is necessary to preserve the safety designed into the project's traffic circulation. In addition to the off-street parking provided, the Development Plan illustrates garage parking and driveway parking for each new unit. I find that the parking relief requested would not injure public health, safety and general welfare, and is in the spirit of the County's off-street parking regulations.

RTA requirements are in place to provide an adequate buffer between single-family housing neighborhoods and multi-family housing neighborhoods. The Developer demonstrated, in regards to the requested RTA setback variances, that the Development Plan depicts an adequate buffer between the proposed development and the single-family homes along Greentop Road. Ms. Leonard testified as to the special circumstances peculiar to the subject property. She described how strict compliance with the B.C.Z.R. would result in a different design and layout of Hampton Manor, such as a high-rise, multi-family structure, that would be in stark contrast to the existing housing stock in the immediate vicinity. I find that the requested RTA setback variances would not negatively impact the residents of Greentop Road along the eastern boundary of Hampton Manor because of the following reasons demonstrated by Ms. Leonard's testimony and the Development Plan:

- No residential structure will be constructed within the RTA setback area; the variance requests involve only paved roadbed and parking uses; and

- The residential lots on Greentop Road abutting the existing subject property are deep in length. This depth provides an additional buffer between the RTA in Hampton Manor and existing residential structures on Greentop Road.[1]

I find that the deviation of standards and variances requested by the Developer are necessary and in the best interest of the surrounding neighborhood(s). Furthermore, the requested waivers and variances allow the Developer to achieve the compatibility objectives set forth in B.C.C. Section 32-4-412.

CONCLUSION

The Baltimore County Code (B.C.C.) provides that the "Hearing Officer shall grant approval of a Development Plan that complies with these development regulations and applicable policies, rules and regulations". B.C.C. Section 32-4-229. After due consideration of the testimony and evidence presented by Developer concerning the development proposal as well as the input of the various County agencies, and the parties having reached an accord with the only outstanding issue involving connection of internal roads, I find that the Hampton Manor Development Plan accepted into evidence as Developer's Exhibits 1A and 1B is in compliance with all applicable policies, rules and regulations, and I will approve the plan.

Pursuant to the Zoning and Development Regulations of Baltimore County as contained within the Baltimore County Zoning Regulations (B.C.Z.R.) and in Article 32, Title 4, of the Baltimore County Code (B.C.C.), the advertising and posting of the property, and the public hearing held thereon, the redlined Hampton Manor Development Plan and requested waivers,

[1] Currently, minimal screening stands between the single-family lots on Greentop Road and the existing apartment buildings. Both Ms. Leonard and Mr. Montalbano testified that screening is an important issue for the community and was discussed at both CIMs. In response to the community's request, the Developer included landscaping and screening using a 6 ft board on board fence depicted on the Development Plan, along the boundary of all residential neighborhoods, not just the boundary of the single-family lots on Greentop Road.

shall be approved, and for the reasons set forth above, the Petitions for Special Hearing and Variance shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner/Hearing Officer for Baltimore County this 18th day of January, 2008, that the Development Plan for **HAMPTON MANOR**, identified herein as Developer's Exhibit 1A and 1B, be and is hereby APPROVED; and

IT IS FURTHER ORDERED that the second point of access to Hampton Manor through Southfork Court shall be restricted by a gate controlled by a knox-box system that permits access only to emergency vehicles subject to the condition that temporary access through Southfork Court shall be permitted to other traffic in the event that access through St. David's Court shall be rendered inaccessible due to emergency or road repair.

IT IS FURTHER ORDERED that the Petition for Variance seeking approval from Sections 1B01.1B.1.c (1) and (2) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 24.4 Residential Transition Area (RTA) setback in lieu of the required 50 foot RTA buffer; from Section 1B01.1B.1.e(5) of the B.C.Z.R. to permit a 24.4 foot RTA setback in lieu of the 75 foot setback required for parking spaces in private driveways, and to permit a variance of the existing parking with 357 spaces in lieu of the required 388 spaces, be and are hereby APPROVED; and

IT IS FURTHER ORDERED that the Petition for Special Hearing seeking approval from the Comprehensive Manual of Development Policies (CMDP), Division II, Section A, Pages 22-23, to permit a modification of standards of 8 units in lieu of 6, not to exceed a length of 180 feet, for the number of units in a group and a reduction of side building face to side building face

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to 20 feet in lieu of the required 25 feet; and pursuant to Section VIII of the Bureau of Development Plans Review Policy Manual, to permit a 20 foot wide roadbed in lieu of the required 24 foot wide roadbed behind Units 253-263 on Pool View Way, behind Units 30-52 on St. Elmo Circle and at the Southfork Court connection, and finally to approve an amendment to the previously approved development plan and record plat of the subject property in 1965 permitting the development of the existing improvements, be and is hereby APPROVED, subject to the following conditions:

1. Developer shall be responsible for construction of the 42"x20' emergency gate across Southfork Court and component knox-box system as depicted on Developer's Exhibit 3 – Gated Entrance. In designing and constructing the gate, Developer shall allow two breaks around the gate for pedestrian access.

2. Developer, its successors and assigns, shall be responsible for the maintenance of the emergency gate and component knox-box system to the satisfaction of the Fire Marshall's Office who will have an engine company make annual inspection to assure rapid entry of emergency vehicles through Southfork Court. As part of its ongoing maintenance obligations of the gate system, Developer shall ensure that the roadway shall remain free of obstructions including, without limitation, construction debris, parked vehicles, snow, and other obstructions that might impede the use of the gate by emergency vehicles. This condition shall be binding upon Developer, and its successors and assigns.

3. The community, including residents of Southfork Court and members of the Hunt Meadow Community Association, Inc. and their invited guests and agents, shall not allow parking in front of the gate or otherwise obstruct or impair emergency vehicle access through the gate on the public Southfork Court side of the gate.

4. Developer shall maintain the board on board perimeter fencing surrounding the Hampton Manor development as shown on the Development Plan. Said obligation shall be binding upon Developer, and its successors and assigns.

5. In the event that access to the Hampton Manor development through St. David's Court is blocked due to an emergency or major road repair, temporary traffic access shall be permitted through Southfork Court, but only while such emergency or repair is underway. Thereafter access through Southfork Court shall be again restricted for use by emergency vehicles only.

6. With the exception of times when alterations are being made to upgrade the existing 4" water line to an 8" water line in the bed of Southfork Court (public side), Developer shall not allow its construction-related vehicles to use Southfork Court for access or parking while the Hampton Manor development is under construction.

Any appeal of this Order shall be taken in accordance with Section 32-4-281 of the Baltimore County Code.

WJW:dlw

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

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Date 1-18-08
By DEC

Amended

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Scott Adam Rd and 105 St. Elmo Ct.

which is presently zoned RA, D.R.16, D.R. 3.5

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 attachment

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

Uniqueness of lot based upon shape and location

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Nicole M. Lacoste
Name - Type or Print

Nicole M. Lacoste
Signature

Ballard Spahr Andrews & Ingersoll, LLP
Company

300 E. Lombard Street, 18th Flor. (410) 528-5546
Address Telephone No.

Baltimore MD 21202
City State Zip Code

Legal Owner(s):

AARON WIEBERT
Name - Type or Print

Signature

Hampton Manor, L.P., c/o JPI
Name - Type or Print

Signature

8300 Greensboro Dr. (410) 528-5546
Address Telephone No.

McLean VA 22102
City State Zip Code

Representative to be Contacted:

Nicole M. Lacoste
Name

300 E. Lombard Street, 18th Flr. (410) 528-5546
Address Telephone No.

City State Zip Code

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UNAVAILABLE FOR HEARING _____

Case No. _____ Reviewed By _____ Date _____

REV 9/15/98

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By DW

Amended

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Scott Adam Rd and 105 St. Elmo Ct.

which is presently zoned RA, D.R.16, D.R.3.5

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

see addendum

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Nicole M. Lacoste
Name - Type or Print

Nicole M. Lacoste
Signature

Ballard Spahr Andrews & Ingersoll, LLP
Company

300 E. Lombard Street, 18th Flr. (410) 528-5546
Address Telephone No.

Baltimore MD 21202
City State Zip Code

Legal Owner(s):

AARON LIEBERT
Name - Type or Print

Signature

Hampton Manor, L.P. c/o JPI
Name - Type or Print

Signature

8300 Greensboro Dr. (410) 528-5546
Address Telephone No.

McLean VA 22102
City State Zip Code

Representative to be Contacted:

Nicole M. Lacoste
Name

300 E. Lombard Street, 18th Flr. (410) 528-5546
Address Telephone No.

Baltimore MD 21202
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. _____

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REV 9/15/98

Date 1-18-08

By DW

Hampton Manor on Scott Adam Road

08-090 SPHA

Petition for Variance

To permit a 24.4 ft RTA setback in lieu of the required 50 ft RTA buffer pursuant to Section 1B01.1.B.1.c(1) and (2) of the BCZR

To permit a 24.4 ft RTA setback in lieu of the required 75 ft setback required for parking spaces in private driveways pursuant to Section 1B01.1.B.1.e(5) of the BCZR

To permit a variance of the existing parking with 376 spaces in lieu of the required 388 spaces pursuant to the BCZR

Petition for Special Hearing

To permit a modification of standards of 8 units in lieu of 6 not to exceed a length of 180 feet for the number of units in a group per the *Comprehensive Manual of Development Policies*, Division II, Section A, pp. 22-23 and a reduction of side building face to side building face to 20 feet in lieu of the required 25 feet.

To permit 20 feet wide road bed in lieu of the required 24 feet wide roadbed pursuant to Section VIII of the *Bureau of Development Plans Review Policy Manual*. (This request applies only in the following locations: (i) behind units 253-263 Pool View Way; and (ii) behind units 30-52 St. Elmo Circle.)

SEPTEMBER 9, 2005
DESCRIPTION OF PART OF WARREN APARTMENTS
PLAT BOOK R.R.G. 30 FOLIO 96
AND ALL OF THE PROPERTY OF
ELTA BRUCKSCH DIXON
LIBER 7058 FOLIO 422
BALTIMORE COUNTY, MARYLAND

Being part of Warren Apartments as shown on a plat entitled "A Resubdivision of Warren Apartments" recorded in Plat Book R.R.G. 30 at Folio 96 and all of the property acquired by Elta Brucksch Dixon, Linda C. Hogan and John B. Dixon from Elta Brucksch Dixon by deed dated November 26, 1985 and recorded in Liber 7058 at Folio 422 all among the Land Records of Baltimore County, Maryland, and being more particularly described as follows:

Beginning for the same at a point on the southeasterly side of Scott-Adam Road, sixty (60) feet wide, said point marking the common corner of Aspen Mill, recorded in Plat Book E.H.K., JR. 46 at page 92 among the aforesaid Land Records; and also being approximately 835 feet southwesterly along said Scott Adam Road from the center line of Southfork Court; thence binding on part of the southeasterly side of said road

1.) Northeasterly by a curve to the left having a radius of 580.00 feet and a length of 183.33 feet, said curve being subtended by a chord bearing North 62° 28' 28" East, 182.56 feet; thence crossing said Scott Adam Road for a new line of division

2.) North 36° 34' 54" West, 60.00 feet to the northwesterly side of said road; thence binding thereon

3.) Northwesterly by a curve to the left having a radius of 520.00 feet and a length of 220.10 feet, said curve being subtended by a chord bearing North 41° 17' 36" East, 218.45 feet to a point; thence for a new line of division, for part of the distance crossing the bed of said Scott Adam Road, in all

4.) South 60° 49' 54" East, 130.00 feet, running thence continuing for new lines of division, the following four (4) courses and distances

5.) South 01° 41' 40" West, 41.90 feet to a point; thence

6.) South 85° 16' 22" East, 165.82 feet to a point; thence

7.) North 05° 24' 38" East, 299.67 feet to a point; thence

8.) South 85° 09' 49" East, 460.00 feet to a point on the easterly outline of the herein above mentioned plat, running thence binding on part of said outline

9.) South 05° 24' 38" West, 243.67 feet to a corner of said Elta Brunckscb Dixon et al property; thence running with the easterly line of said Elta Brunckscb Dixon et al property

10.) South 05° 24' 38" West, 135.00 feet to a point; thence binding on the outline as shown on said plat

11.) South 05° 24' 38" West, 893.15 feet to a point marking the southeast corner of said "Warren Apartments", recorded among the Plat Records of Baltimore County, Maryland in Plat Book R.R.G. 30 folio 96, said point being designated number 6 as shown on said plat, running thence binding on a part of the southerly outline of said plat

08-090-SPHA

12.) North 84° 57' 22" West, 270.00 feet; thence leaving said outline, binding on the southwesterly side of a drainage and utility easement as shown on said plat, the following four courses and distances

13.) North 35° 31' 06" West, 108.00 feet to a point; thence

14.) North 57° 51' 26" West, 100.00 feet to a point; thence

15.) North 31° 22' 36" West, 119.00 feet to a point; thence

16.) North 48° 05' 26" West, 122.74 feet to a point on the westerly outline of said plat; thence binding on part of said westerly outline

17.) North 05° 24' 38" East, 228.00 feet to a corner of said outline, running thence binding on part of the southerly outline of said plat

18.) North 85° 16' 22" West, 18.00 feet to a point; thence leaving said outline, binding on part of the northeasterly side of the heretofore mentioned drainage and utility easement and reversing the bearing as shown on said plat,

19.) North 25° 49' 14" West, 22.25 feet to a point; thence for new lines of division the two following courses and distances

20.) North 72° 02' 20" West, 239.33 feet to a point; thence

21.) North 35° 05' 03" West, 193.23 feet to the place of beginning, containing 797,437 square feet or 18.30663 acres of land.

The undersigned hereby states that the metes and bounds description hereon was prepared by myself or under my direct supervision and that it complies with the Minimum Standards of Practice for Metes and Bounds Descriptions as established in Title 9, Subtitle 13, Chapter 6, Section 8 of the Code of Maryland Regulations (COMAR) as enacted and amended.

Sept 9, 2005
Date

STATE OF MARYLAND
HARRY L. JENKINS
NO. 606
REGISTERED PROPERTY LINE SURVEYOR

Harry L. Jenkins
Professional Property Line Land Surveyor
Maryland No. 606

VIKA

08-090-SPHA

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: # 08-090-SPHA
Scott Adam Road and 105 St. Elmo Court
S/east side of Scott Adam Road, 667.23 feet west of centerline of Southfork Court
8th Election District - 3rd Councilmanic District
Legal Owner(s): Aaron Liebert, Partner, Hampton Manor, L.P.

Special Hearing: to permit a waiver of the County Public Works standards to allow a single access to development of less than 100 units in lieu of two access points, pursuant to Section XIII, p. 22 of the Bureau of Development Plans Review Policy Manual and to approve an amendment to the previously approved development plan and record plat of the subject property in 1965 permitting the development of the existing residential development.
Variance: to permit a 24.4 ft. RTA setback in lieu of the required 50 ft. RTA buffer and to permit a 24.4 ft. RTA setback in lieu of the required 75 ft. setback required for parking spaces in private driveways and to permit a variance of the existing parking with 357 spaces in lieu of the required 388 spaces and to permit a modification to standards to allow a maximum width of 220 ft. length of buildings in lieu of 180 ft. and to permit 20 ft. side building face in lieu of the required 25 ft. side building face pursuant to Division II, Section A, pp. 22-23 of the Comprehensive Manual of Development Policies.
Hearing: Friday, October 26, 2007 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County
NOTES: (1). Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing; Contact the Zoning Review Office at (410) 887-3391.
10/157 Oct. 11 151832

CERTIFICATE OF PUBLICATION

10/11/, 2007

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 10/11/ ,2007.

- [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 AND FINANCE
MISCELLANEOUS RECEIPT

No. 03825

Date: 8/17/07

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				650.00

Total: 650.00

Rec From: BALLARD SPAHR ANDREWS & INGERSOLL LLP

For: 08-090-SPHA D. Thompson
"HAMPTON MANOR" SUBDIVISION
(SCOTT ADAMS RD + 105 ST ELMO CT)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
8/20/2007	8/17/2007	11:00:23	1

REG (SO) WALKIN TRIC JOR
RECEIPT # 343218 8/17/2007 OFLN
Dept 35 528 ZONING VERIFICATION
Method

Recpt Tot $650.00
$650.00 CH $.00 CA
Baltimore County, Maryland

CERTIFICATE OF POSTING

RE: Case No.: 08-090-SPHA

Petitioner/Developer: HAMPTON MANOR, LP.

Date of Hearing/Closing: OCT. 26, 2007

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: **Christen Matthews**

Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the propery located at

SCOTT ADAM ROAD & ST. DAVID COURT

The sign(s) were posted on OCT. 10, 2007
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

ZONING NOTICE

CASE # 08-090-SPHA

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

PLACE: ROOM 106, COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVENUE
TOWSO, MD. 21204

DATE AND TIME: FRIDAY, OCTOBER 26, 2007 AT 9:00 A.M.

REQUEST: SPECIAL HEARING TO PERMIT A WAIVER OF THE COUNTY PUBLIC WORKS STANDARDS TO ALLOW A SINGLE ACCESS TO DEVELOPMENT OF LESS THAN 100 UNITS IN LIEU OF TWO ACCESS POINTS, PURSUANT TO SECTION XIII, P.22 OF THE BUREAU OF DEVELOPMENT PLANS REVIEW POLICY MANUAL AND TO APPROVE AN AMENDMENT TO THE PREVIOUSLY APPROVED DEVELOPMENT PLAN AND RECORD PLAT OF THE SUBJECT PROPERTY IN 1965 PERMITTING THE DEVELOPMENT OF THE EXISTING RESIDENTIAL DEVELOPMENT. VARIANCE TO PERMIT A 24.4 FT. RTA SETBACK IN LIEU OF THE REQUIRED 50 FT. RTA BUFFER AND TO PERMIT A 24.4 FT. RTA SETBACK IN LIEU OF THE REQUIRED 75 FT. SETBACK REQUIRED FOR PARKING SPACES IN PRIVATE DRIVEWAYS AND TO PERMIT A VARIANCE OF THE EXISTING PARKING WITH 357 SPACES IN LIEU OF THE REQUIRED 388 SPACES AND TO PERMIT A MODIFICATION IN STANDARDS TO ALLOW A MAXIMUM WIDTH OF 220 FT. LENGTH OF BUILDINGS IN LIEU OF 180 FT. AND TO PERMIT 20 FT. SIDE BUILDING FACE IN LIEU OF THE REQUIRED 25 FT. SIDE BUILDING FACE PURSUANT TO DIVISION II, SECTION A. PP 22-23 OF THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES.

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

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

HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

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: 08-090-SPHA
Scott Adam Road and 105 St. Elmo Court
S/east side of Scott Adam Road, 667.23 feet west of centerline of Southfork court
8th Election District – 3rd Councilmanic District
Legal Owners: Aaron Liebert, Partner, Hampton Manor, L.P.

Special Hearing to permit a waiver of the County Public Works standards to allow a single access to development of less than 100 units in lieu of two access points, pursuant to Section XIII, p.22 of the Bureau of Development Plans Review Policy Manual and to approve an amendment to the previously approved development plan and record plat of the subject property in 1965 permitting the development of the existing residential development. Variance to permit a 24.4 ft. RTA setback in lieu of the required 50 ft. RTA buffer and to permit a 24.4 ft. RTA setback in lieu of the required 75 ft. setback required for parking spaces in private driveways and to permit a variance of the existing parking with 357 spaces in lieu of the required 388 spaces and to permit a modification in standards to allow a maximum width of 220 ft. length of buildings in lieu of 180 ft. and to permit 20 ft. side building face in lieu of the required 25 ft. side building face pursuant to Division II, Section A. pp.22-23 of the Comprehensive Manual of Development Policies.

Hearing: Friday, October 26, 2007 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Nicole Lacoste, 300 E. Lombard St., 18th Fl., Baltimore 21202
Aaron Liebert, 8300 Greensboro Dr., Ste. 600, McLean VA 22102

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, OCTOBER 11, 2007.**
(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, October 11, 2007 Issue - Jeffersonian

Please forward billing to:
Nicole Lacoste 410-528-5546
Ballard, Spahr, Andrews & Ingersoll
300 E. Lombard Street, 18th Floor
Baltimore, MD 21202

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: 08-090-SPHA
Scott Adam Road and 105 St. Elmo Court
S/east side of Scott Adam Road, 667.23 feet west of centerline of Southfork court
8th Election District – 3rd Councilmanic District
Legal Owners: Aaron Liebert, Partner, Hampton Manor, L.P.

Special Hearing to permit a waiver of the County Public Works standards to allow a single access to development of less than 100 units in lieu of two access points, pursuant to Section XIII, p.22 of the Bureau of Development Plans Review Policy Manual and to approve an amendment to the previously approved development plan and record plat of the subject property in 1965 permitting the development of the existing residential development. Variance to permit a 24.4 ft. RTA setback in lieu of the required 50 ft. RTA buffer and to permit a 24.4 ft. RTA setback in lieu of the required 75 ft. setback required for parking spaces in private driveways and to permit a variance of the existing parking with 357 spaces in lieu of the required 388 spaces and to permit a modification in standards to allow a maximum width of 220 ft. length of buildings in lieu of 180 ft. and to permit 20 ft. side building face in lieu of the required 25 ft. side building face pursuant to Division II, Section A. pp.22-23 of the Comprehensive Manual of Development Policies.

Hearing: Friday, October 26, 2007 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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: 08-090-SPHA

Petitioner: HAMPTON MANOR, L.P.

Address or Location: SCOTT ADAM RD + 105 ST. ELMO CT.

PLEASE FORWARD ADVERTISING BILL TO:

Name: NICOLE M. LACOSTE, ESQUIRE

Address: BALLARD SPAHR ANDREWS + INGERSOLL, LLP.
300 E. LOMBARD ST., 18th FL
BALTO. MD 21202

Telephone Number: 410-528-5546

Revised 7/11/05 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 18, 2007

Nicole M. Lacoste, Esquire
Ballard Spahr Andews & Ingersoll, LLP
300 E. Lombard Street
18th Floor
Baltimore, Maryland 21202

Dear Ms. Lacoste:

RE: Case Number: 08-090-SPHA Scott Adam Road and 105 St. Elmo Court

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 17, 2007. This letter is not an approval, but only a **NOTIFICATION.**

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc
Enclosures
c: Peoples Council
Aaron Liebert, c/o JPI 8300 Greensboro Dr., Ste 600, McLean Va 22102

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

SHA
State Highway Administration
Maryland Department of Transportation

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

January 11, 2008

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

RE: Baltimore County
Item No. 08-090-SPHA
Scott Adam Road (south side s/e)
6667' west of St Elmo Court
Hampton Manor
Scott Adam Road/105 St Elmo Court
Special Hearing & Variance

Dear Ms. Matthews:

This is in reference to our ongoing review of the ZAC Agenda plan on the subject of the above captioned. We understand that the aforementioned submission illustrates request to permit modification of County Standards and variance of set back requirements as shown on the development plan and plan to accompany variance and special hearing.

Based on a review and evaluation of existing conditions, this office has determined that the proposed improvements do not affect access to a State road. Therefore, given the supporting available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 08-090-SPHA. Please include our remarks in your staff report to the Zoning Commissioner.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us). Thank you for your attention.

Very truly yours,

for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB
Cc: Ms. Erin Kuhn, ADE-Traffic, SHA
Ms. Jennifer Leonard, Consultant Engineer, STV, Inc.
Mr. John Murphy, Zoning Commissioner, Baltimore County
Mr. David Malkowski, Metropolitan District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA
Mr. Malcolm Van de Reit, Applicant, Hampton Manor Limited Partnership

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 4, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For September 3, 2007
Item No. 08-090

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

Comments will be made within the development process that will apply to the requested waiver of public works standards.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 090-08302007.doc

BW 10/26
9AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
NOV 0 6 2007
BY:_____

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JWL

DATE: November 5, 2007

SUBJECT: Zoning Item # 08-90-SPHA
Address Scott Adam Road and 105 St. Elmo Court
(Hampton Manor)

Zoning Advisory Committee Meeting of August 27, 2007

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

__X__ 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: 10/9/07

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2008\ZAC 08-90-SPHA.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 12, 2007

RECEIVED
DEC 13 2007
BY:----------

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Scott Adam Road and 105 St. Elmo Court

INFORMATION: A.K. A. Hampton Manor PDM# 8-847

Item Number: 8-090 ***(revised comments)***

Petitioner: Aaron Liebert, Hampton Manor, L.P. c/o JPI

Zoning: RA, DR 16 and DR 3.5

Requested Action: **Variance and Special Hearing**

The petitioner requests the following:

A variance to permit a 24.4ft RTA setback in lieu of the required 50ft RTA buffer pursuant to Section 1B01.1.B.1.c(1) and (2) of the BCZR.

A variance to permit a 24.4ft RTA setback in lieu of the required 75ft setback required for parking spaces in private driveways pursuant to Section 1B01.1.B.1.e(5) of the BCZR.

A variance to permit a variance of the existing parking with 376 spaces in lieu of the required 388 spaces pursuant to the BCZR.

A Special Hearing to permit a modification of standards of 8 units in lieu of 6 not to exceed a length of 180 feet for the number of units in a group per the Comprehensive Manual of Development Policies, Division II, Section A, pp. 22-23 and a reduction of side building face to side building face to 20 feet in lieu of the required 25 feet.

A Special Hearing to permit a 20-foot wide roadbed in lieu of the required 24 foot wide roadbed pursuant to Section VIII of the Bureau of Development Plans Review Policy Manual. (This request applies only in the following locations: (i) behind units 253-263 Pool View Way; and (ii) behind units 30-52 St. Elmo Circle).

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and worked extensively on the development plan with the applicant. It is this office's recommendation that the above requested variances be granted as they do not appear to have any negative impacts on the adjacent communities or the surrounding area as a whole. There are special circumstances that appear to necessitate the requests.

Additionally the Office of Planning has reviewed the petitioner's requests for special hearing. With reference to the modifications of standards this office finds that the project and it's architectural and site design meets the criterion for a modification of the above referenced standards.

With regard to the special hearing request for modifications to the roadbed standards, this office has no opposition. However, we defer to the Bureau of Development Plans Review for ultimate recommendation on this matter.

For further information concerning the matters stated here in, please contact Jessie Bialek at 410-887-3480.

Reviewed by: _____

Division Chief: _____
AFK/LL: CM

W:\DEVREV\ZAC\8-090revised.doc

Hampton Manor on Scott Adam Road

08-090 SPHA

Petition for Variance

To permit a 24.4 ft RTA setback in lieu of the required 50 ft RTA buffer pursuant to Section 1B01.1.B.1.c(1) and (2) of the BCZR

To permit a 24.4 ft RTA setback in lieu of the required 75 ft setback required for parking spaces in private driveways pursuant to Section 1B01.1.B.1.e(5) of the BCZR

To permit a variance of the existing parking with 376 spaces in lieu of the required 388 spaces pursuant to the BCZR

Petition for Special Hearing

To permit a modification of standards of 8 units in lieu of 6 not to exceed a length of 180 feet for the number of units in a group per the *Comprehensive Manual of Development Policies*, Division II, Section A, pp. 22-23 and a reduction of side building face to side building face to 20 feet in lieu of the required 25 feet.

To permit 20 feet wide road bed in lieu of the required 24 feet wide roadbed pursuant to Section VIII of the *Bureau of Development Plans Review Policy Manual*. (This request applies only in the following locations: (i) behind units 253-263 Pool View Way; and (ii) behind units 30-52 St. Elmo Circle.)

DONNA 12/10 9:19

I took

8 copies of
plan (amended)

ANDREA has
Amend. Petitions
+ as copying them
for ME to dispense
some of them.
Thanks! John.

Amended

I will give plans TO:

Kristen M — 1 cc
Dummy file — "
Dennis K, DPR — "
Planning — "
ST. Hgwys — "
Fire Dept — "
DEPRM — 2 cc

and
Andrea Knows
who I Hand
carried the
Amended Petit
forms TO.

John

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 03786

Date: 12/10/07

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			615				200.00

Total:

Rec From: Ballard, Spahr, Andrews & Ingersoll LLP

For: Revision Fee 08-090-SPHA

Scott Allen - Petitioner 105 St Thomas Ct.

CASHIER'S VALIDATION

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

LAW OFFICES
BALLARD SPAHR ANDREWS & INGERSOLL, LLP
300 EAST LOMBARD STREET, 18TH FLOOR
BALTIMORE, MARYLAND 21202-3268
410-528-5600
FAX: 410-528-5650
WWW.BALLARDSPAHR.COM

PHILADELPHIA, PA
DENVER, CO
SALT LAKE CITY, UT
VOORHEES, NJ
WASHINGTON, DC
WILMINGTON, DE

NICOLE M. LACOSTE
DIRECT DIAL: 410-528-5546
PERSONAL FAX: 410-361-8942
LACOSTEN@BALLARDSPAHR.COM

November 28, 2007

BY HAND DELIVERY

Ms. Donna Thompson
Baltimore County Zoning Office
111 West Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: Hampton Manor on Scott Adam Road, 08-090 SPHA

Dear Ms. Thompson:

As you are aware, my client, JPI, filed Petitions for Special Hearing and Variance for the above referenced project and a public hearing was held before Commissioner Wiseman on October 26, 2007. Towards the beginning of the hearing, the parties learned that the Department of Environmental Protection and Resource Management required significant changes to the storm water management system depicted on the Development Plan. Petitioner requested, and all parties agreed, that a postponement of the hearing was in order. A continued hearing date was set for December 14, 2007, at 9 a.m.

Petitioner's Development Plan has been amended and 12 copies accompany this letter. Also enclosed are three original Amended Petition for Variance and Amended Petition for Special Hearing with the requests attached thereto, and a filing fee of $200 (check made payable to Baltimore County, MD).

In the previous submission, Petition requested a waiver of the County's Public Works standards to allow a single access to development of >100 units in lieu of two access points, pursuant to Section XIII, p.22 of the *Bureau of Development Plans Review Policy Manual*. During the October 26th hearing, Petitioner withdrew this request from its Petition based upon comments received from County agencies, with no objection from the community's counsel, Timothy Manuelides.

Other than the deletion of the single access waiver request, the Amended Petition for Special Hearing remains the same from the October 26th hearing. Petitioner still requests approval of the Development Plan thereby permitting the proposed development within the existing residential development along with the following modifications:

1. To permit a modification of standards of 8 units in lieu of 6 not to exceed a length of 180 feet for the number of units in a group per the Comprehensive Manual of Development Policies, Division II, Section A, pp. 22-23 and a reduction of side building face to side building face to 20 feet in lieu of the required 25 feet.

2. To permit 20 feet wide road bed in lieu of the required 24 feet wide roadbed pursuant to Section VIII of the Bureau of Development Plans Review Policy Manual. (This request applies only in the following locations: (i) behind units 253-263 Pool View Way; and (ii) behind units 30-52 St. Elmo Circle.)

The Amended Petitioner for Variance remains the same as well with the following requests:

1. To permit a 24.4 ft RTA setback in lieu of the required 50 ft RTA buffer pursuant to Section 1B01.1.B.1.c(1) and (2) of the BCZR.

2. To permit a 24.4 ft RTA setback in lieu of the required 75 ft setback required for parking spaces in private driveways pursuant to Section 1B01.1.B.1.e(5) of the BCZR.

3. To permit a variance of the existing parking with 376 spaces in lieu of the required 388 spaces pursuant to the BCZR.

Please contact me if you or anyone in your office has any questions relating to this matter. Thank you for your time and assistance.

Sincerely,

Nicole M. Lacoste

Nicole M. Lacoste

Enclosures (12 Amended Development Plans; $200 check made payable to Baltimore County, MD; three original Amended Petition for Variance; and three original Amended Petition for Special Hearing)

cc: Timothy Manuelides, Esquire
Peter Max Zimmerman, Esquire

for ZC's File
08-090 SPHA

John Sullivan - RE: JPI - Hampton Manor

From: John Sullivan
To: Lacoste, Nicole M. (Balt)
Date: 9/5/2007 11:49 AM
Subject: RE: JPI - Hampton Manor

Nicole, I was off yesterday. The zoning petition filed did refer to amending a 1965 plan that the Zoning Office states that they have no record of. As you already know Development plans did not exist before 1972. So amending it is your decision. The Hearing Officer can just render that part of your request moot. However there was an amendment to a prior record plat mentioned in your Special Hearing submittal. This cannot be accomplished at a hearing. John 410-887-3321.

>>> "Lacoste, Nicole M. (Balt)" <LacosteN@ballardspahr.com> 9/4/2007 6:35 PM >>>
John - I spoke with Richard Klein today and he confirmed that his client is available for the Oct. 26th hearing date. Thanks for arranging that re-scheduling based upon the community's request.

I also spoke with Jennifer Leonard of STV today. She said that you spoke with her about the reference in our Petition for Special Hearing of a "previously approved development plan" from 1965. Since the County did not refer to these plans as development plans back in 1965, I can amend that reference in the Petition. Let me know if you want to discuss this edit with me. I'll be in Towson tomorrow morning for a 10am meeting and can stop by your office as well to discuss. Just let me know what's convenient for you.

Thanks.

Nicole

From: Lacoste, Nicole M. (Balt)
Sent: Friday, August 24, 2007 4:48 PM
To: 'John Sullivan'
Cc: malcolm.vanderiet@jpi.com; Jennifer Leonard; Sharon L Huber-Plano
Subject: RE: JPI - Hampton Manor

John - Richard Klein never got back to me as to his client's availability. He did tell me that he, personally, is available that day. So let's lock in for the 26th.

Thanks.

Nicole

From: John Sullivan [mailto:jsullivan@baltimorecountymd.gov]
Sent: Friday, August 24, 2007 4:43 PM
To: Lacoste, Nicole M. (Balt)
Subject: RE: JPI - Hampton Manor

FINAL VERIFICATION OF HEARING ON 10/26 ???

>>> "Lacoste, Nicole M. (Balt)" <LacosteN@ballardspahr.com> 8/23/2007 4:59 PM >>>

John - So far, the rescheduled date for a hearing on Friday, October 26th, works for all parties who have responded to

my inquiry.

I'll be in the office tomorrow but then out on vacation all of next week. I'll let you know if I hear back from anyone tomorrow that would make the 26th not viable.

Thanks.

Nicole

Nicole M. Lacoste
Ballard Spahr Andrews & Ingersoll, LLP
300 East Lombard Street, 18th Floor
Baltimore, MD 21202-3268
Phone: 410-528-5546
Personal Fax: 410-361-8942
LacosteN@ballardspahr.com <mailto:LacosteN@ballardspahr.com>

JPI

Building Quality for Our Customers

October 25, 2007

Attn: William J. Wiseman, III
Zoning Commissioner
Baltimore County Zoning Commissioner's Office
401 Bosley Avenue, Room 405
Towson, MD 21204

Re: 08-090 SPHA Hampton Manor

Dear Mr. Wiseman,

Hampton Manor Limited Partnership, Petitioner for the above referenced matter scheduled for a hearing on October 26, 2007, is an Apartment Community Realty, LLC of JPI and Aaron Liebert, Area Vice President and Managing Partner at JPI, is an authorized signatory for these Petitions.

Thank you,

Greg Lamb
Regional Executive Vice President
And Managing Partner

RE: PETITION FOR SPECIAL HEARING AND VARIANCE Scott Adam Road & 105 St. Elmo Street; SE/S* Scott Adam Rd, 667.23' W c/line Southfork Ct 8th Election & 3rd Councilmanic Districts Legal Owner(s): Hampton Manor, LP Petitioner(s)	*	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 08-090-SPHA

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

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
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 13th day of September, 2007, a copy of the foregoing Entry of Appearance was mailed Nicole Lacoste, Esquire, Ballard, Spahr, Andrews & Ingersoll, LLP, 300 Lombard Street, 18th Floor, Baltimore, MD 21202 , Attorney for Petitioner(s).

RECEIVED
SEP 13 2007
Per.....

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


ST DAVID

ALL EXHIBITS HAVE

BEEN PLACED IN THE

DEVELOPMENT FILE FOR

SAFEKEEPING AND,

IF NEEDED, PLEASE

REFER TO

CASE NO. VIII-847 –

HAMPTON MANOR

TO RETRIEVE THEM

Case No.: V111- 847 & 08-090SPHA HAMPTON MANOR

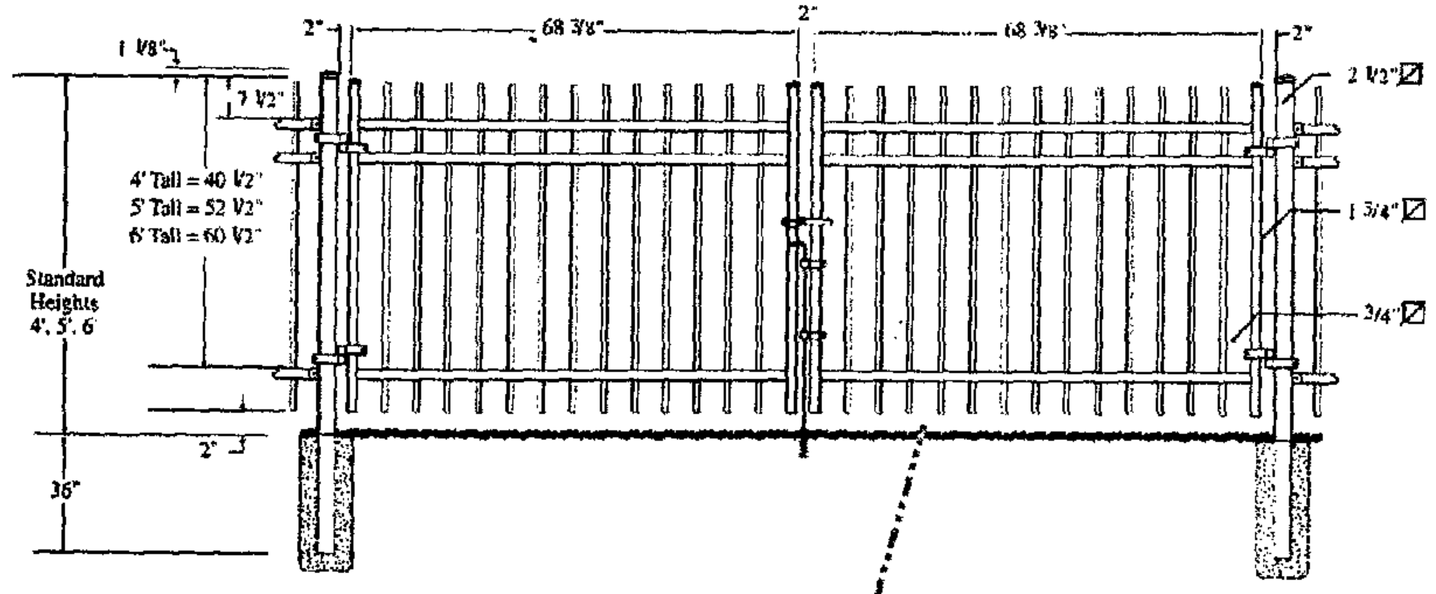
Exhibit Sheet

	Petitioner/Developer	Protestant Citizens
No. 1	Revised 2 page Site Plan 1A- DEVELOPMENT PLAN 1B- CONTENTS PAGE	Hunt Meadow Community Assoc. - Authorization
No. 2	RESUME - JENNIFER LEONARD	Collectively Community Photo's —
No. 3	PROPOSED GATED AREA	
No. 4	JPI - Parent Company of Hampton Manor Ltd Partnership	
No. 5	Resume - Kenneth Green	
No. 6	Resume - ~~Resume~~ Anne M. (Nancy) Randall	
No. 7	TA - 10/23/07 addendum TB - 7/24/ Traffic Impact Study	
No. 8	Landscape Plan	
No. 9	~~Gated Entrance Between South Fork Private / South Fork Public~~	
No. 10		
No. 11		
No. 12		

Case No.: VIII - 847 08-090-SPHA Hampton Manor

County Exhibits

No. 1	Adequate Facilities School IMPACT Analysis
No. 2	PATTERN BOOK 2-A - Pattern Book 2-B - Elevation Revisions
No. 3	
No. 4	
No. 5	
No. 6	
No. 7	
No. 8	
No. 9	
No. 10	
No. 11	
No. 12	



PROPOSED 42" BLACK IRON PICKET STYLE SWING GATE OR EQUAL. WITH KNOX BOX AS REQUESTED BY THE BALTIMORE COUNTY FIRE DEPARTMENT.

42" BLACK IRON PICKET GATE OR EQUAL WITH KNOX BOX AS REQUESTED

EXISTING SOUTHFORK COURT PUBLIC

6' BOARD ON BOARD PRIVACY FENCE

5

20

(PRIVATE ALLEY)

PROPOSED SOUTHFORK COURT PRIVATE

T. 15 SD

DEVELOPER'S EXHIBIT NO. 3

STV Incorporated
HAMPTON MANOR
232 SAINT DAVIDCOURT
COCKEYSVILLE, MD 21030

HAMPTON MANOR
SINGLE FAMILY HOMES
BALTIMORE COUNTY, MARYLAND

PATTERN BOOK

PROPOSED GATED ENTRANCE

DATE: DECEMBER 2007
REVISION:
SCALE: 1"=10'

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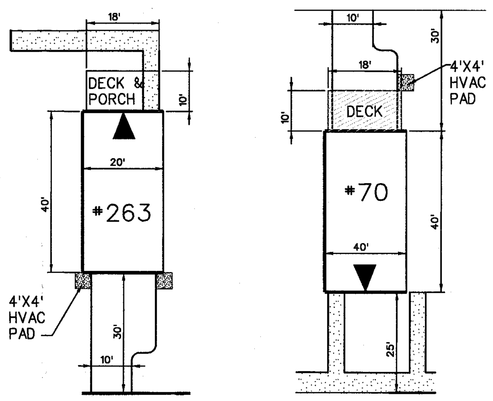
12/12/2007 #23:48 PM

LEGEND:

PROPOSED:		EXISTING:	
PROPERTY LINE		PROPERTY LINE	
STORM DRAIN LINE	18" SD	GAS VALVE	GV
STORM DRAIN INLET		STORM DRAIN MANHOLE	SDMH
MANHOLE		SAN. SEWER MANHOLE	SSMH
SANITARY LINE	S	WATER METER	WM
WATER LINE	W	WATER VALVE	WV
FIRE HYDRANT		CONCRETE	
ELECTRIC	E	FIRE HYDRANT	
WATER METER	W W	CATCH BASIN/ DRAIN INLET	
ELECTRIC TRANSFORMER	T	LIGHT POLES	
STREET LIGHT		MANHOLE	
PARKING COUNT	30	SIGN	
ADDRESS	*263, *58	CURB	
CONCRETE SIDEWALK		TELEPHONE (UNDERGROUND)	
ZONING DESIGNATION	DR-16 DR-3.5	SANITARY SEWER	
LIMIT OF DISTURBANCE	L.O.D.	STORM DRAIN	
R.T.A. BUFFER		WATER LINE	
FOREST BUFFER ESMT.	FBE	TELEPHONE JUNCTION BOX	TJB
FOREST BUFFER PROTECTION SIGN		TREELINE	
FRONT OF UNIT		PUBLIC UTILITY & DRAINAGE EASEMENT	
100 YR. FLOODPLAIN			
6' BOARD ON BOARD FENCE	X		

TYPICAL UNIT TYPES



SOIL CHART

SOIL SERIES	SEPTIC SYSTEM LIMITATIONS	HOMESITE LIMITATIONS W/BASEMENT	HOMESITE LIMITATIONS W/O BASEMENT	LIMITATIONS-STREETS AND PARKING LOTS	HYDRIC SOILS	SOIL GROUP	ERODIBILITY K FACTOR	SLOPES> 15%
BmB2	SLIGHT	MODERATE	SLIGHT	SLIGHT	N	B	0.32	N
BmC2	MODERATE	MODERATE	MODERATE	SEVERE	N	B	0.32	N
CaB2	SEVERE	MODERATE	MODERATE	SLIGHT	N	C	0.43	N

GENERAL NOTES

1. OWNER/APPLICANT: HAMPTON MANOR LIMITED PARTNERSHIP
   P.O. BOX 3075
   McKINNEY, TEXAS 75070-3075
   ATTENTION : MALCOM VAN DE REIT
2. PREPARED BY: STV INCORPORATED
   7125 AMBASSADOR ROAD - SUITE 200
   BALTIMORE, MD 21244
   ATTENTION: JENNIFER LEONARD (410-281-2893)
3. EXISTING SITE ADDRESS: 232 SAINT DAVID COURT
   COCKEYSVILLE, MD.
   PROPOSED SITE ADDRESS: SEE PLAN FOR PROPOSED ADDRESSES
4. PROPERTY INFORMATION: (TAX MAP 51)

PARCEL	TAX ACCOUNT	DEED REFERENCE	PLAT REFERENCE
270	08-18 0001 0043	1229722/115	30/96
203	08-08 04036200	122972/ 126	

   ELECTION DISTRICT: 08
   COUNCILMANIC: 03
5. WATERSHED: LOCH RAVEN RESERVOIR
6. FLOOD ZONE ESTABLISHED PER FLOOD STUDY COMPLETED BY STV, INC. AUGUST 2006, CURRENTLY UNDER REVIEW BY BALTIMORE COUNTY DPW
7. EXISTING SITE INFORMATION IS BASED ON SURVEY BY VIKA INC. DATED AUGUST 2006 AND SUPPLEMENTAL BALTIMORE COUNTY GIS
8. TOTAL SITE AREA: 797,595 S.F. - 18.31 AC.+/-
   PROJECT SITE LIMIT OF DISTURBANCE 306,191 S.F.+/- = 7.03 AC.
9. CURRENT ZONING: D.R. 16 (17.61 A.C.)
   D.R. 3.5 (0.7 A.C.)
   PROPOSED ZONING: NO CHANGE

VICINITY MAP

SCALE: 1"=1,000'

COUNCILMANIC DISTRICT: 03
ELECTION DISTRICT: 08

GRAPHIC SCALE: 1" = 40'

120 80 40 0 80
100 60 20 40 120

Revisions

No.	Description	Date

I hereby certify that I have reviewed with due diligence the Development Plan Checklist dated 7/30/2007 and have prepared with due diligence this Development plan.

STATE OF MARYLAND — JENNIFER LEONARD — No. 6513 — PROFESSIONAL ENGINEER — 8/16/2007

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No.6513. Expiration Date: 08/22/2009.

Professioanl Certification

HAMPTON MANOR

DEVELOPMENT PLAN & PLAN TO ACCOMPANY VARIANCE & SPECIAL HEARING

PDM # 08-847
232 SAINT DAVID COURT
COCKEYSVILLE, MD 21030
(PREVIOUSLY KNOWN AS
MII FSTONE MANOR / WARREN APARTMENTS)

7125 Ambassador Road
Baltimore, Maryland 21244-2708
(410) 944-9112
STV Incorporated
engineers/architects/planners/construction managers

Sheet Title

DEVELOPMENT PLAN & PLAN TO ACCOMPANY VARIANCE & SPECIAL HEARING

PDM # VIII-847

Scale:	1"=40'
Date:	JULY 20, 2007
Drawn By:	F. MCLELLAN
Checked By:	J. LEONARD
Job Number:	0312515
Sheet:	

1 Of 2

08-090-SPHA

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8/16/2007 11:42:03 AM

GENERAL NOTES

1. OWNER/APPLICANT: HAMPTON MANOR LIMITED PARTNERSHIP
   P.O. BOX 3075
   McKINNEY, TEXAS 75070-3075
   ATTENTION : MALCOM VAN DE REIT
2. PREPARED BY: STV INCORPORATED
   7125 AMBASSADOR ROAD - SUITE 200
   BALTIMORE, MD 21244
   ATTENTION: JENNIFER LEONARD (410-281-2893)
3. EXISTING SITE ADDRESS: 232 SAINT DAVID COURT
   COCKEYSVILLE, MD. 21030
   PROPOSED SITE ADDRESS: SEE SHEET 1 OF 2 FOR PROPOSED ADDRESSES
4. PROPERTY INFORMATION: (TAX MAP 51)

PARCEL	TAX ACCOUNT	DEED REFERENCE	PLAT REFERENCE
270	08-18 0001 0043	1229?2/115	30/96
303	08-08 04036200	122972/ 126	

   ELECTION DISTRICT: 08
   COUNCILMANIC: 03
   CENSUS TRACT: 408503 - BLOCK 240054085031
5. WATERSHED: LOCH RAVEN RESERVOIR
   SUB-SEWERSHED: 33
6. FLOOD ZONE ESTABLISHED PER FLOOD STUDY COMPLETED BY STV, INC. AUGUST 2006, CURRENTLY UNDER REVIEW BY BALTIMORE COUNTY DPW
7. EXISTING SITE INFORMATION IS BASED ON SURVEY BY VIKA INC. DATED AUGUST 2006 AND SUPPLEMENTAL BALTIMORE COUNTY GIS
8. TOTAL SITE AREA: 797,595 S.F. = 18.31 AC.+/-
   PROJECT SITE LIMIT OF DISTURBANCE 306,191 S.F.+/- = 7.03 AC.
9. CURRENT ZONING: D.R. 16 (17.61 A.C.)
   D.R. 3.5 (0.7 A.C.)
10. ALL PROPOSED ON-SITE UTILITIES ARE PRIVATE.
11. THE EXISTING APARTMENTS, TOWNHOUSES & CONDOMINIUMS ARE RENTALS.
12. THE BUREAU OF DEVELOPMENT PLANS REVIEW (DPR) WAS CONTACTED BY STV, INC. TO SCHEDULE A FIELD VISIT FOR THE LOCATION OF THE PROPOSED ACCESS. DPR WILL NOT REQUIRE A SITE VISIT.

PLANNING AND ZONING NOTES

1. ZONING MAP NO. 051- C2
2. EXISTING USES: 29 SINGLE-FAMILY ATTACHED HOMES AND 131 APTS. FOR LEASE.
   PROPOSED USE: 58 SINGLE-FAMILY ATTACHED HOMES FOR SALE AS CONDOMINIUMS TO THE EXISTING DEVELOPMENT.
3. EXISTING ZONING AND MAXIMUM DENSITY PERMITTED

DWELLING TYPE	ZONE	ACRES	UNITS ALLOWED	UNITS EXISTING	UNITS PROPOSED
EXISTING APARTMENTS RENTAL	RA	11.14 AC.	178.24 ≈178	131	
EXISTING TOWNHOUSES RENTAL				29	
CONDOMINIUM TOWNHOUSES	D.R. 16	5.8 AC.	92.8 ≈92		58
UNDEVELOPED AREA	D.R. 3.5	0.38 AC.	1.35 ≈1		
TOTAL UNITS ALLOWED			270		
TOTAL UNITS (160 EXIST. & 58 PROP.)				218	

   * VESTED UNDER RA - 1955 REGULATIONS FOR THE EXISTING RESIDENTIAL APARTMENTS AND TOWNHOUSES PER MEETING WITH CARL RICHARDS 9/21/06.
4. DENSITY UNITS PERMITTED: 17.16 AC.(+/-) @ D.R.16 = 281 UNITS
   DENSITY UNITS PROPOSED: 58-3 BEDROOM DWELLING UNIT X 1.5 = 87.0
   EXISTING 51 1 - BEDROOM DWELLING UNITS X 0.75du = 38.25
   EXISTING 80 2 - BEDROOM DWELLING UNITS X 1.00du = 80.00
   EXISTING 29 3 - BEDROOM DWELLING UNITS X 1.5du = 43.50
   TOTAL DENSITY UNITS 248.75
5. PARKING REQUIREMENTS:

PARKING REQUIRED FOR EXISTING DWELLINGS TO REMAIN:	131 1 AND 2 BEDROOM UNITS X 1.5 = 197
~~PARKING REQUIRED FOR EXISTING DWELLINGS TO REMAIN:~~	~~28 3 BEDROOM UNITS X 2 = 58~~
PARKING REQUIRED FOR PROPOSED TOWN HOMES:	58 3 BEDROOM UNITS X 2 = 116
TOTAL SPACES WITHOUT VISITOR PARKING	= 371
VISITOR PARKING REQUIREMENTS:	= 15% X 116 = 17
TOTAL PARKING SPACES REQUIRED: (INCLUDING HANDICAP PARKING SPACES).	= 17 SPACES = 388
MINIMUM HANDICAPPED PARKING SPACES:	= 9
PARKING PROVIDED:	
EXISTING HANDICAPPED PARKING SPACES	= 10
EXISTING PARKING SPACES	= 198
EXISTING PARKING SPACES TO BE REMOVED FOR NEW DEVELOPMENT	= 5
EXISTING PARKING TO REMAIN	= 203
NEW PARKING SPACES PROVIDED FOR NEW DEVELOPMENT ON CURRENT CONCEPT PLAN LAYOUT	= 154
TOTAL PARKING SPACES PROVIDED	= 357
PARKING DEFICIT = ~~388sp~~ ~~357sp~~	= 31

***NOTE EXISTING PARKING FOR THE APARTMENT BUILDINGS REMAINS A VALID NON-CONFORMANCE FROM THE CURRENT PARKING REQUIREMENTS BASED APON THE PRIOR APPROVAL IN 1968 THAT WAS APPROVED BASED UPON PARKING REQUIREMENTS AT THAT TIME OF APPROVAL. THE PROPOSED DEVELOPMENT DOES NOT IMPACT THE EXISTING PARKING PROVIDED FOR THE APARTMENT BUILDINGS.

6. THIS DEVELOPMENT IS SUBJECT TO THE RESIDENTIAL PERFORMANCE STANDARDS, THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (CMDP) AND THE COUNTY LANDSCAPE MANUAL, PURSUANT TO SECTIONS 260, 409.8.A.1 AND SECTION 504.2, BCZR AND IS SUBJECT TO OTHER APPLICABLE ZONING REGULATIONS AND POLICIES. THIS DEVELOPMENT WILL COMPLY AND BE CONSISTENT WITH ALL OF THE AFOREMENTIONED REGULATIONS, STANDARDS, GUIDELINES AND POLICIES.
7. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPLE BUILDINGS ONLY, ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTION 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS, SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.
8. ALL DRIVEWAYS WILL COMPLY WITH SECTION 409.4 (BCZR). ALL PARKING AND MANEUVERING AREAS WILL BE PAVED WITH BITUMINOUS OR CONCRETE PAVING BY THE DEVELOPER.
9. ALL PROPOSED SIGNAGE SHALL BE IN COMPLIANCE WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS MANUAL. ALL SIGNS MUST MEET THE REQUIREMENTS OUTLINED IN THE BCZR SECTION 450. HOWEVER NONE ARE PROPOSED AT THIS TIME.
10. MAXIMUM BUILDING HEIGHT FOR ALL PRINCIPAL DWELLINGS IS 60 FEET.
11. ON-SITE DWELLINGS AND BUILDINGS WILL BE RAZED AS INDICATED ON THE PLAN. THIS WILL BE COMPLETED BY THE DEVELOPER PRIOR TO OR CONCURRENT WITH THE GRADING OF THE SITE.
12. SCHOOL DISTRICTS
    ELEMENTARY SCHOOL: PADONIA INTERNATIONAL
    MIDDLE SCHOOL: COCKEYSVILLE
    HIGH SCHOOL: DULANEY HIGH SCHOOL
13. THIS SITE DOES NOT INCLUDE NOR IS CONTIGUOUS TO ANY BUILDINGS PROPERTY OR SITES REGISTERED ON THE HISTORICAL INVENTORIES LIST.
14. MODIFICATION OF STANDARDS IS REQUESTED TO ALLOW THE SIDE BUILDING FACE TO BE REDUCED TO 20' PER THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES, DIVISION II, SECTION A, PP 22-23.
15. ZONING HISTORY:
    A. ZONING MAP 051C1 (OLD ZONING MAP REFERENCE NW-16A)
       * NO ZONING HISTORY FOUND ON APARTMENT SITE (PARCEL 270)
    B. THERE WAS ZONING HISTORY FOUND FOR PARCEL 303:
       CASE #77-199X
       * SPECIAL EXCEPTION TO USE PROPERTY FOR OFFICE BUILDING IN A DR-16 ZONING. GRANTED ON 4/15/77.
       * APPEAL FROM DECISION OF THE DEPUTY ZONING COMMISSIONER UNDER DATE OF 4/15/77 TO THE COUNTY BOARD OF APPEALS.
       * 6/16/78: IT WAS ORDERED THAT THE ORDER OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY GRANTING SAID PETITION BE AND IT IS HEREBY NEITHER AFFIRMED OR REVERSED, BUT THE ENTIRE PROCEEDING IS HEREBY REMANDED TO THE ZONING COMMISSION OF BALTIMORE COUNTY OR REFERRAL TO THE BALTIMORE COUNTY PLANNING BOARD IN ACCORDANCE WITH SECTION 22-15 (F) OF THE BALTIMORE COUNTY CODE
       * 4/27/79: RECORD INDICATES THAT THE PETITIONER HAS NOT PURSUED IDCA (INTERIM DEVELOPMENT CONTROL ACT). LETTER REQUESTED THAT THE PETITIONER ADVISE BOARD WITHIN 15 DAYS.
       * ON 6/21/79, AN ORDER OF DISMISSAL WAS PASSED BY THE COUNTY BOARD OF APPEALS.
    C. THE DEVELOPMENT PLAN COMMITTEE GRANTED AN A-1(VI) EXEMPTION ON OCTOBER 3, 2006 TO ALLOW WORK ON POOL AND CLUBHOUSE TO PROCEED.
16. AVERAGE DAILY TRIPS:
    SINGLE-FAMILY ATTACHED 131 UNITS EXISTING @ 8.5/UNIT = 1114
    PROPOSED CONDOMINIUM TOWNHOUSES 58 UNITS @ 10/UNIT = 580
    TOTAL = 1694

OPEN SPACE NOTES

1. ALL EXISTING ON-SITE UNITS ARE GRANDFATHERED AS A NON-CONFORMING USE. AS THEY WERE DEVELOPED PRIOR TO THE ADOPTION AT BALTIMORE COUNTY OPEN SPACE REGULATIONS.
2. OPEN SPACE REQUIREMENTS:
   REQUIRED: 37,700 SF+/- ACTIVE AND 20,300 SF+/- TOTAL = 58,000 S.F. PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION III. D.3.
   PROVIDED: 38,334 SF+/- ACTIVE AND 23,719 SF+/- PASSIVE
3. NO UTILITIES, WHETHER PUBLIC OR PRIVATE, INCLUDING BUT NOT LIMITED TO, TELEPHONE, CABLE TELEVISION, GAS, AND ELECTRIC, WATER, SEWER AND STORM DRAINS SHALL BE PLACED OR CONSTRUCTED ON OR WITHIN THE AREAS LABELED AS OPEN SPACE WITHOUT PRIOR WRITTEN CONSENT FROM BALTIMORE COUNTY DEPARTMENT OF RECREATION AND PARKS
4. RETAINING WALLS SHALL NOT BE LOCATED WITHIN ANY OPEN SPACE PARCEL
5. THE DESIGN, CONSTRUCTION, AND INSTALLATION OF ALL AMENITIES SHOWN ON THE DEVELOPMENT PLAN SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
6. ALL LOCAL OPEN SPACE SHALL BE IN COMPLIANCE WITH THE "LOCAL OPEN SPACE MANUAL, LATEST EDITION". THE OPEN SPACE SHALL MEET THE REQUIREMENTS AND STANDARDS DESCRIBED IN SECTION III OF THE BALTIMORE COUNTY LOCAL OPEN SPACE MANUAL
7. TEMPORARY OPEN SPACE BOUNDARY MARKERS, TREE PROTECTION DEVICES AND FOUR FOOT HIGH SNOW FENCING OR APPROVED EQUIVALENT SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING.
8. WITHIN THE AREA SHOWN AS OPEN SPACE, DISTURBANCE BEYOND THAT WHICH IS SHOWN ON THE DEVELOPMENT PLAN SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.
9. OPEN SPACE SHALL BE OWNED AND MAINTAINED BY A CONDOMINIUM / HOMEOWNERS ASSOCIATION. A DECLARATION OF COVENANTS AND RESTRICTIONS ASSURING THE EXISTENCE AND MAINTENANCE OF THE OPEN SPACE IN PERPETUITY MUST BE SUBMITTED AND APPROVED BY THIS OFFICE PRIOR TO THE RECORDATION OF THE PLATS.
10. NO MASTER PLAN DESIGNATED GREENWAYS ARE AFFECTED BY THIS DEVELOPMENT
11. THE ACTIVE OPEN SPACE SHALL BE PROVIDED IN PARCELS OF NOT LESS THAN 20,000 S.F. EACH. PER SECTIONS III. C.1 AND III. D.2.

DEPRM NOTES:

STANDARD NON-DISTURBANCE NOTE:

"THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OF DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAFEMENT."

PROTECTIVE COVENANTS NOTE:

"ANY 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."

1. THE FOREST CONSERVATION WORKSHEET WAS APPROVED IN A LETTER DATED MAY 16, 2007.
2. A REQUEST TO UTILIZE AN OFFSITE FOREST PLANTING BANK TO MEET FOREST CONSERVATION AREA REQUIREMENTS WAS APPROVED FOR THE TOTAL REQUIREMENT OF 5.4 ACRES IN A LETTER DATED MAY 17, 2007. THE HAMPTON MANOR SITE WILL COMPLY WITH FOREST CONSERVATION REQUIREMENTS BY RETAINING FOREST IN A PRE-APPROVED OFFSITE BANK.
3. THE FOREST RETENTION INVESTIGATION REPORT REQUIRED FOR IMPACTING THE 2.7 ACRE UPLAND FOREST HAS BEEN REVIEWED AND APPROVED IN A LETTER DATED MAY 11, 2007.
4. THE PRELIMINARY FOREST CONSERVATION PLAN HAS BEEN APPROVED IN A LETTER DATED MAY 11, 2007.
5. PER NOTE TWO. THE ABOVE APPROVAL SLL FOREST CONSERVATION REQUIREMENTS WILL BE MET OFFSITE.
6. THE WETLAND DELINEATION VERIFICATION HAS BEEN REVIEWED AND APPROVED IN A LETTER DATED MAY 11, 2007.
7. THE STEEP SLOPES AND ERODIBLE SOILS ANALYSIS HAS BEEN REVIEWED AND APPROVED IN A LETTER DATED MAY, 2007.
8. THE FOREST STAND DELINEATION HAS BEEN REVIEWED AND APPROVED.
9. THERE ARE NO KNOWN SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES EXISTING ON SITE.
10. THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
11. "A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRIONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS. THE FOREST BUFFER AND BUILDING SETBACK SHOWN HEREON ARE REFLECTIVE OF THE FACT THAT THIS VARIANCE WAS GRANTED. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS INCLUDING THE PLANTING OF 0.62 ACRE OF REMAINING FOREST BUFFER.
12. "THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT."
13. "~~ANY~~ FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
14. THE FOREST BUFFER SHALL BE POSTED AT 100-FOOT INTERVALS OR AT ANY TURN WITH "FOREST BUFFER DO NOT DISTURB" SIGNS ALONG ITS ENTIRE LIMIT.

PDM NOTES

1. ALL ON-SITE ROADS SHALL BE PRIVATE.
2. BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
3. COMMUNITY STREET LIGHTS WILL BE PROVIDED FOR THIS COMMUNITY PER BILL 32-72.
4. WAIVERS FROM PUBLIC WORKS STANDARDS ARE ANTICIPATED.
5. LANDSCAPE NOTES:
   A. SCREENING AND LANDSCAPING SHALL BE PROVIDED IN COMPLIANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND BCZR. REFER TO SCHEMATIC LANDSCAPE PLAN FOR PROPOSED LANDSCAPING.
   B. A LANDSCAPE PLAN WILL BE APPROVED PRIOR TO BUILDING PERMIT APPLICATION.
6. THE FLOOD PLAIN STUDY FOR EXISTING CONDITIONS HAS BEEN APPROVED BY BALTIMORE COUNTY. THE FLOOD PLAIN STUDY FOR PROPOSED CONDITIONS HAS BEEN SUBMITTED AND IS UNDER REVIEW.
7. SANITARY SEWERS SERVING THIS SITE WILL REQUIRE REINFORCEMENT TO ACCOMMODATE THE PROJECT FLOWS FROM THIS SITE. REINFORCEMENT WILL BE REQUIRED FOR THE FOLLOWING: (ALSO SEE HAMPTON MANOR OFFSITE SEWER REINFORCEMENT MAP ON THIS SHEET)

   APPROXIMATELY 273' BETWEEN MANHOLES 35215 AND 29008
   APPROXIMATELY 227' BETWEEN MANHOLES 29008 AND 29854
   APPROXIMATELY 126' BETWEEN MANHOLES 29854 AND 29853
   APPROXIMATELY 87' BETWEEN MANHOLES 29853 AND 29007
   APPROXIMATELY 68' BETWEEN MANHOLES 29007 AND 29006
   APPROXIMATELY 40' BETWEEN MANHOLES 29006 AND 48822
   APPROXIMATELY 10' BETWEEN MANHOLES 48822 AND 48822A
   APPROXIMATELY 550' BETWEEN MANHOLES 48822A AND 29005
   APPROXIMATELY 458' BETWEEN MANHOLES 29005 AND MHA

   PLEASE REFERENCE CONSTRUCTION DRAWINGS 1959-1314, 1977-0556 AND 1959-1313 FOR LOCATIONS, DESIGN, LENGTHS AND INVERTS.

   IN ADDITION, A MINIMUM 8" SANITARY SEWER SHOULD SERVE UNITS #233 THROUGH #263 SAINT DAVID COURT.

ADJACENT OWNER INFORMATION

	LOT	OWNER	ADDRESS	BLK	DEED REF.	PLAT REF.	PROPERTY ACCT NO.
CHARINGTON ROAD							
	1	Stillwood Investments, LLC	2328 W. Joppa Road, Ste. 200, Lutherville, MD 21093	D	24015/676	30/3	805001180
	2	George/Fernande Pinsch	10145 Charington Road, Cockeysville, MD 21030-3317	D	4764/232	30/3	816047010
	3	Stanley/Barbara Nowakowski	10143 Charington Road, Cockeysville, MD 21030-3317	D	5326/79	30/3	806006580
	4	John/Dolores Kidd	10141 Charington Road, Cockeysville, MD 21030-3317	D	4958/45	30/3	811036510
SOUTHFORK COURT							
	89	Richard/Bridget Mainley	1 Southfork Court, Cockeysville, MD 21030-2437		11603/139	49/5	1900000850
					1. 21654/315		
	67	Ryan/Shipra Brummeyer	2 Southfork Court, Cockeysville, MD 21030-2436		2/ 21644/310	49/5	1900000837
	79	Penny Prevosto	3 Southfork Court, Cockeysville, MD 21030-2437		13442/421	49/5	1900000849
	68	Michael Boehm/Erin Welsh	4 Southfork Court, Cockeysville, MD 21030-2436		24011/673	49/5	1900000838
	78	Mikhail Pavlov	5 Southfork Court, Cockeysville, MD 21030-2437		14550/564	49/5	1900000848
	69	Punnarao Naga Sakhamuri/Nandipati Saritha	6 Southfork Court, Cockeysville, MD 21030-2436		22970/7	49/5	1900000839
	77	Joseph Montalbano, Jr.	7 Southfork Court, Cockeysville, MD 21030-2437		15576/285	49/5	1900000847
	70	Jaclyn Fanelli	8 Southfork Court, Cockeysville, MD 21030-2436		23606/111	49/5	1900000840
	76	John Willson	9 Southfork Court, Cockeysville, MD 21030-2437		9067/545	49/5	1900000846
	71	Ned/Jacquelyn Shatzer	10 Southfork Court, Cockeysville, MD 21030-2436		17925/352	49/5	1900000841
	75	Dennis Allen Cline	11 Southfork Court, Cockeysville, MD 21030-2437		9181/133	49/5	1900000845
	72	Albert/Kristen Smith	12 Southfork Court, Cockeysville, MD 21030-2436		14675/204	49/5	1900000842
	74	Christine Kelly Martin	13 Southfork Court, Cockeysville, MD 21030		9936/178	49/5	1900000844
	73	Arlene Alexander	15 Southfork Court, Cockeysville, MD 21030-2437		6509/606	49/5	1900000843
GREENTOP ROAD (BLK B)							
	10	Douglas/Barbara Turner	10400 Greentop Road, Cockeysville, MD 21030-3322	B	11998/189	20/81	818048860
	9	Mariel/Barbara Ness	10402 Greentop Road, Cockeysville, MD 21030-3322	B	NA	19/123	814010425
	8	Grason/Marguerite Fowble	10404 Greentop Road, Cockeysville, MD 21030-3322	B	NA	19/123	806046000
	7	Howard Shaffer	10406 Greentop Road, Cockeysville, MD 21030-3322	B	7319/27	19/123	819035570
	6	Margaret Kline	10408 Greentop Road, Cockeysville, MD 21030-3322	B	7857/407	19/123	811047720
GREENTOP ROAD (BLK C)							
	16	Benson/Donna Curtis	10300 Greentop Road, Cockeysville, MD 21030-3320	C	3194/421	20/81	803077670
	17	Paul/Patricia Roberts	10302 Greentop Road, Cockeysville, MD 21030-3320	C	3303/340	24/83	818049480
	13	Moe Moe Aung	10304 Greentop Road, Cockeysville, MD 21030-3320	C	17055/261	20/81	814040280
	12	Ahmed/Carolyn Arghar	10306 Greentop Road, Cockeysville, MD 21030-3320	C	15104/665	20/81	818073190
	11	James/Kathleen Gilmer	10308 Greentop Road, Cockeysville, MD 21030-3320	C	23197/304	20/81	818012090
	10	William/Mary McDonald	10310 Greentop Road, Cockeysville, MD 21030-3320	C	NA	20/81	812097000
	9	James Kozak	10312 Greentop Road, Cockeysville, MD 21030-3320	C	9969/156	20/81	812025680
	8	Robert Jaskol/Marie Lynn Beall	10314 Greentop Road, Cockeysville, MD 21030-3320	C	15479/84	20/81	811017300
	7	Thelma Croft	10316 Greentop Road, Cockeysville, MD 21030-3320	C	14564/104	20/81	803068220
	6	Louis Dandridge/Ruth Carson	10318 Greentop Road, Cockeysville, MD 21030-3320	C	4881/693	20/81	804036270
	5	Thelma Nuttall	10320 Greentop Road, Cockeysville, MD 21030-3320	C	12934/271	20/81	814090085
	4	Eugene/Donnie Rufenacht	10322 Greentop Road, Cockeysville, MD 21030-3320	C	4280/535	20/81	818073030
	3	Earl Adelehi	10324 Greentop Road, Cockeysville, MD 21030-3320	C	6511/46	20/81	801000250
	2	Michael/Janice Schuck	10326 Greentop Road, Cockeysville, MD 21030-3320	C	22137/208	20/81	802057490
	1	Mark Hogan/John Dixon	10328 Greentop Road, Cockeysville, MD 21030-3320	C	14467/477	20/81	814010480
SILVERTON COURT							
	46	Shu Zang/Jin Liu	41 Silverton Court, Cockeysville, MD 21030-2446		23344/683	49/4	1900000760
	47	Robert/Terry Mixter	39 Silverton Court, Cockeysville, MD 21030-2446		7292/87	49/4	1900000761
	48	Yvonne Molotsi	37 Silverton Court, Cockeysville, MD 21030-2446		9194/274	49/4	1900000762
	49	Mark Huesman	35 Silverton Court, Cockeysville, MD 21030-2446		12757/371	49/4	1900000763
	50	Arnold Blumberg	33 Silverton Court, Cockeysville, MD 21030-2446		17745/391	49/4	1900000764
	51	David Sanchez/Shaukang Shen	31 Silverton Court, Cockeysville, MD 21030-2446		20775/60	50/26	1900000765
	52	Lea Mulqueen	29 Silverton Court, Cockeysville, MD 21030		10945/317	49/4	1900000766
	53	Amanda Perry/Nicholas Diglovine	27 Silverton Court, Cockeysville, MD 21030-2445		18907/251	49/4	1900000767
	54	Linda McCormick	25 Silverton Court, Cockeysville, MD 21030-2445		12476/75	49/4	1900000768
	55	Basnic/Zhaneta Sheehi	23 Silverton Court, Cockeysville, MD 21030-2445		22514/292	49/4	1900000769
	51	James/Shirley Matthews	21 Silverton Court, Cockeysville, MD 21030-3320		11656/310	49/4	1900000770
	57	Mary Dean	19 Silverton Court, Cockeysville, MD 21030-2445		14012/664	49/4	1900000771
	58	Melissa Spampinato	17 Silverton Court, Cockeysville, MD 21030-2445		11993/351	49/4	1900000772
	59	Lynette Brzuchalski	15 Silverton Court, Cockeysville, MD 21030-2445		16369/856	49/4	1900000773
	60	George Cobol/Alison Pall	13 Silverton Court, Cockeysville, MD 21030-2445		19375/649	49/4	1900000774
	61	Robert/Drew Shortall	11 Silverton Court, Cockeysville, MD 21030-4913		8351/541	49/4	1900000775

PETITION FOR SPECIAL HEARING, VARIANCE & WAIVER REQUESTS

GRANTED:
1. A REQUEST FOR A VARIANCE FROM THE REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAIN WAS REQUESTED. THIS REQUEST, WHICH WAS EVALUATED IN CONJUNCTION WITH A STEEP SLOPES AND ERODIBLE SOILS ANALYSIS, SEEKS APPROVAL FOR THE CONTINUED USE OF APPROXIMATELY 54,450 SQUARE FEET (1.25 ACRES) OF PROPOSED FOREST BUFFER. OF THE 54,450 SQUARE FEET OF IMPACT, 1,000 SQUARE FEET (0.02 ACRES) IS ASSOCIATED WITH EXISTING SIDEWALKS, 24,500 SQUARE FEET (0.6 ACRES) IS ASSOCIATED WITH EXISTING APARTMENT BUILDINGS AND THE REMAINING 28,950 SQUARE FEET (0.7 ACRES) IS EXISTING LAWN. THE DEVELOPMENT ACTIVITY FOR WHICH THE VARIANCE IS ASSOCIATED IS A REDEVELOPMENT OF A 1970'S ERA APARTMENT COMPLEX. THE APPLICANT STATES THAT IMPACTS TO WATER QUALITY WILL BE MINIMIZED BY THE INSTALLATION OF 0.62 ACRES OF ON SITE MITIGATIVE PLANTINGS. THIS REQUEST WAS APPROVED IN A LETTER DATED MAY 31, 2007.
2. THE DEVELOPMENT REVIEW COMMITTEE GRANTED AN A-1(VI) EXEMPTION ON OCTOBER 3, 2006 TO ALLOW THE APPLICATION TO PROCEED WITH THAT WORK.

PETITION FOR VARIANCE:

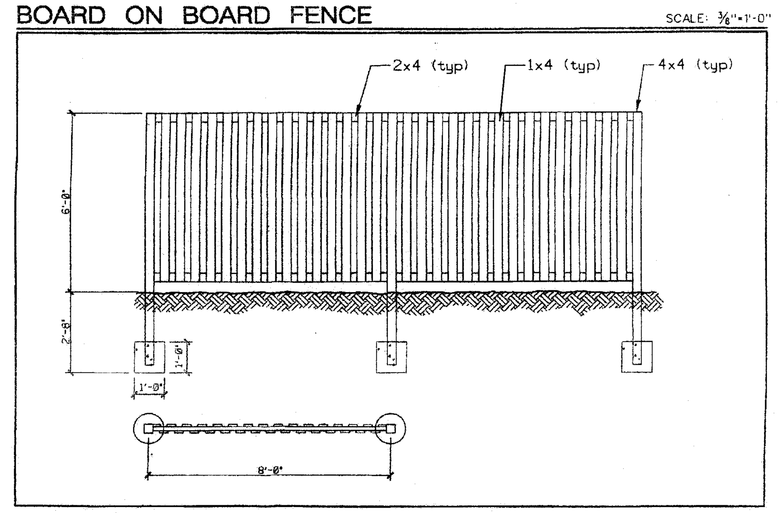
1. PROPOSED RESIDENTIAL TRANSITION AREA BUFFER REDUCTION OF WIDTH AND SETBACKS PURSUANT TO SECTION 1B01.1.B.1.c(1) AND(2) OF 24 FEET IN LIEU OF THE 50 FOOT RTA BUFFER AND 75 FOOT SETBACK REQUIRED BY SECTION 1B01.1.B.1.e(5) TO ALLOW FOR PARKING IN PRIVATE DRIVEWAYS.
2. WE REQUEST A MODIFICATION OF STANDARDS OF 10 UNITS IN LIEU OF 6 NOT TO EXCEED A LENGTH OF 220 FEET.FOR THE NUMBER OF UNITS IN A GROUP PER THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES, DIVISION II, SECTION A PP. 22-23 AND A REDUCTION OF SIDE BUILDING FACE TO 20 FEET IN LIEU OF THE REQUIRED 25 FEET.

PETITION FOR VARIANCE

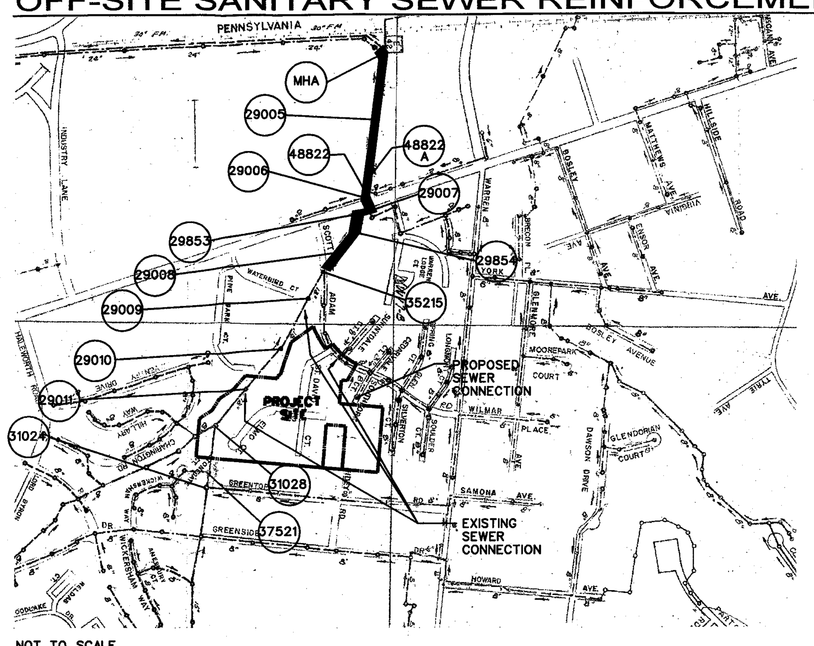
1. BUREAU OF DEVELOPMENT PLANS REVIEW POLICY MANUAL SECTION XIII, P. 22 TO ALLOW FOR A SINGLE ACCESS TO A DEVELOPMENT OF >100 UNITS IN LIEU OF TWO ACCESS POINTS.
2. AN AMENDMENT TO A PREVIOUSLY APPROVED DEVELOPMENT PLAN AND RECORD PLAT DATED 1965, PREVIOUS SITE PLAN FILES VIII-170 AND V111-101 COULD NOT BE LOCATED BY BALTIMORE COUNTY. CONFIRMED IN A LETTER FROM PERMITS AND DEVELOPMENT MANAGEMENT.

BOARD ON BOARD FENCE

SCALE: 3/4"=1'-0"



HAMPTON MANOR OFF-SITE SANITARY SEWER REINFORCEMENT



NOT TO SCALE

PROPOSED SEWER REINFORCEMENT

LAND AQUISITION NOTES

THE EXISTING DRAINAGE AND UTILITY EASEMENT P.B. RRG 30 FOLIO 96 WILL BE REVISED AND ABANDONED AS SHOWN ON SHEET 1 OF 2.

CERTIFICATION AS TO DELINQUENT ACCOUNTS

I, _____, CERTIFY UNDER OATH THAT 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.

SIGNATURE Aaron Liebert DATE: 7/23/07

AARON LIEBERT

Revisions

No.	Description	Date

I hereby certify that I have reviewed with due diligence the Zoning Plan Checklist dated 4/20/2007 and have prepared with due diligence this Development plan& Plan to Accompany Variance and Special Hearing Plan.

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No.6513, Expiration Date: 08/22/2009.

Professioanl Certification

HAMPTON MANOR

NOTES & DETAILS TO ACCOMPANY VARIANCE AND SPECIAL HEARING

PDM # 08-847
232 SAINT DAVID COURT
COCKEYSVILLE, MD 21030
(PREVIOUSLY KNOWN AS MILESTONE MANOR / WARREN APARTMENTS)

7125 Ambassador Road
Baltimore, Maryland 21244-2708
(410) 944-5112
STV Incorporated
engineers/architects/planners/construction managers

Sheet Title

DEVELOPMENT PLAN & PLAN TO ACCOMPANY VARIANCE & SPECIAL HEARING

PDM # VIII-847

Scale:	1"=40'
Date:	JULY 20, 2007
Drawn By:	F. MCLELLAN
Checked By:	J. LEONARD
Job Number:	0312515
Sheet:	

2 Of 2

I:\PROJECTS\0312515\0312515_0001\Drawings\CIV\DEVELOPMENT\dp02HMNR.dgn
8/16/2007 12:34:56 PM

Plan Sheet: *051C1*

Note:
Section 32-3-202 of the Baltimore County, 2003 Code establishes the zoning geodatabase. This map represents the actions of the Baltimore County Council on August 31, 2004 (Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04) effective September 3, 2004.

Legend

Zoning — Streams — Vegetation

Buildings — Roads

Baltimore County
Office of Planning and Zoning
Official Zoning Map

042A3	042B3	042C3	043A3	043B3
051A1	051B1	051C1	052A1	052B1
051A2	051B2	051C2	052A2	052B2

Scale

1" = 200'

0 100 200 400 Feet

1

Data Sources:
Planametric Data - Baltimore County OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

08-090-SPHA

I:\PROJECTS\0312515\0312515_0001\Drawings\CIV\DEVELOPMENT\dp01HMNR.dgn
8/16/2007 11:42:03 AM

LEGEND:

PROPOSED:

- PROPERTY LINE
- STORM DRAIN LINE — 18" SD
- STORM DRAIN INLET
- MANHOLE
- SANITARY LINE — S
- WATER LINE — W
- FIRE HYDRANT
- ELECTRIC — E
- WATER METER — W
- ELECTRIC TRANSFORMER — T
- STREET LIGHT
- PARKING COUNT — (30)
- ADDRESS — •263 •58
- CONCRETE SIDEWALK
- ZONING DESIGNATION — DR-16 / DR-3.5
- LIMIT OF DISTURBANCE — L.O.D.
- R.T.A. BUFFER
- FOREST BUFFER ESMT. — FBE
- FOREST BUFFER PROTECTION SIGN
- FRONT OF UNIT
- 100 YR. FLOODPLAIN
- 6' BOARD ON BOARD FENCE

EXISTING:

- PROPERTY LINE
- GAS VALVE — GV
- STORM DRAIN MANHOLE — SDMH
- SAN. SEWER MANHOLE — SSMH
- WATER METER — WM
- WATER VALVE — WV
- CONCRETE
- FIRE HYDRANT
- CATCH BASIN/ DRAIN INLET
- LIGHT POLES
- MANHOLE
- SIGN
- CURB
- TELEPHONE (UNDERGROUND)
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- TELEPHONE JUNCTION BOX — TJB
- TREELINE
- PUBLIC UTILITY & DRAINAGE EASEMENT

GENERAL NOTES

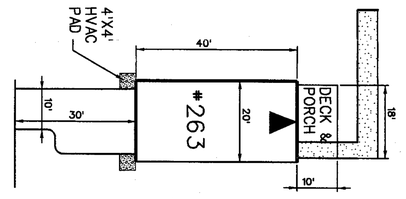
1. OWNER/APPLICANT: HAMPTON MANOR LIMITED PARTNERSHIP
   4200 LEGACY, SUITE 300
   PLANO, TEXAS 75070-3075
   ATTENTION: MALCOM VAN DE REIT
2. PREPARED BY: STV INCORPORATED
   7125 AMBASSADOR ROAD - SUITE 200
   BALTIMORE, MD 21244
   ATTENTION: JENNIFER LEONARD (410-281-2893)
3. EXISTING SITE ADDRESS: 232 SAINT DAVID COURT
   COCKEYSVILLE, MD.
   PROPOSED SITE ADDRESS: SEE PLAN FOR PROPOSED ADDRESSES
4. PROPERTY INFORMATION: (TAX MAP 51)
   PARCEL — TAX ACCOUNT — DEED REFERENCE — PLAT REFERENCE
   270 — 0001 0043 — 12297222/115 — 30/96
   08-1B — 08-08 04036200 — 12297217 126
   ELECTION DISTRICT: 08
   COUNCILMANIC: 03
5. WATERSHED: LOCH RAVEN RESERVOIR
6. FLOOD ZONE ESTABLISHED PER FLOOD STUDY COMPLETED BY STV, INC. AUGUST 2006, CURRENTLY UNDER REVIEW BY BALTIMORE COUNTY DPW
7. EXISTING SITE INFORMATION IS BASED ON SURVEY BY VIKA INC. DATED AUGUST 2006 AND SUPPLEMENTAL BALTIMORE COUNTY GIS
8. TOTAL SITE AREA: 797,595 S.F. 18.31 AC.+/-
   PROJECT SITE LIMIT OF DISTURBANCE 306,191 S.F.+/- 7.03 AC.
9. CURRENT ZONING: D.R. 16 (17.61 A.C.)
   D.R. 3.5 (0.72 A.C.+/-) NO CHANGE

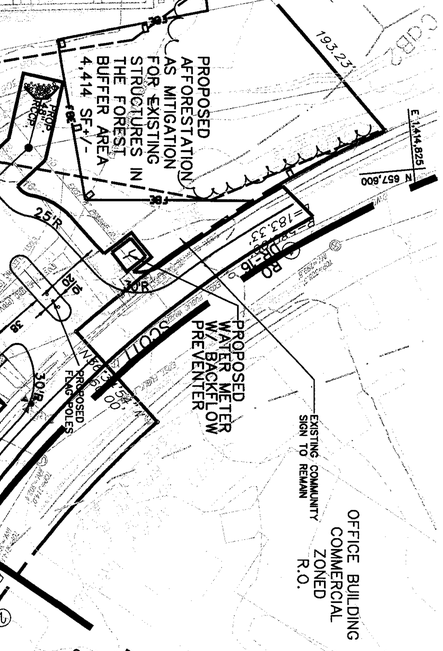
SOIL CHART

SOIL SERIES	SEPTIC SYSTEM LIMITATIONS	HOMESITE LIMITATIONS W/BASEMENT	HOMESITE LIMITATIONS W/O BASEMENT	LIMITATIONS-STREETS AND PARKING LOTS	HYDRIC SOILS	SOIL GROUP	ERODIBILITY K FACTOR	SLOPES> 15%
BmB2	SLIGHT	MODERATE	SLIGHT	SLIGHT	N	B	0.32	N
BmC2	MODERATE	MODERATE	MODERATE	SEVERE	N	B	0.32	N
CaB2	SEVERE	MODERATE	SLIGHT	SLIGHT	N	C	0.43	N

TYPICAL UNIT TYPES

ST. DAVID COURT ST. ELMO CIRCLE





GRAPHIC SCALE: 1" = 40'

HAMPTON MANOR

DEVELOPMENT PLAN & PLAN TO ACCOMPANY VARIANCE & SPECIAL HEARING

PDM # 08-847
232 SAINT DAVID COURT
COCKEYSVILLE, MD 21030
(PREVIOUSLY KNOWN AS
MILESTONE MANOR / WARREN APARTMENTS)

STV Incorporated
engineers/ architects/ planners/ construction managers
7125 Ambassador Road
Baltimore, Maryland 21244-2708
(410) 944-9112

Sheet Title: DEVELOPMENT PLAN & PLAN TO ACCOMPANY VARIANCE & SPECIAL HEARING

PDM # VIII-847

Scale: 1"=40'
Date: JULY 20, 2007
Drawn By: F. MCLELLAN
Checked By: J. LEONARD
Job Number: 0312515
Sheet: 1 of 2

08-090-SPHA

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 6513, Expiration Date: 08/22/2009.
Professional Certification

STATE OF MARYLAND — FREDERICK WILLIAM SEEGER — No. 6513 — PROFESSIONAL ENGINEER
8/16/2007

I hereby certify that I have reviewed with due diligence the Development Plan Checklist dated 7/30/2007, and have prepared with due diligence this Development plan.

Revisions		
No.	Description	Date

GENERAL NOTES

1. OWNER/APPLICANT: HAMPTON MANOR LIMITED PARTNERSHIP
   P.O. BOX 3075
   McKINNEY, TEXAS 75070-3075
   ATTENTION : MALCOM VAN DE REIT

2. PREPARED BY: STV INCORPORATED
   7125 AMBASSADOR ROAD - SUITE 200
   BALTIMORE, MD 21244
   ATTENTION: JENNIFER LEONARD (410-281-2893)

3. EXISTING SITE ADDRESS: 232 SAINT DAVID COURT
   COCKEYSVILLE, MD. 21030
   PROPOSED SITE ADDRESS: SEE SHEET 1 OF 2 FOR PROPOSED ADDRESSES

4. PROPERTY INFORMATION: (TAX MAP 51)

PARCEL	TAX ACCOUNT	DEED REFERENCE	PLAT REFERENCE
270	08-18 0001 0043	1229722/115	30/96
303	08-08 04036200	122972/ 126	

   ELECTION DISTRICT: 08
   COUNCILMANIC: 03
   CENSUS TRACT: 408503 - BLOCK 240054085031

5. WATERSHED: LOCH RAVEN RESERVOIR
   SUB-SEWERSHED: 33
6. FLOOD ZONE ESTABLISHED PER FLOOD STUDY COMPLETED BY STV, INC. AUGUST 2006, CURRENTLY UNDER REVIEW BY BALTIMORE COUNTY DPW
7. EXISTING SITE INFORMATION IS BASED ON SURVEY BY VIKA INC. DATED AUGUST 2006 AND SUPPLEMENTAL BALTIMORE COUNTY GIS
8. TOTAL SITE AREA: 797,595 S.F. - 18.31 AC.+/-
   PROJECT SITE LIMIT OF DISTURBANCE 306,191 S.F.+/- = 7.03 AC.
9. CURRENT ZONING: D.R. 16 (17.61 A.C.)
   D.R. 3.5 (0.7 A.C.)
10. ALL PROPOSED ON-SITE UTILITIES ARE PRIVATE.
11. THE EXISTING APARTMENTS, TOWNHOUSES & CONDOMINIUMS ARE RENTALS.
12. THE BUREAU OF DEVELOPMENT PLANS REVIEW (DPR) WAS CONTACTED BY STV, INC. TO SCHEDULE A FIELD VISIT FOR THE LOCATION OF THE PROPOSED ACCESS. DPR WILL NOT REQUIRE A SITE VISIT.

PLANNING AND ZONING NOTES

1. ZONING MAP NO. 051- C2
2. EXISTING USES: 29 SINGLE-FAMILY ATTACHED HOMES AND 131 APTS. FOR LEASE.
   PROPOSED USE: 58 SINGLE-FAMILY ATTACHED HOMES FOR SALE AS CONDOMINIUMS TO THE EXISTING DEVELOPMENT.
3.

EXISTING ZONING AND MAXIMUM DENSITY PERMITTED					
DWELLING TYPE	ZONE	ACRES	UNITS ALLOWED	UNITS EXISTING	UNITS PROPOSED
EXISTING APARTMENTS RENTAL	RA	11.14 AC.	178.24 ≈178	131	
EXISTING TOWNHOUSES RENTAL				29	
CONDOMINIUM TOWNHOUSES	D.R. 16	5.8 AC.	92.8 ≈92		58
UNDEVELOPED AREA	D.R. 3.5	0.38 AC.	1.35 ≈1		
TOTAL UNITS ALLOWED			270		
TOTAL UNITS (160 EXIST. & 58 PROP.)				218	

   * VESTED UNDER RA - 1955 REGULATIONS FOR THE EXISTING RESIDENTIAL APARTMENTS AND TOWNHOUSES PER MEETING WITH CARL RICHARDS 9/21/06.
4. DENSITY UNITS PERMITTED: 17.16 AC.(+/-) @ D.R.16 = 281 UNITS
   DENSITY UNITS PROPOSED: 58-3 BEDROOM DWELLING UNIT X 1.5 = 87.0
   EXISTING 511 - BEDROOM DWELLING UNITS X 0.75du = 38.25
   EXISTING 80 2 - BEDROOM DWELLING UNITS X 1.00du = 80.00
   EXISTING 29 3 - BEDROOM DWELLING UNITS X 1.5du = 43.50
   TOTAL DENSITY UNITS 248.75
5. PARKING REQUIREMENTS:

PARKING REQUIRED FOR EXISTING DWELLINGS TO REMAIN: 131 1 AND 2 BEDROOM UNITS X 1.5 =	197
PARKING REQUIRED FOR EXISTING DWELLINGS TO REMAIN: 29 3 BEDROOM UNITS X 2 =	58
PARKING REQUIRED FOR PROPOSED TOWN HOMES: 58 3 BEDROOM UNITS X 2 =	116
TOTAL SPACES WITHOUT VISITOR PARKING	371
VISITOR PARKING REQUIREMENTS: 15% X 116 =	17
TOTAL PARKING SPACES REQUIRED: (INCLUDING HANDICAP PARKING SPACES). 17 SPACES =	388
MINIMUM HANDICAPPED PARKING SPACES:	9
PARKING PROVIDED:	
EXISTING HANDICAPPED PARKING SPACES	10
EXISTING PARKING SPACES	198
EXISTING PARKING SPACES TO BE REMOVED FOR NEW DEVELOPMENT	5
EXISTING PARKING TO REMAIN	203
NEW PARKING SPACES PROVIDED FOR NEW DEVELOPMENT ON CURRENT CONCEPT PLAN LAYOUT	154
TOTAL PARKING SPACES PROVIDED	357
PARKING DEFICIT = 388sp -357sp	31

   ***NOTE EXISTING PARKING FOR THE APARTMENT BUILDINGS REMAINS A VALID NON-CONFORMANCE FROM THE CURRENT PARKING REQUIREMENTS BASED APON THE PRIOR APPROVAL IN 1968 THAT WAS APPROVED BASED UPON PARKING REQUIREMENTS AT THAT TIME OF APPROVAL. THE PROPOSED DEVELOPMENT DOES NOT IMPACT THE EXISTING PARKING PROVIDED FOR THE APARTMENT BUILDINGS.
6. THIS DEVELOPMENT IS SUBJECT TO THE RESIDENTIAL PERFORMANCE STANDARDS, THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (CMDP) AND THE COUNTY LANDSCAPE MANUAL, PURSUANT TO SECTIONS 260, 409.8.A.1 AND SECTION 504.2, BCZR AND IS SUBJECT TO OTHER APPLICABLE ZONING REGULATIONS AND POLICIES. THIS DEVELOPMENT WILL COMPLY AND BE CONSISTENT WITH ALL OF THE AFOREMENTIONED REGULATIONS, STANDARDS, GUIDELINES AND POLICIES.
7. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPLE BUILDINGS ONLY, ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTION 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.
8. ALL DRIVEWAYS WILL COMPLY WITH SECTION 409.4 (BCZR). ALL PARKING AND MANEUVERING AREAS WILL BE PAVED WITH BITUMINOUS OR CONCRETE PAVING BY THE DEVELOPER.
9. ALL PROPOSED SIGNAGE SHALL BE IN COMPLIANCE WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS MANUAL. ALL SIGNS MUST MEET THE REQUIREMENTS OUTLINED IN THE BCZR SECTION 450. HOWEVER NONE ARE PROPOSED AT THIS TIME.
10. MAXIMUM BUILDING HEIGHT FOR ALL PRINCIPAL DWELLINGS IS 60 FEET.
11. ON-SITE DWELLINGS AND BUILDINGS WILL BE RAZED AS INDICATED ON THE PLAN. THIS WILL BE COMPLETED BY THE DEVELOPER PRIOR TO OR CONCURRENT WITH THE GRADING OF THE SITE.
12. SCHOOL DISTRICTS
    ELEMENTARY SCHOOL: PADONIA INTERNATIONAL
    MIDDLE SCHOOL: COCKEYSVILLE
    HIGH SCHOOL: DULANEY HIGH SCHOOL
13. THIS SITE DOES NOT INCLUDE NOR IS CONTIGUOUS TO ANY BUILDINGS PROPERTY OR SITES REGISTERED ON THE HISTORICAL INVENTORIES LIST.
14. MODIFICATION OF STANDARDS IS REQUESTED TO ALLOW THE SIDE BUILDING FACE TO BE REDUCED TO 20' PER THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES, DIVISION II, SECTION A, PP 22-23.
15. ZONING HISTORY:
    A. ZONING MAP 051C1 (OLD ZONING MAP REFERENCE NW-16A)
       * NO ZONING HISTORY FOUND ON APARTMENT SITE (PARCEL 270)
    B. THERE WAS ZONING HISTORY FOUND FOR PARCEL 303:
       CASE #77-199X
       * SPECIAL EXCEPTION TO USE PROPERTY FOR OFFICE BUILDING IN A DR-16 ZONING. GRANTED ON 4/15/77.
       * APPEAL FROM DECISION OF THE DEPUTY ZONING COMMISSIONER UNDER DATE OF 4/15/77 TO THE COUNTY BOARD OF APPEALS.
       * 6/16/78: IT WAS ORDERED THAT THE ORDER OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY GRANTING SAID PETITION BE AND IT IS HEREBY NEITHER AFFIRMED OR REVERSED, BUT THE ENTIRE PROCEEDING IS HEREBY REMANDED TO THE ZONING COMMISSION OF BALTIMORE COUNTY OR REFERRAL TO THE BALTIMORE COUNTY PLANNING BOARD IN ACCORDANCE WITH SECTION 22-15 (F) OF THE BALTIMORE COUNTY CODE
       * 4/27/79: RECORD INDICATES THAT THE PETITIONER HAS NOT PURSUED IDCA (INTERIM DEVELOPMENT CONTROL ACT). LETTER REQUESTED THAT THE PETITIONER ADVISE BOARD WITHIN 15 DAYS.
       * ON 6/21/79, AN ORDER OF DISMISSAL WAS PASSED BY THE COUNTY BOARD OF APPEALS.
    C. THE DEVELOPMENT PLAN COMMITTEE GRANTED AN A-1(VI) EXEMPTION ON OCTOBER 3, 2006 TO ALLOW WORK ON POOL AND CLUBHOUSE TO PROCEED.
16. AVERAGE DAILY TRIPS:

SINGLE-FAMILY ATTACHED 131 UNITS EXISTING @ 8.5/UNIT =	1114
PROPOSED CONDOMINIUM TOWNHOUSES 58 UNITS @ 10/UNIT =	580
TOTAL	=1694

OPEN SPACE NOTES

1. ALL EXISTING ON-SITE UNITS ARE GRANDFATHERED AS A NON-CONFORMING USE. AS THEY WERE DEVELOPED PRIOR TO THE ADOPTION AT BALTIMORE COUNTY OPEN SPACE REGULATIONS.
2. OPEN SPACE REQUIREMENTS:
   REQUIRED: 37,700 SF+/- ACTIVE AND 20,300 SF+/- TOTAL - 58,000 S.F. PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION III. D.3.
   PROVIDED: 38,334 SF+/- ACTIVE AND 23,719 SF+/- PASSIVE
3. NO UTILITIES, WHETHER PUBLIC OR PRIVATE, INCLUDING BUT NOT LIMITED TO, TELEPHONE, CABLE TELEVISION, GAS, AND ELECTRIC, WATER, SEWER AND STORM DRAINS SHALL BE PLACED OR CONSTRUCTED ON OR WITHIN THE AREAS LABELED AS OPEN SPACE WITHOUT PRIOR WRITTEN CONSENT FROM BALTIMORE COUNTY DEPARTMENT OF RECREATION AND PARKS
4. RETAINING WALLS SHALL NOT BE LOCATED WITHIN ANY OPEN SPACE PARCEL
5. THE DESIGN, CONSTRUCTION, AND INSTALLATION OF ALL AMENITIES SHOWN ON THE DEVELOPMENT PLAN SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
6. ALL LOCAL OPEN SPACE SHALL BE IN COMPLIANCE WITH THE "LOCAL OPEN SPACE MANUAL, LATEST EDITION". THE OPEN SPACE SHALL MEET THE REQUIREMENTS AND STANDARDS DESCRIBED IN SECTION III OF THE BALTIMORE COUNTY LOCAL OPEN SPACE MANUAL
7. TEMPORARY OPEN SPACE BOUNDARY MARKERS, TREE PROTECTION DEVICES AND FOUR FOOT HIGH SNOW FENCING OR APPROVED EQUIVALENT SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING.
8. WITHIN THE AREA SHOWN AS OPEN SPACE, DISTURBANCE BEYOND THAT WHICH IS SHOWN ON THE DEVELOPMENT PLAN SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.
9. OPEN SPACE SHALL BE OWNED AND MAINTAINED BY A CONDOMINIUM / HOMEOWNERS ASSOCIATION. A DECLARATION OF COVENANTS AND RESTRICTIONS ASSURING THE EXISTENCE AND MAINTENANCE OF THE OPEN SPACE IN PERPETUITY MUST BE SUBMITTED AND APPROVED BY THIS OFFICE PRIOR TO THE RECORDATION OF THE PLATS.
10. NO MASTER PLAN DESIGNATED GREENWAYS ARE AFFECTED BY THIS DEVELOPMENT
11. THE ACTIVE OPEN SPACE SHALL BE PROVIDED IN PARCELS OF NOT LESS THAN 20,000 S.F. EACH. PER SECTIONS III. C.I AND III. D.2.

DEPRM NOTES:

STANDARD NON-DISTURBANCE NOTE:

"THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OF DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAFEMENT."

PROTECTIVE COVENANTS NOTE:

"ANY 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."

1. THE FOREST CONSERVATION WORKSHEET WAS APPROVED IN A LETTER DATED MAY 16, 2007.
2. A REQUEST TO UTILIZE AN OFFSITE FOREST PLANTING BANK TO MEET FOREST CONSERVATION AREA REQUIREMENTS WAS APPROVED FOR THE TOTAL REQUIREMENT OF 5.4 ACRES IN A LETTER DATED MAY 17, 2007. THE HAMPTON MANOR SITE WILL COMPLY WITH FOREST CONSERVATION REQUIREMENTS BY RETAINING FOREST IN A PRE-APPROVED OFFSITE BANK.
3. THE FOREST RETENTION INVESTIGATION REPORT REQUIRED FOR IMPACTING THE 2.7 ACRE UPLAND FOREST HAS BEEN REVIEWED AND APPROVED IN A LETTER DATED MAY 11, 2007.
4. THE PRELIMINARY FOREST CONSERVATION PLAN HAS BEEN APPROVED IN A LETTER DATED MAY 11, 2007.
5. PER NOTE TWO, THE ABOVE APPROVAL SLL FOREST CONSERVATION REQUIREMENTS WILL BE MET OFFSITE.
6. THE WETLAND DELINEATION VERIFICATION HAS BEEN REVIEWED AND APPROVED IN A LETTER DATED MAY 11, 2007.
7. THE STEEP SLOPES AND ERODIBLE SOILS ANALYSIS HAS BEEN REVIEWED AND APPROVED IN A LETTER DATED MAY, 2007.
8. THE FOREST STAND DELINEATION HAS BEEN REVIEWED AND APPROVED.
9. THERE ARE NO KNOWN SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES EXISTING ON SITE.
10. THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
11. "A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS. THE FOREST BUFFER AND BUILDING SETBACK SHOWN HEREON ARE REFLECTIVE OF THE FACT THAT THIS VARIANCE WAS GRANTED. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS INCLUDING THE PLANTING OF 0.62 ACRE OF REMAINING FOREST BUFFER.
12. "THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT."
13. "ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
14. THE FOREST BUFFER SHALL BE POSTED AT 100-FOOT INTERVALS OR AT ANY TURN WITH "FOREST BUFFER DO NOT DISTURB" SIGNS ALONG ITS ENTIRE LIMIT.

PDM NOTES

1. ALL ON-SITE ROADS SHALL BE PRIVATE.
2. BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
3. COMMUNITY STREET LIGHTS WILL BE PROVIDED FOR THIS COMMUNITY PER BILL 32-72.
4. WAIVERS FROM PUBLIC WORKS STANDARDS ARE ANTICIPATED.
5. LANDSCAPE NOTES:
   A. SCREENING AND LANDSCAPING SHALL BE PROVIDED IN COMPLIANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND BCZR. REFER TO SCHEMATIC LANDSCAPE PLAN FOR PROPOSED LANDSCAPING.
   B. A LANDSCAPE PLAN WILL BE APPROVED PRIOR TO BUILDING PERMIT APPLICATION.
6. THE FLOOD PLAIN STUDY FOR EXISTING CONDITIONS HAS BEEN APPROVED BY BALTIMORE COUNTY. THE FLOOD PLAIN STUDY FOR PROPOSED CONDITIONS HAS BEEN SUBMITTED AND IS UNDER REVIEW.
7. SANITARY SEWERS SERVING THIS SITE WILL REQUIRE REINFORCEMENT TO ACCOMMODATE THE PROJECT FLOWS FROM THIS SITE. REINFORCEMENT WILL BE REQUIRED FOR THE FOLLOWING: (ALSO SEE HAMPTON MANOR OFFSITE SEWER REINFORCEMENT MAP ON THIS SHEET.)

   APPROXIMATELY 273' BETWEEN MANHOLES 35215 AND 29008
   APPROXIMATELY 227' BETWEEN MANHOLES 29008 AND 29854
   APPROXIMATELY 126' BETWEEN MANHOLES 29854 AND 29853
   APPROXIMATELY 87' BETWEEN MANHOLES 29853 AND 29007
   APPROXIMATELY 68' BETWEEN MANHOLES 29007 AND 29006
   APPROXIMATELY 40' BETWEEN MANHOLES 29006 AND 48822
   APPROXIMATELY 10' BETWEEN MANHOLES 48822 AND 48822A
   APPROXIMATELY 550' BETWEEN MANHOLES 48822A AND 29005
   APPROXIMATELY 458' BETWEEN MANHOLES 29005 AND MHA

   PLEASE REFERENCE CONSTRUCTION DRAWINGS 1959-1314, 1977-0556 AND 1959-1313 FOR LOCATIONS, DESIGN, LENGTHS AND INVERTS.

   IN ADDITION, A MINIMUM 8" SANITARY SEWER SHOULD SERVE UNITS #233 THROUGH #263 SAINT DAVID COURT.

ADJACENT OWNER INFORMATION

	LOT	OWNER	ADDRESS	BLK	DEED REF.	PLAT REF.	PROPERTY ACCT NO.
CHARINGTON ROAD							
	1	Stillwood Investments, LLC	2328 W. Joppa Road, Ste. 200, Lutherville, MD 21093	D	24015/676	30/3	805001180
	2	George/Fernande Pinsch	10145 Charington Road, Cockeysville, MD 21030-3317	D	4764/232	30/3	816047010
	3	Stanley/Barbara Nowakowski	10143 Charington Road, Cockeysville, MD 21030-3317	D	5326/79	30/3	808006580
	4	John/Dolores Kidd	10141 Charington Road, Cockeysville, MD 21030-3317	D	4858/45	30/3	811036510
SOUTHFORK COURT							
	89	Richard/Bridget Mainley	1 Southfork Court, Cockeysville, MD 21030-2437		11803/139	49/5	1900000850
					1. 21654/316		
	67	Ryan/Shipra Brunmeyer	2 Southfork Court, Cockeysville, MD 21030-2436		2/ 21654/310	49/5	1900000837
	79	Penny Prevosto	3 Southfork Court, Cockeysville, MD 21030-2437		13442/421	49/5	1900000849
	68	Michael Boehm/Erin Welsh	4 Southfork Court, Cockeysville, MD 21030-2436		24011/673	49/5	1900000838
	78	Mikhail Pavlov	5 Southfork Court, Cockeysville, MD 21030-2437		14556/164	49/5	1900000848
	69	Punnarao Naga Sakhamuri/Nandipati Saritha	6 Southfork Court, Cockeysville, MD 21030-2436		22970/77	49/5	1900000839
	77	Joseph Montalbano, Jr.	7 Southfork Court, Cockeysville, MD 21030-2437		15576/285	49/5	1900000847
	70	Jaclyn Fanelli	8 Southfork Court, Cockeysville, MD 21030-2436		23606/711	49/5	1900000840
	76	John Wilson	9 Southfork Court, Cockeysville, MD 21030-2437		9067/545	49/5	1900000846
	71	Ned/Jacquelyn Shatzer	10 Southfork Court, Cockeysville, MD 21030-2436		17925/332	49/5	1900000841
	75	Dennis Allen Cline	11 Southfork Court, Cockeysville, MD 21030-2437		9181/133	49/5	1900000845
	72	Albert/Kristen Smith	12 Southfork Court, Cockeysville, MD 21030-2436		14675/204	49/5	1900000842
	74	Christine Kelly Martin	13 Southfork Court, Cockeysville, MD 21030		9936/178	49/5	1900000844
	73	Arlene Alexander	15 Southfork Court, Cockeysville, MD 21030-2437		6508/806	49/5	1900000843
GREENTOP ROAD (BLK B)							
	10	Douglas/Barbara Turner	10400 Greentop Road, Cockeysville, MD 21030-3322	B	11998/189	20/81	818048860
	9	Mariel/Barbara Ness	10402 Greentop Road, Cockeysville, MD 21030-3322	B	NA	19/123	814010425
	8	Grason/Marguerite Fowble	10404 Greentop Road, Cockeysville, MD 21030-3322	B	NA	19/123	808046000
	7	Howard Shaffer	10405 Greentop Road, Cockeysville, MD 21030-3322	B	7319/27	19/123	819035570
	6	Margaret Kline	10408 Greentop Road, Cockeysville, MD 21030-3322	B	7857/407	19/123	811047720
GREENTOP ROAD (BLK C)							
	18	Berson/Donna Curtis	10300 Greentop Road, Cockeysville, MD 21030-3320	C	3194/421	20/81	803077670
	17	Paul/Patricia Roberts	10302 Greentop Road, Cockeysville, MD 21030-3320	C	3303/340	24/83	818049480
	13	Moe Moe Aung	10304 Greentop Road, Cockeysville, MD 21030-3320	C	17055/281	20/81	814042280
	12	Ahmed/Carolyn Asghar	10306 Greentop Road, Cockeysville, MD 21030-3320	C	15104/655	20/81	818073190
	11	James/Kathleen Gilmer	10308 Greentop Road, Cockeysville, MD 21030-3320	C	NA	20/81	813007000
	10	William/Mary MCDonald	10310 Greentop Road, Cockeysville, MD 21030-3320	C	9669/156	20/81	812025680
	9	James Kozma	10312 Greentop Road, Cockeysville, MD 21030-3320	C	1547/384	20/81	811017300
	8	Robert Jasko/Marie Lynn Beall	10314 Greentop Road, Cockeysville, MD 21030-3320	C	14564/104	20/81	803068230
	7	Thelma Croll	10316 Greentop Road, Cockeysville, MD 21030-3320	C	4881/653	20/81	804036270
	6	Louis Dixon/Ruth Carson	10320 Greentop Road, Cockeysville, MD 21030-3320	C	12934/271	20/81	814090685
	5	Thelma Nuttall	10322 Greentop Road, Cockeysville, MD 21030-3320	C	4286/535	20/81	818072930
	4	Eugene/Donnie Rufenacht	10324 Greentop Road, Cockeysville, MD 21030-3320	C	6811/46	20/81	801090250
	3	Earl Aadahl	10326 Greentop Road, Cockeysville, MD 21030-3320	C	22137/208	20/81	802067490
	2	Michael/Janice Schuck	10328 Greentop Road, Cockeysville, MD 21030-3320	C	14467/477	20/81	814010480
	1	Mark Hogan/John Dixon					
SILVERTON COURT							
	46	Shu Zang/Jin Liu	41 Silverton Court, Cockeysville, MD 21030-2446		23344/683	49/4	1900000760
	47	Robert/Terry Mixter	39 Silverton Court, Cockeysville, MD 21030-2446		7292/87	49/4	1900000761
	48	Yvonne Molotsl	37 Silverton Court, Cockeysville, MD 21030-2446		9194/274	49/4	1900000762
	49	Mark Huesman	35 Silverton Court, Cockeysville, MD 21030-2446		12757/371	49/4	1900000763
	50	Arnold Blumberg	33 Silverton Court, Cockeysville, MD 21030-2446		17745/391	49/4	1900000764
	51	David Sanchez/Shaukang Shen	31 Silverton Court, Cockeysville, MD 21030-2446		20775/50	50/26	1900000765
	52	Lea Mufaqueen	29 Silverton Court, Cockeysville, MD 21030		10946/377	49/4	1900000766
	53	Amanda Perry/Nicholas Digiovine	27 Silverton Court, Cockeysville, MD 21030-2445		18907/251	49/4	1900000767
	54	Linda McCormick	25 Silverton Court, Cockeysville, MD 21030-2445		12476/75	49/4	1900000768
	55	Besnik/Zhaneta Shashi	23 Silverton Court, Cockeysville, MD 21030-2445		22314/292	49/4	1900000769
	51	James/Shirley Matthews	21 Silverton Court, Cockeysville, MD 21030-3320		11958/310	49/4	1900000770
	57	Mary Dean	19 Silverton Court, Cockeysville, MD 21030-2445		14012/664	49/4	1900000771
	58	Melissa Stampinato	17 Silverton Court, Cockeysville, MD 21030-2445		11993/351	49/4	1900000772
	59	Lynette Bzuchalski	15 Silverton Court, Cockeysville, MD 21030-2445		16369/556	49/4	1900000773
	60	George Cobo/Alison Pail	13 Silverton Court, Cockeysville,MD 21030-2445		19375/649	49/4	1900000774
	61	Robert/Drew Shortall	11 Silverton Court, Cockeysville, MD 21030-4913		8351/541	49/4	1900000775

PETITION FOR SPECIAL HEARING, VARIANCE & WAIVER REQUESTS

GRANTED:

1. A REQUEST FOR A VARIANCE FROM THE REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAIN WAS REQUESTED. THIS REQUEST, WHICH WAS EVALUATED IN CONJUNCTION WITH A STEEP SLOPES AND ERODIBLE SOILS ANALYSIS, SEEKS APPROVAL FOR THE CONTINUED USE OF APPROXIMATELY 54,450 SQUARE FEET (1.25 ACRES) OF PROPOSED FOREST BUFFER. OF THE 54,450 SQUARE FEET OF IMPACT, 1,000 SQUARE FEET (0.02 ACRES) IS ASSOCIATED WITH EXISTING SIDEWALKS, 24,500 SQUARE FEET (0.6 ACRES) IS ASSOCIATED WITH EXISTING APARTMENT BUILDINGS AND THE REMAINING 28,950 SQUARE FEET (0.7 ACRES) IS EXISTING LAWN. THE DEVELOPMENT ACTIVITY FOR WHICH THE VARIANCE IS ASSOCIATED IS A REDEVELOPMENT OF A 1970S ERA APARTMENT COMPLEX. THE APPLICANT STATES THAT IMPACTS TO WATER QUALITY WILL BE MINIMIZED BY THE INSTALLATION OF 0.62 ACRES OF ON SITE MITIGATIVE PLANTINGS. THIS REQUEST WAS APPROVED IN A LETTER DATED MAY 31, 2007.
2. THE DEVELOPMENT REVIEW COMMITTEE GRANTED AN A-I (VI) EXEMPTION ON OCTOBER 3, 2006 TO ALLOW THE APPLICATION TO PROCEED WITH THAT WORK.

PETITION FOR VARIANCE:

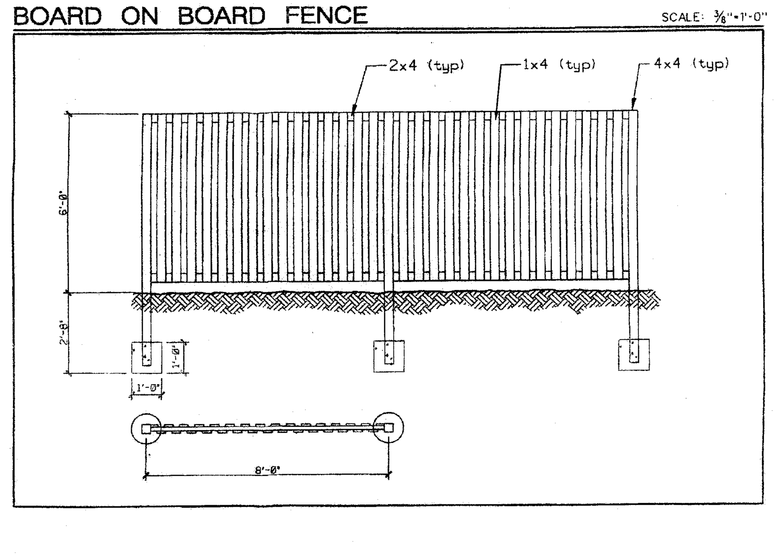
1. PROPOSED RESIDENTIAL TRANSITION AREA BUFFER REDUCTION OF WIDTH AND SETBACKS PURSUANT TO SECTION 1B01.1.B.1.c(1) AND (2) OF 24 FEET IN LIEU OF THE 50 FOOT RTA BUFFER AND 75 FOOT SETBACK REQUIRED BY SECTION 1B01.1.B.1.e(5) TO ALLOW FOR PARKING IN PRIVATE DRIVEWAYS.
2. WE REQUEST A MODIFICATION OF STANDARDS OF 10 UNITS IN LIEU OF 6 NOT TO EXCEED A LENGTH OF 220 FEET FOR THE NUMBER OF UNITS IN A GROUP PER THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES, DIVISION II, SECTION A PP. 22-23 AND A REDUCTION OF SIDE BUILDING FACE TO 20 FEET IN LIEU OF THE REQUIRED 25 FEET.

PETITION FOR VARIANCE

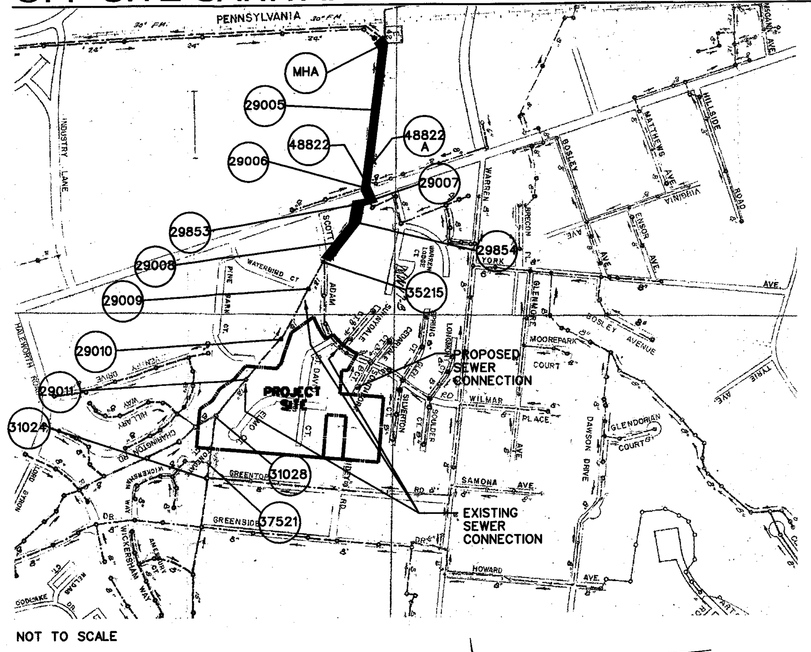
1. BUREAU OF DEVELOPMENT PLANS REVIEW POLICY MANUAL SECTION XIII, P. 22 TO ALLOW FOR A SINGLE ACCESS TO A DEVELOPMENT OF >100 UNITS IN LIEU OF TWO ACCESS POINTS.
2. AN AMENDMENT TO A PREVIOUSLY APPROVED DEVELOPMENT PLAN AND RECORD PLAT DATED 1965, PREVIOUS SITE PLAN FILES VIII-170 AND VIII-101 COULD NOT BE LOCATED BY BALTIMORE COUNTY. CONFIRMED IN A LETTER FROM PERMITS AND DEVELOPMENT MANAGEMENT.

BOARD ON BOARD FENCE

SCALE: 3/8"=1'-0"



HAMPTON MANOR OFF-SITE SANITARY SEWER REINFORCEMENT



NOT TO SCALE

PROPOSED SEWER REINFORCEMENT

LAND AQUISITION NOTES

THE EXISTING DRAINAGE AND UTILITY EASEMENT P.B. RRG 30 FOLIO 96 WILL BE REVISED AND ABANDONED AS SHOWN ON SHEET 1 OF 2.

CERTIFICATION AS TO DELINQUENT ACCOUNTS

I, _____, CERTIFY UNDER OATH THAT 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.

SIGNATURE AARON LIEBERT DATE: 7/23/07

Revisions

No.	Description	Date

I hereby certify that I have reviewed with due diligence the Zoning Plan Checklist dated 7/30/2007 and have prepared with due diligence this Development plan& Plan to Accompany Variance and Special Hearing Plan.

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No.6513, Expiration Date: 08/22/2009.

Professioanl Certification

HAMPTON MANOR

NOTES & DETAILS TO ACCOMPANY VARIANCE AND SPECIAL HEARING

PDM # 08-847
232 SAINT DAVID COURT
COCKEYSVILLE, MD 21030
(PREVIOUSLY KNOWN AS MILESTONE MANOR / WARREN APARTMENTS)

7125 Ambassador Road
Baltimore, Maryland 21244-2708
(410) 944-3112
STV Incorporated
engineers/architects/planners/construction managers

Sheet Title

DEVELOPMENT PLAN & PLAN TO ACCOMPANY VARIANCE & SPECIAL HEARING

PDM # VIII-847

Scale:	1"=40'
Date:	JULY 20, 2007
Drawn By:	F. MCLELLAN
Checked By:	J. LEONARD
Job Number:	0312515
Sheet:	

2 Of 2

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GENERAL NOTES

1. OWNER/APPLICANT: HAMPTON MANOR LIMITED PARTNERSHIP
P.O. BOX 3075
McKINNEY, TEXAS 75070-3075
ATTENTION : MALCOM VAN DE REIT

2. PREPARED BY: STV INCORPORATED
7125 AMBASSADOR ROAD - SUITE 200
BALTIMORE, MD 21244
ATTENTION: JENNIFER LEONARD (410-281-2893)

3. EXISTING SITE ADDRESS: 232 ST.DAVID CT. / 105 ST. ELMO CT.
COCKEYSVILLE, MD.21230

4. PROPERTY INFORMATION: (TAX MAP 51)

PARCEL	TAX ACCOUNT	DEED REFERENCE	PLAT REFERENCE
270	08-18-00-012043	/22972/115	30/96
303	08-08 04036200	/22972/ 126	

ELECTION DISTRICT: 8
COUNCILMANIC DISTRICT: 3

5. WATERSHED: WESTERN RUN
6. FLOOD ZONE ESTABLISHED PER FLOOD STUDY COMPLETED BY STV, INC. AUGUST 2006.CURRENTLY UNDER REVIEW BY BALTIMORE COUNTY DPW & DEPRM.
7. EXISTING SITE INFORMATION IS BASED ON SURVEY BY VIKA INC. DATED AUGUST 2006 AND SUPPLEMENTAL BALTIMORE COUNTY GIS.
8. TOTAL SITE AREA: 797,595 S.F. = 18.31 AC.+/- GROSS
PROJECT SITE LIMIT OF DISTURBANCE 306,191 S.F.+/- = 7.0 AC.+/-
9. CURRENT ZONING: D.R. 16 (17.61 A.C.) GROSS
D.R. 3.5 (6.7 A.C.) GROSS
PROPOSED ZONING: NO CHANGE
10. ALL PROPOSED ON-SITE UTILITIES ARE PRIVATE.
11. THE EXISTING APARTMENTS, TOWNHOUSES & CONDOMINIUMS ARE RENTALS. THE PROPOSED 58 UNITS WILL ALL BE CONDOMINIUM GARAGE TOWNHOUSES FOR SALE.
12. THE BUREAU OF DEVELOPMENT PLANS REVIEW (DPR) HAD A FIELD VISIT WITH STV INC.ON OCTOBER 10, 2007 TO REVIEW THE SIGHT DISTANCE FOR ST. DAVID CT. AND SOUTHFORK CT. BOTH WERE DETERMINED TO BE SUFFICIENT AT THAT TIME.

PLANNING AND ZONING NOTES

1. ZONING MAP NO. 051- C2
2. EXISTING USES: 29 SINGLE-FAMILY ATTACHED HOMES AND 131 APTS. FOR LEASE.
PROPOSED USES: 58 SINGLE-FAMILY ATTACHED HOMES FOR SALE AS CONDOMINIUMS TO THE EXISTING DEVELOPMENT.
3.

EXISTING ZONING AND MAXIMUM DENSITY PERMITTED					
DWELLING TYPE	ZONE	ACRES	UNITS ALLOWED	UNITS EXISTING	UNITS PROPOSED
EXISTING APARTMENTS RENTAL	RA	11.14 AC.	178.24 ≈178	131	
EXISTING TOWNHOUSES RENTAL				29	
CONDOMINIUM TOWNHOUSES	D.R. 16	5.8 AC.	92.8 ≈92		58
UNDEVELOPED AREA	D.R. 3.5	0.38 AC.	1.35 ≈1		
TOTAL UNITS ALLOWED			270		
TOTAL UNITS (160 EXIST. & 58 PROP.)				218	

* VESTED UNDER RA - 1955 REGULATIONS FOR THE EXISTING RESIDENTIAL APARTMENTS AND TOWNHOUSES PER MEETING WITH CARL RICHARDS 9/21/06.

4. DENSITY UNITS PERMITTED: 17.16 AC.(+/-) @ D.R.16 = 281 UNITS
DENSITY UNITS PROPOSED: 58-3 BEDROOM DWELLING UNIT X 1.5 = 87.0
EXISTING 51 1 - BEDROOM DWELLING UNITS X 0.75du = 38.25
EXISTING 80 2 - BEDROOM DWELLING UNITS X 1.00du = 80.00
EXISTING 29 3 - BEDROOM DWELLING UNITS X 1.5du = 43.50
TOTAL DENSITY UNITS 248.75

5. PARKING REQUIREMENTS:

PARKING REQUIRED FOR EXISTING DWELLINGS TO REMAIN: 131 1 AND 2 BEDROOM UNITS X 1.5 = 197
PARKING REQUIRED FOR EXISTING DWELLINGS TO REMAIN: 29 3 BEDROOM UNITS X 2 = 58
PARKING REQUIRED FOR PROPOSED TOWN HOMES: 58 3 BEDROOM UNITS X 2 = 116
TOTAL SPACES WITHOUT VISITOR PARKING = 371
VISITOR PARKING REQUIREMENTS: = 15% X 116 = 17

TOTAL PARKING SPACES REQUIRED: (INCLUDING HANDICAP PARKING SPACES). = 17 SPACES = 388
MINIMUM HANDICAPPED PARKING SPACES: = 9
PARKING PROVIDED:
EXISTING HANDICAPPED PARKING SPACES = 10

EXISTING PARKING SPACES ONSITE = 201
EXISTING PARKING SPACES ON SCOTT ADAM = 8
EXISTING PARKING SPACES TO BE REMOVED FOR NEW DEVELOPMENT = (-10)
EXISTING PARKING TO REMAIN FOR EXISTNG RENTAL APARTMENT AND TOWNHOUSE USE = 199
NEW PARKING SPACES PROVIDED FOR RENTAL APARTMENTS & TOWNHOUSES = 26
NEW DEVELOPMENT CONDOMINIUM TOWNHOUSES SPACES IN DRIVEWAYS = 116
NEW SPACES FOR POOL HOUSE = 9
NEW VISITOR SPACES = 26
TOTAL PARKING SPACES PROVIDED = 376
PARKING DEFICIT = 388sp -376sp = (-12)

***NOTE EXISTING PARKING FOR THE APARTMENT BUILDINGS REMAINS A VALID NON-CONFORMANCE FROM THE CURRENT PARKING REQUIREMENTS BASED APON THE PRIOR APPROVAL IN 1968 THAT WAS APPROVED BASED UPON PARKING REQUIREMENTS AT THAT TIME OF APPROVAL. THE PROPOSED DEVELOPMENT DOES NOT IMPACT THE EXISTING PARKING PROVIDED FOR THE APARTMENT BUILDINGS.

6. THIS DEVELOPMENT IS SUBJECT TO THE RESIDENTIAL PERFORMANCE STANDARDS, THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (CMDP) AND THE COUNTY LANDSCAPE MANUAL, PURSUANT TO SECTIONS 260, 409.8.A.1 AND SECTION 504.2, BCZR AND IS SUBJECT TO OTHER APPLICABLE ZONING REGULATIONS AND POLICIES. THIS DEVELOPMENT WILL COMPLY AND BE CONSISTENT WITH ALL OF THE AFOREMENTIONED REGULATIONS, STANDARDS, GUIDELINES AND POLICIES.
7. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPLE BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTION 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.
8. ALL DRIVEWAYS WILL COMPLY WITH SECTION 409.4 (BCZR). ALL PARKING AND MANEUVERING AREAS WILL BE PAVED WITH BITUMINOUS OR CONCRETE PAVING BY THE DEVELOPER.
9. ALL PROPOSED SIGNAGE SHALL BE IN COMPLIANCE WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS MANUAL. ALL SIGNS MUST MEET THE REQUIREMENTS OUTLINED IN THE BCZR SECTION 450. HOWEVER NONE ARE PROPOSED AT THIS TIME.
10. MAXIMUM BUILDING HEIGHT FOR ALL PRINCIPAL DWELLINGS IS 60 FEET.
11. ON-SITE DWELLINGS AND BUILDINGS WILL BE RAZED AS INDICATED ON THE PLAN. THIS WILL BE COMPLETED BY THE DEVELOPER PRIOR TO OR CONCURRENT WITH THE GRADING OF THE SITE.
12. SCHOOL DISTRICTS

ELEMENTARY SCHOOL: PADONIA INTERNATIONAL
MIDDLE SCHOOL: COCKEYSVILLE
HIGH SCHOOL: DULANEY HIGH SCHOOL

13. THIS SITE DOES NOT INCLUDE NOR IS CONTIGUOUS TO ANY BUILDINGS PROPERTY OR SITES REGISTERED ON THE HISTORICAL INVENTORIES LIST.
14. MODIFICATION OF STANDARDS IS REQUESTED TO ALLOW THE SIDE BUILDING FACE TO BE REDUCED TO 20' PER THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES. DIVISION II: SECTION A. PP 22-23.
15. ZONING HISTORY:
A. ZONING MAP 051C1 (OLD ZONING MAP REFERENCE NW-16A)
* NO ZONING HISTORY FOUND ON APARTMENT SITE (PARCEL 270)
B. THERE WAS ZONING HISTORY FOUND FOR PARCEL 303:
CASE #77-199X
* SPECIAL EXCEPTION TO USE PROPERTY FOR OFFICE BUILDING IN A DR-16 ZONING. GRANTED ON 4/15/77.
* APPEAL FROM DECISION OF THE DEPUTY ZONING COMMISSIONER UNDER DATE OF 4/15/77 TO THE COUNTY BOARD OF APPEALS.
* 6/16/78: IT WAS ORDERED THAT THE ORDER OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY GRANTING SAID PETITION BE AND IT IS HEREBY NEITHER AFFIRMED OR REVERSED, BUT THE ENTIRE PROCEEDING IS HEREBY REMANDED TO THE ZONING COMMISSION OF BALTIMORE COUNTY OR REFERRAL TO THE BALTIMORE COUNTY PLANNING BOARD IN ACCORDANCE WITH SECTION 22-15 (F) OF THE BALTIMORE COUNTY CODE.
* 4/27/79: RECORD INDICATES THAT THE PETITIONER HAS NOT PURSUED IDCA (INTERIM DEVELOPMENT CONTROL ACT). LETTER REQUESTED THAT THE PETITIONER ADVISE BOARD WITHIN 15 DAYS.
* ON 6/21/79, AN ORDER OF DISMISSAL WAS PASSED BY THE COUNTY BOARD OF APPEALS.
C. THE DEVELOPMENT PLAN COMMITTEE GRANTED AN A-1(VI) EXEMPTION ON OCTOBER 3, 2006 TO ALLOW WORK ON POOL AND CLUBHOUSE TO PROCEED.

16. AVERAGE DAILY TRIPS:
SINGLE-FAMILY ATTACHED 131 UNITS EXISTING @ 8.5/UNIT = 1114
PROPOSED CONDOMINIUM TOWNHOUSES 58 UNITS @ 10/UNIT = 580
TOTAL =1694

17. ~~POOL - 7.~~ POOL MEMBERSHIP LIMITED TO RESIDENTS ONLY.
18. UNITS 67-81 ST. ELMO ARE TO REMAIN ADDRESSED THAT WAY THRU PLAT.

DEVELOPER'S
EXHIBIT NO. See Revised 11/27

OPEN SPACE NOTES

1. ALL EXISTING ON -SITE UNITS ARE GRAND FATHERED AS A NONCONFORMING USE, AS THEY WERE DEVELOPED PRIOR TO THE ADOPTION AT BALTIMORE COUNTY OPEN SPACE REGULATIONS.
2. OPEN SPACE REQUIREMENTS:
REQUIRED: 37,700 SF+/- ACTIVE AND 20,300 SF+/- TOTAL = 58,000 S.F. PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION III: D.3.
PROVIDED: 37,700 SF+/- ACTIVE AND 23,370 SF+/- PASSIVE
3. NO UTILITIES, WHETHER PUBLIC OR PRIVATE, INCLUDING BUT NOT LIMITED TO, TELEPHONE, CABLE TELEVISION, GAS, AND ELECTRIC, WATER, SEWER AND STORM DRAINS SHALL BE PLACED OR CONSTRUCTED ON OR WITHIN THE AREAS LABELED AS OPEN SPACE WITHOUT PRIOR WRITTEN CONSENT FROM BALTIMORE COUNTY DEPARTMENT OF RECREATION AND PARKS
4. RETAINING WALLS SHALL NOT BE LOCATED WITHIN ANY OPEN SPACE PARCEL
5. THE DESIGN, CONSTRUCTION, AND INSTALLATION OF ALL AMENITIES SHOWN ON THE DEVELOPMENT PLAN SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
6. ALL LOCAL OPEN SPACE SHALL BE IN COMPLIANCE WITH THE "LOCAL OPEN SPACE MANUAL, LATEST EDITION". THE OPEN SPACE SHALL MEET THE REQUIREMENTS AND STANDARDS DESCRIBED IN SECTION III OF THE BALTIMORE COUNTY LOCAL OPEN SPACE MANUAL
7. TEMPORARY OPEN SPACE BOUNDARY MARKERS, TREE PROTECTION DEVICES AND FOUR FOOT HIGH SNOW FENCING OR APPROVED EQUIVALENT SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING.
8. WITHIN THE AREA SHOWN AS OPEN SPACE, DISTURBANCE BEYOND THAT WHICH IS SHOWN ON THE DEVELOPMENT PLAN SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.
9. H.O.A OPEN SPACE SHALL BE OWNED AND MAINTAINED BY A CONDOMINIUM / HOMEOWNERS ASSOCIATION. A DECLARATION OF COVENANTS AND RESTRICTIONS ASSURING THE EXISTENCE AND MAINTENANCE OF THE OPEN SPACE IN PERPETUITY WILL BE SUBMITTED TO RECREATION AND PARKS PRIOR TO THE RECORDATION OF THE PLATS.
10. NO MASTER PLAN DESIGNATED GREEN WAYS ARE AFFECTED BY THIS DEVELOPMENT
11. THE ACTIVE OPEN SPACE SHALL BE PROVIDED IN PARCELS OF NOT LESS THAN 20,000 S.F. EACH. PER SECTIONS III. C.1 AND III. D.2.

DEPRM NOTES:

STANDARD NON -DISTURBANCE NOTE:

"THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OF DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT."

PROTECTIVE COVENANTS NOTE:

"ANY 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."

1. THE FOREST CONSERVATION WORKSHEET WAS APPROVED IN A LETTER DATED MAY 16, 2007.
2. A REQUEST TO UTILIZE AN OFF SITE FOREST PLANTING BANK TO MEET FOREST CONSERVATION AREA REQUIREMENTS WAS APPROVED FOR THE TOTAL REQUIREMENT OF 5.4 ACRES IN A LETTER DATED MAY 17, 2007. THE HAMPTON MANOR SITE WILL COMPLY WITH FOREST CONSERVATION REQUIREMENTS BY RETAINING FOREST IN A PRE- APPROVED OFF SITE BANK.
3. THE FOREST RETENTION INVESTIGATION REPORT REQUIRED FOR IMPACTING THE 2.7 ACRE UPLAND FOREST HAS BEEN REVIEWED AND APPROVED IN A LETTER DATED MAY 11, 2007.
4. THE PRELIMINARY FOREST CONSERVATION PLAN HAS BEEN APPROVED IN A LETTER DATED MAY 11, 2007.
5. THE WETLAND DELINEATION VERIFICATION HAS BEEN REVIEWED AND APPROVED IN A LETTER DATED MAY 11, 2007.
6. THE STEEP SLOPES AND ERODIBLE SOILS ANALYSIS HAS BEEN REVIEWED AND APPROVED IN A LETTER DATED MAY, 2007.
7. THE FOREST STAND DELINEATION HAS BEEN REVIEWED AND APPROVED.
8. THERE ARE NO KNOWN SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES EXISTING ON SITE.
9. THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
10. THE FOREST BUFFER PROTECTIVE PLAN ASSOCIATED WITH FOREST BUFFER VARIANCE #03-07-385, APPROVED ON MAY 31, 2007, HAS BEEN APPROVED NOTING THE FOLLOWING CONDITIONS:
11. "A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAIN'S. THE FOREST BUFFER AND BUILDING SETBACK SHOWN HEREON ARE REFLECTIVE OF THE FACT THAT THIS VARIANCE WAS GRANTED. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS INCLUDING THE PLANTING OF 0.62 ACRE OF REMAINING FOREST BUFFER.
12. "THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT."
13. "ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANT WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
14. THE FOREST BUFFER SHALL BE POSTED AT 100-FOOT INTERVALS OR AT ANY TURN WITH "FOREST BUFFER DO NOT DISTURB" SIGNS ALONG ITS ENTIRE LIMIT.
15. THE SECOND ITEM OF THE SEQUENCE OF OPERATIONS ON THE SEDIMENT CONTROL PLAN SHALL BE THE STANDARD HIGH VISIBILITY FENCE NOTE, WHICH SHOULD READ, " HIGH VISIBLITY ORANGE SAFETY FENCE SHALL BE MANUALLY INSTALLED ALONG THE LIMIT OF DISTURBANCE (LOD) WHEREVER THE LOD IS WITHIN 50 FEEET OF ANY APPROVED FOREST BUFFER EASEMENT. THIS FENCE SHALL BE INSPECTED AND APPROVED BY DEPRM AT THE PRECONSTRUCTION MEETING."
16. THE OPEN PORTION OF THE EXPANDED FOREST BUFFER EASEMENT, APPROXIMATLY 23,500 SQUARE FEET, SHALL BE PLANTED WITH NATIVE DECIDIOUS SPECIES OF TREES AND SHRUBS. TREES SHALL BE A MINIUM OF 1 INCH CALIPER STOCK AND PLANTED ON 12-15' CENTERS. SHRUBS SHALL BE A MINIUM 24 INCH HIGH CONTAINER GROWN AND PLANTED 6-8 FOOT ON CENTER.
17. AS PROPOSED THE MITIGATION AREAS MAY BE RECONFIGURED. THE REMAINING, OUTSTANDING IMPACT OF APPROXIMATLY 3,800 SQUARE FEET MAY BE MITIGATED AT A DEPRM APPROVED OFFSITE BANK.

PDM NOTES

1. ALL ON -SITE ROADS SHALL BE PRIVATE.
2. BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
3. COMMUNITY STREET LIGHTS WILL BE PROVIDED FOR THIS COMMUNITY PER BILL 32-72.
4. WAIVERS FROM PUBLIC WORKS STANDARDS ARE ANTICIPATED.
5. LANDSCAPE NOTES:
A. SCREENING AND LANDSCAPING SHALL BE PROVIDED IN COMPLIANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND BCZR. REFER TO SCHEMATIC LANDSCAPE PLAN FOR PROPOSED LANDSCAPING.
B. A LANDSCAPE PLAN WILL BE APPROVED PRIOR TO BUILDING PERMIT APPLICATION.
6. THE FLOOD PLAIN STUDY FOR EXISTING CONDITIONS HAS BEEN APPROVED BY BALTIMORE COUNTY. THE FLOOD PLAIN STUDY FOR PROPOSED CONDITIONS HAS BEEN SUBMITTED AND IS UNDER REVIEW.
7. SANITARY SEWERS SERVING THIS SITE WILL REQUIRE REINFORCEMENT TO ACCOMMODATE THE PROJECT FLOWS FROM THIS SITE. REINFORCEMENT WILL BE REQUIRED FOR THE FOLLOWING: (ALSO SEE HAMPTON MANOR OFF SITE SEWER REINFORCEMENT MAP ON THIS SHEET.)

APPROXIMATELY 273' BETWEEN MANHOLES 35215 AND 29008
APPROXIMATELY 227' BETWEEN MANHOLES 29008 AND 29854
APPROXIMATELY 126' BETWEEN MANHOLES 29854 AND 29853
APPROXIMATELY 87' BETWEEN MANHOLES 29853 AND 29007
APPROXIMATELY 68' BETWEEN MANHOLES 29007 AND 29006
APPROXIMATELY 40' BETWEEN MANHOLES 29006 AND 48822
APPROXIMATELY 10' BETWEEN MANHOLES 48822 AND 48822A
APPROXIMATELY 550' BETWEEN MANHOLES 48822A AND 29005
APPROXIMATELY 458' BETWEEN MANHOLES 29005 AND MHA

PLEASE REFERENCE CONSTRUCTION DRAWINGS 1959-1314, 1977-0556 AND 1959-1313 FOR LOCATIONS, DESIGN, LENGTHS AND INVERTS.
IN ADDITION, A MINIMUM 8" SANITARY SEWER SHOULD SERVE UNITS #233 THROUGH #263 SAINT DAVID COURT.

PETITION FOR VARIANCE CONT.

3. TO PERMIT A VARIANCE OF THE EXISTING PARKING WITH 376 SPACES IN LIEU OF THE REQUIRED 388 SPACES PURSUANT TO SECTION 409 OF THE BCZR.

DPR WAIVER OF STANDARDS

1. TO PERMIT A 20' ROAD BED IN LIEU OF 24' ROAD BED BEHIND UNITS 253-263 POOL VIEW WAY AND 30-52 ST. ELMO CIRCLE.

ADJACENT OWNER INFORMATION

LOT	OWNER	ADDRESS	BLK	DEED REF.	PLAT REF.	PROPERTY ACCT NO.
CHARINGTON ROAD						
1	Stillwood Investments, LLC	2328 W. Joppa Road, Ste. 200, Lutherville, MD 21093	D	24015/676	30/3	806001180
2	George/Fernande Pinsch	10145 Charington Road, Cockeysville, MD 21030-3317	D	4764/232	30/3	816047010
3	Stanley/Barbara Nowakowski	10143 Charington Road, Cockeysville, MD 21030-3317	D	5326/79	30/3	808006580
4	John/Dolores Kidd	10141 Charington Road, Cockeysville, MD 21030-3317	D	4858/45	30/3	811036510
SOUTHFORK COURT						
80	Richard/Bridget Mainley	1 Southfork Court, Cockeysville, MD 21030-2437		11803/139	49/5	1900000850
67	Ryan/Shipra Brummeyer	2 Southfork Court, Cockeysville, MD 21030-2436		1. 21654/315 2/ 21654/310	49/5	1900000837
79	Penny Prevosto	3 Southfork Court, Cockeysville, MD 21030-2437		13442/421	49/5	1900000849
68	Michael Boehm/Erin Welsh	4 Southfork Court, Cockeysville, MD 21030-2436		24011/673	49/5	1900000838
78	Mikhail Pavlov	5 Southfork Court, Cockeysville, MD 21030-2437		14556/564	49/5	1900000848
69	Punnarao Naga Sakhamuri/Nandipati Saritha	6 Southfork Court, Cockeysville, MD 21030-2436		22970/77	49/5	1900000839
77	Joseph Montalbano, Jr.	7 Southfork Court, Cockeysville, MD 21030-2437		15576/265	49/5	1900000847
70	Jaclyn Fanelli	8 Southfork Court, Cockeysville, MD 21030-2436		23606/711	49/5	1900000840
76	John Willson	9 Southfork Court, Cockeysville, MD 21030-2437		9067/545	49/5	1900000846
71	Ned/Jacquelyn Shatzer	10 Southfork Court, Cockeysville, MD 21030-2436		17925/352	49/5	1900000841
75	Dennis Allen Cline	11 Southfork Court, Cockeysville, MD 21030-2437		9181/133	49/5	1900000845
72	Albert/Kristen Smith	12 Southfork Court, Cockeysville, MD 21030-2436		14675/204	49/5	1900000842
74	Christine Kelly Martin	13 Southfork Court, Cockeysville, MD 21030		9936/178	49/5	1900000844
73	Arlene Alexander	15 Southfork Court, Cockeysville, MD 21030-2437		6508/806	49/5	1900000843
GREENTOP ROAD (BLK B)						
10	Douglas/Barbara Turner	10400 Greentop Road, Cockeysville, MD 21030-3322	B	11998/189	20/81	818048860
9	Mariel/Barbara Ness	10402 Greentop Road, Cockeysville, MD 21030-3322	B	NA	19/123	814010425
8	Grason/Marguerite Fowble	10404 Greentop Road, Cockeysville, MD 21030-3322	B	NA	19/123	808046000
7	Howard Shaffer	10406 Greentop Road, Cockeysville, MD 21030-3322	B	7319/27	19/123	819035570
6	Margaret Kline	10408 Greentop Road, Cockeysville, MD 21030-3322	B	7857/407	19/123	811047720
GREENTOP ROAD (BLK C)						
16	Benson/Donna Curtis	10300 Greentop Road, Cockeysville, MD 21030-3320	C	3194/421	20/81	803077670
17	Paul/Patricia Roberts	10302 Greentop Road, Cockeysville, MD 21030-3320	C	3303/340	24/83	818049480
13	Moe Moe Aung	10304 Greentop Road, Cockeysville, MD 21030-3320	C	17055/261	20/81	814040280
12	Ahmed/Carolyn Anghar	10306 Greentop Road, Cockeysville, MD 21030-3320	C	15104/665	20/81	818073190
11	James/Kathleen Gilmer	10308 Greentop Road, Cockeysville, MD 21030-3320	C	23197/504	20/81	818012090
10	William/Mary McDonald	10310 Greentop Road, Cockeysville, MD 21030-3320	C	NA	20/81	813007000
9	James Kozma	10312 Greentop Road, Cockeysville, MD 21030-3320	C	9969/156	20/81	812025680
8	Robert Jasko/Marie Lynn Beall	10314 Greentop Road, Cockeysville, MD 21030-3320	C	15479/84	20/81	811017300
7	Thelma Croft	10316 Greentop Road, Cockeysville, MD 21030-3320	C	14564/104	20/81	803068220
6	Louis Dixon/Ruth Carson	10318 Greentop Road, Cockeysville, MD 21030-3320	C	4881/693	20/81	804036270
5	Thelma Nuttall	10320 Greentop Road, Cockeysville, MD 21030-3320	C	12934/271	20/81	814090085
4	Eugene/Donnie Rufenacht	10322 Greentop Road, Cockeysville, MD 21030-3320	C	4286/535	20/81	818072630
3	Earl Aadahl	10324 Greentop Road, Cockeysville, MD 21030-3320	C	6511/46	20/81	801000250
2	Michael/Janice Schuck	10326 Greentop Road, Cockeysville, MD 21030-3320	C	22137/208	20/81	802067490
1	Mark Hogan/John Dixon	10328 Greentop Road, Cockeysville, MD 21030-3320	C	14467/477	20/81	814010480
SILVERTON COURT						
46	Shu Zang/Jin Liu	41 Silverton Court, Cockeysville, MD 21030-2446		23344/663	49/4	1900000760
47	Robert/Terry Mixter	39 Silverton Court, Cockeysville, MD 21030-2446		7292/87	49/4	1900000761
48	Yvonne Molotsi	37 Silverton Court, Cockeysville, MD 21030-2446		9194/274	49/4	1900000762
49	Mark Huesman	35 Silverton Court, Cockeysville, MD 21030-2446		12757/371	49/4	1900000763
50	Arnold Blumberg	33 Silverton Court, Cockeysville, MD 21030-2446		17745/391	49/4	1900000764
51	David Sanchez/Shaukang Shen	31 Silverton Court, Cockeysville, MD 21030-2446		20775/60	50/26	1900000765
52	Lea Mulqueen	29 Silverton Court, Cockeysville, MD 21030		10946/377	49/4	1900000766
53	Amanda Perry/Nicholas Digiovine	27 Silverton Court, Cockeysville, MD 21030-2445		18907/251	49/4	1900000767
54	Linda McCormick	25 Silverton Court, Cockeysville, MD 21030-2445		12478/75	49/4	1900000768
55	Besnik/Zhaneta Sheshi	23 Silverton Court, Cockeysville, MD 21030-2445		22914/392	49/4	1900000769
51	James/Shirley Matthews	21 Silverton Court, Cockeysville, MD 21030-3320		11989/319	49/4	1900000770
57	Mary Dean	19 Silverton Court, Cockeysville, MD 21030-2445		14012/664	49/4	1900000771
58	Melissa Spampinato	17 Silverton Court, Cockeysville, MD 21030-2445		11993/351	49/4	1900000772
59	Lynette Brzuchalski	15 Silverton Court, Cockeysville, MD 21030-2445		16369/556	49/4	1900000773
60	George Cobo/Alison Pail	13 Silverton Court, Cockeysville, MD 21030-2445		19375/649	49/4	1900000774
61	Robert/Drew Shortall	11 Silverton Court, Cockeysville, MD 21030-4913		8351/541	49/4	1900000775

PETITION FOR SPECIAL HEARING, VARIANCE & WAIVER REQUESTS

GRANTED:
1. A REQUEST FOR A VARIANCE FROM THE REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAIN WAS REQUESTED. THIS REQUEST, WHICH WAS EVALUATED IN CONJUNCTION WITH A STEEP SLOPES AND ERODIBLE SOILS ANALYSIS, SEEKS APPROVAL FOR THE CONTINUED USE OF APPROXIMATELY 54,450 SQUARE FEET (1.25 ACRES) OF PROPOSED FOREST BUFFER. OF THE 54,450 SQUARE FEET OF IMPACT, 1,000 SQUARE FEET (0.02 ACRES) IS ASSOCIATED WITH EXISTING SIDEWALKS, 24,500 SQUARE FEET (0.6 ACRES) IS ASSOCIATED WITH EXISTING APARTMENT BUILDINGS AND THE REMAINING 28,950 SQUARE FEET (0.7 ACRES) IS EXISTING LAWN. THE DEVELOPMENT ACTIVITY FOR WHICH THE VARIANCE IS ASSOCIATED IS A REDEVELOPMENT OF A 1970'S ERA APARTMENT COMPLEX. THE APPLICANT STATES THAT IMPACTS TO WATER QUALITY WILL BE MINIMIZED BY THE INSTALLATION OF 0.62 ACRES OF ON SITE MITIGATIVE PLANTINGS. THIS REQUEST WAS APPROVED IN A LETTER DATED MAY 31, 2007.
2. THE DEVELOPMENT REVIEW COMMITTEE GRANTED AN A-I(VI) EXEMPTION ON OCTOBER 3, 2006 TO ALLOW THE APPLICATION TO PROCEED WITH THAT WORK.

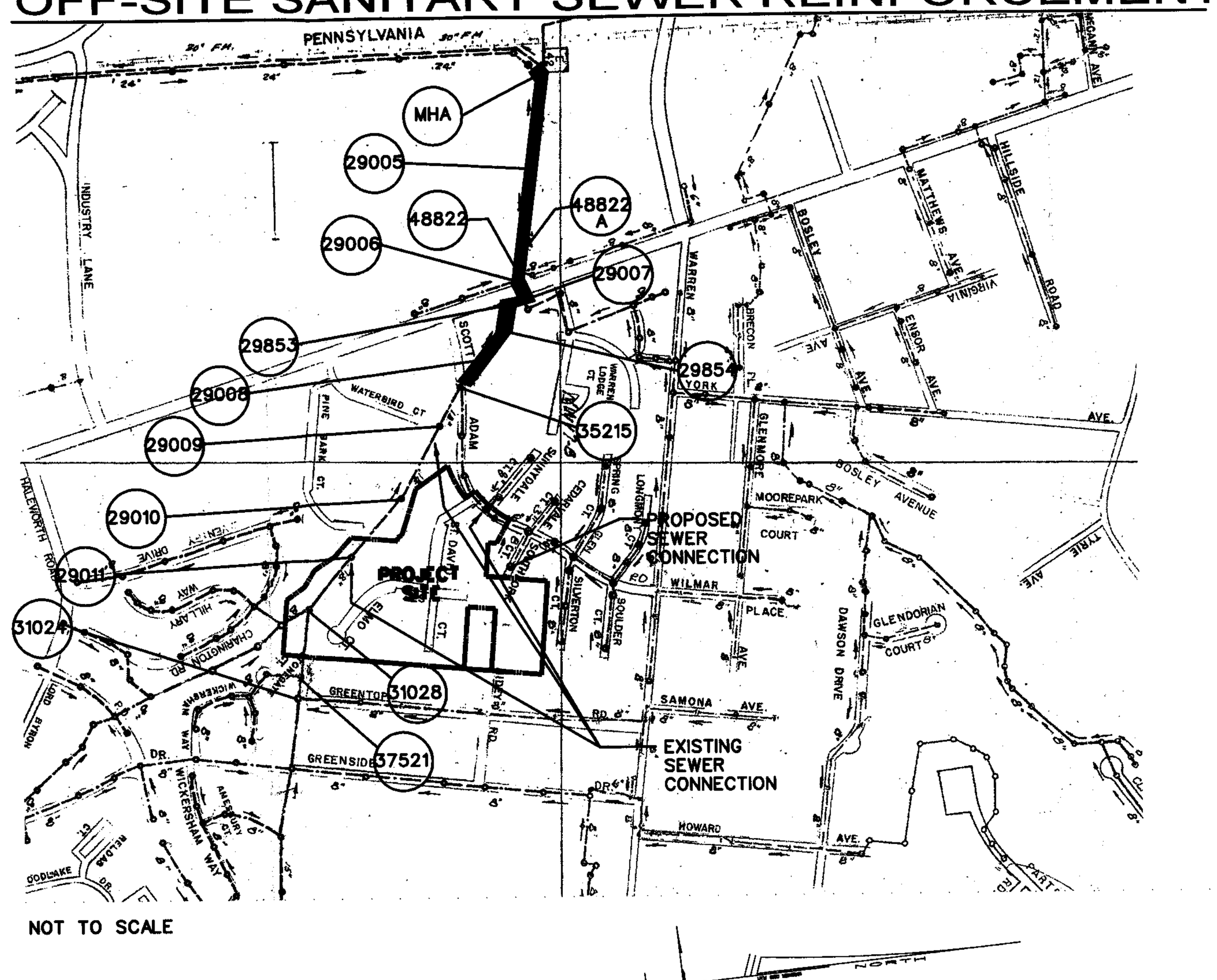
PETITION FOR VARIANCE:

1. PROPOSED RESIDENTIAL TRANSITION AREA BUFFER REDUCTION OF WIDTH AND SETBACKS PURSUANT TO SECTION 1B01.1.B.1.c(1)AND(2) OF 24 FEET IN LIEU OF THE 50 FOOT RTA BUFFER AND 75 FOOT SETBACK REQUIRED BY SECTION 1B01.1.B.1.e(5) TO ALLOW FOR PARKING IN PRIVATE DRIVEWAYS.
2. WE REQUEST A MODIFICATION OF STANDARDS OF 10 UNITS IN LIEU OF 6 NOT TO EXCEED A LENGTH OF 220 FEET.FOR THE NUMBER OF UNITS IN A GROUP PER THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES, DIVISION II, SECTION A PP. 22-23 AND A REDUCTION OF SIDE BUILDING FACE TO 20 FEET IN LIEU OF THE REQUIRED 25 FEET.

PETITION FOR VARIANCE

1. ~~BUREAU OF DEVELOPMENT PLANS REVIEW POLICY MANUAL SECTION XIII, P. 22 TO ALLOW FOR A SINGLE ACCESS TO A DEVELOPMENT OF >100 UNITS IN LIEU OF TWO ACCESS POINTS.~~
2. AN AMENDMENT TO A PREVIOUSLY APPROVED DEVELOPMENT PLAN AND RECORD PLAT DATED 1965, PREVIOUS SITE PLAN FILES VIII-170 AND V111-101 COULD NOT BE LOCATED BY BALTIMORE COUNTY. CONFIRMED IN A LETTER FROM PERMITS AND DEVELOPMENT MANAGEMENT.

HAMPTON MANOR OFF-SITE SANITARY SEWER REINFORCEMENT

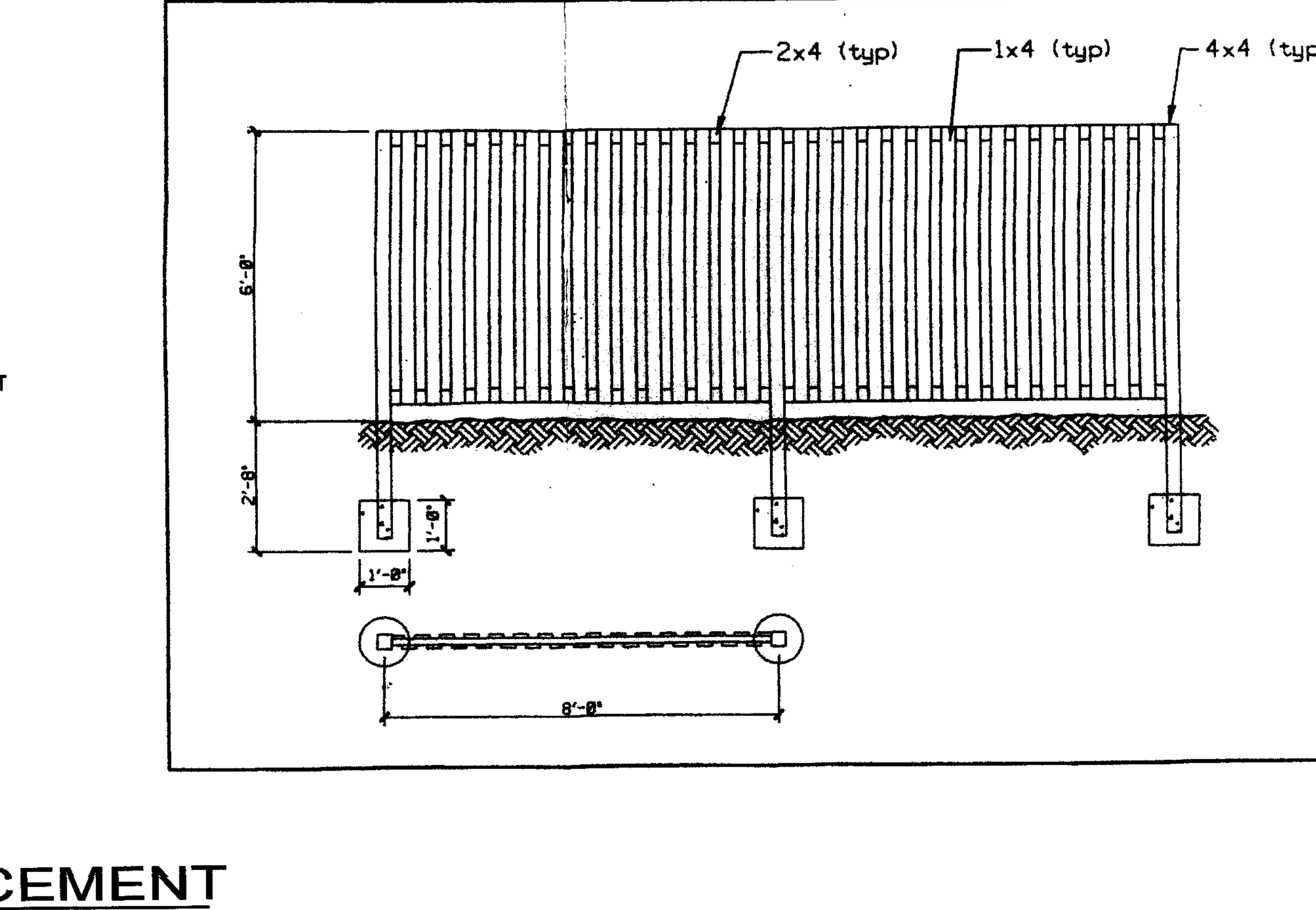


NOT TO SCALE

PROPOSED SEWER REINFORCEMENT

BOARD ON BOARD FENCE

SCALE: 3/8"=1'-0"



LAND AQUISITION NOTES

THE EXISTING DRAINAGE AND UTILITY EASEMENT P.B. RRG 30 FOLIO 96 WILL BE REVISED AND ABANDONED AS SHOWN ON SHEET 1 OF 2.

CERTIFICATION AS TO DELINQUENT ACCOUNTS

I, [signature], CERTIFY UNDER OATH THAT 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.

SIGNATURE [signature] AARON LIEBERT DATE: 7/23/07

DEVELOPER'S
EXHIBIT NO. 1B See 11/27/07 Revision

Revisions		
No.	Description	Date
1	REVISION PER COMMENTS RECEIVED AT THE DPC	10/18/07

I hereby certify that I have reviewed with due diligence the Zoning Plan Checklist dated 10/18/2007 and have prepared with due diligence this Development plan& Plan to Accompany Variance and Special Hearing Plan.

[Seal: STATE OF MARYLAND, JOHN ... , PROFESSIONAL ENGINEER] 10/18/2007

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No.6513, Expiration Date:08/22/2009.
Certification

HAMPTON MANOR

NOTES & DETAILS TO ACCOMPANY VARIANCE AND SPECIAL HEARING

PDM # 08-847
232 SAINT DAVID COURT
COCKEYSVILLE, MD 21030
(PREVIOUSLY KNOWN AS MILESTONE MANOR / WARREN APARTMENTS)

7125 Ambassador Road
Baltimore,Maryland 21244-2706
(410) 944-9112
STV Incorporated
engineers/architects/planners/construction managers

Sheet Title
REDLINE DEVELOPMENT PLAN & PLAN TO ACCOMPANY VARIANCE & SPECIAL HEARING

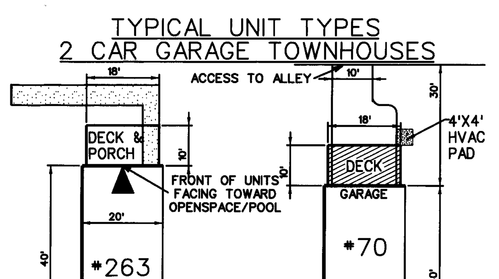
PDM # VIII-847

Scale:	1"=40'
Date:	JULY 20, 2007
Drawn By:	F. MCLELLAN
Checked By:	J. LEONARD
Job Number:	0312515
Sheet:	2 Of 2

LEGEND:

PROPOSED:		EXISTING:	
PROPERTY LINE		PROPERTY LINE	
STORM DRAIN LINE	18" SD	GAS VALVE	GV
STORM DRAIN INLET		STORM DRAIN MANHOLE	SDMH
MANHOLE		SAN. SEWER MANHOLE	SSMH
SANITARY LINE	S	WATER METER	WM
WATER LINE	W	WATER VALVE	WV
FIRE HYDRANT		CONCRETE	
ELECTRIC		FIRE HYDRANT	
WATER METER	W W	CATCH BASIN/ DRAIN INLET	
ELECTRIC TRANSFORMER	T	LIGHT POLES	
STREET LIGHT		MANHOLE	
PARKING COUNT	(30)	SIGN	
ADDRESS	*263, *58	CURB	
CONCRETE SIDEWALK		TELEPHONE (UNDERGROUND)	T T
ZONING DESIGNATION	DR-16 DR-3.5	SANITARY SEWER	
LIMIT OF DISTURBANCE	L.O.D.	STORM DRAIN	
R.T.A. BUFFER		WATER LINE	
FOREST BUFFER ESMT.	FBE	TELEPHONE JUNCTION BOX	TJB
FOREST BUFFER PROTECTION SIGN		TREELINE	
FRONT OF UNIT		PUBLIC UTILITY & DRAINAGE EASEMENT	
100 YR. FLOODPLAIN			
6' BOARD ON BOARD FENCE	X		

TYPICAL UNIT TYPES
2 CAR GARAGE TOWNHOUSES



ADDRESS *233-263 ST. DAVID COURT

ADDRESS *30-97 ST. ELMO CIRCLE

SOIL CHART

SOIL SERIES	SEPTIC SYSTEM LIMITATIONS	HOMESITE LIMITATIONS W/BASEMENT	HOMESITE LIMITATIONS W/O BASEMENT	LIMITATIONS-STREETS AND PARKING LOTS	HYDRIC SOILS	SOIL GROUP	ERODIBILITY K FACTOR	SLOPES> 15%
BmB2	SLIGHT	MODERATE	SLIGHT	SLIGHT	N	B	0.32	N
BmC2	MODERATE	MODERATE	MODERATE	SEVERE	N	B	0.32	N
CaB2	SEVERE	MODERATE	MODERATE	SLIGHT	N	C	0.43	N

GENERAL NOTES:

1. OWNER/APPLICANT: HAMPTON MANOR LIMITED PARTNERSHIP
   P.O. BOX 3075
   McKINNEY, TEXAS 75070-3075
   ATTENTION: MALCOM VAN DE REIT
2. PREPARED BY: STV INCORPORATED
   7125 AMBASSADOR ROAD - SUITE 200
   BALTIMORE, MD 21244
   ATTENTION: JENNIFER LEONARD (410-281-2893)
3. EXISTING SITE ADDRESS: 232 ST.DAVID CT. / 105 ST. ELMO CT.
   COCKEYSVILLE, MD.21230
4. PROPERTY INFORMATION: (TAX MAP 51)

PARCEL	TAX ACCOUNT	DEED REFERENCE	PLAT REFERENCE
270	08-18-00-012043	/22972/115	30/96
303	08-08 04036200	/22972/ 126	

   ELECTION DISTRICT: 8
   COUNCILMANIC DISTRICT: 3
5. WATERSHED: WESTERN RUN
6. FLOOD ZONE ESTABLISHED PER FLOOD STUDY COMPLETED BY STV, INC. AUGUST 2006,CURRENTLY UNDER REVIEW BY BALTIMORE COUNTY DPW & DEPRM.
7. EXISTING SITE INFORMATION IS BASED ON SURVEY BY VIKA INC. DATED AUGUST 2006 AND SUPPLEMENTAL BALTIMORE COUNTY GIS.
8. TOTAL SITE AREA: 797,595 S.F. - 18.31 AC.+/- GROSS
   PROJECT SITE LIMIT OF DISTURBANCE 306,191 S.F.+/- = 7.0 AC.+/-
9. CURRENT ZONING: D.R. 16 (17.61 A.C.) GROSS
   D.R. 3.5 (6.7 A.C.) GROSS
   PROPOSED ZONING: NO CHANGE

COUNCILMANIC DISTRICT: 03
ELECTION DISTRICT: 08

Revisions

No.	Description	Date
1	REVISED PER COMMENTS RECEIVED AT DAC	10.03.2007

I hereby certify that I have reviewed with due diligence the Development Plan Checklist dated 10/18/2007, and have prepared with due diligence this Development plan.

STATE OF MARYLAND — JENNIFER LEONARD — No. 6513 — PROFESSIONAL ENGINEER

10/18/2007

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No.6513, Expiration Date: 08/22/2009.

Certification

HAMPTON MANOR

DEVELOPMENT PLAN & PLAN TO ACCOMPANY VARIANCE & SPECIAL HEARING

PDM # 08-847
232 SAINT DAVID COURT
COCKEYSVILLE, MD 21030
(PREVIOUSLY KNOWN AS MILESTONE MANOR / WARREN APARTMENTS)

7125 Ambassador Road
Baltimore, Maryland 21244-2708
(410) 944-5812
STV Incorporated
engineers/architects/planners/construction managers

Sheet Title
REDLINE DEVELOPMENT PLAN & PLAN TO ACCOMPANY VARIANCE & SPECIAL HEARING

PDM # VIII-847

Scale:	1"=40'
Date:	JULY 20, 2007
Drawn By:	F. MCLELLAN
Checked By:	J. LEONARD
Job Number:	0312515
Sheet:	

1 Of 2

DEVELOPER'S EXHIBIT NO. IA

DEVELOPER'S EXHIBIT NO.

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LEGEND:

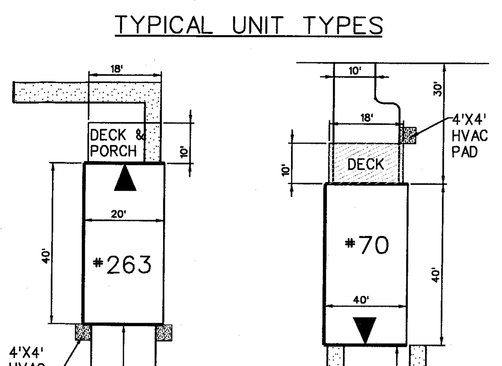
PROPOSED:

- PROPERTY LINE
- STORM DRAIN LINE — 18" SD
- STORM DRAIN INLET
- MANHOLE
- SANITARY LINE — S
- WATER LINE — W
- FIRE HYDRANT
- ELECTRIC — E
- WATER METER — W
- ELECTRIC TRANSFORMER — T
- STREET LIGHT
- PARKING COUNT — 30
- ADDRESS — *263, *58
- CONCRETE SIDEWALK
- ZONING DESIGNATION — DR-16 / DR-3.5
- LIMIT OF DISTURBANCE — L.O.D.
- R.T.A. BUFFER
- FOREST BUFFER ESMT. — rac
- FOREST BUFFER PROTECTION SIGN
- FRONT OF UNIT
- 100 YR. FLOODPLAIN
- 6' BOARD ON BOARD FENCE — X

EXISTING:

- PROPERTY LINE
- GAS VALVE — GV
- STORM DRAIN MANHOLE — SDMH
- SAN. SEWER MANHOLE — SSMH
- WATER METER — WM
- WATER VALVE — WV
- CONCRETE
- FIRE HYDRANT
- CATCH BASIN/ DRAIN INLET
- LIGHT POLES
- MANHOLE
- SIGN
- CURB
- TELEPHONE (UNDERGROUND)
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- TELEPHONE JUNCTION BOX — TJB
- TREELINE
- PUBLIC UTILITY & DRAINAGE EASEMENT

TYPICAL UNIT TYPES



ST. DAVID COURT ST. ELMO CIRCLE

SOIL CHART

SOIL SERIES	SEPTIC SYSTEM LIMITATIONS	HOMESITE LIMITATIONS W/BASEMENT	HOMESITE LIMITATIONS W/O BASEMENT	LIMITATIONS-STREETS AND PARKING LOTS	HYDRIC SOILS	SOIL GROUP	ERODIBILITY K FACTOR	SLOPES> 15%
BmB2	SLIGHT	MODERATE	SLIGHT	SLIGHT	N	B	0.32	N
BmC2	MODERATE	MODERATE	MODERATE	SEVERE	N	B	0.32	N
CaB2	SEVERE	MODERATE	MODERATE	SLIGHT	N	C	0.43	N

GENERAL NOTES

1. OWNER/APPLICANT: HAMPTON MANOR LIMITED PARTNERSHIP
   P.O. BOX 3075
   MCKINNEY, TEXAS 75070-3075
   ATTENTION : MALCOM VAN DE REIT
2. PREPARED BY: STV INCORPORATED
   7125 AMBASSADOR ROAD - SUITE 200
   BALTIMORE, MD 21244
   ATTENTION: JENNIFER LEONARD (410-281-2893)
3. EXISTING SITE ADDRESS: 232 SAINT DAVID COURT
   COCKEYSVILLE, MD.
   PROPOSED SITE ADDRESS: SEE PLAN FOR PROPOSED ADDRESSES
4. PROPERTY INFORMATION: (TAX MAP 51)

PARCEL	TAX ACCOUNT	DEED REFERENCE	PLAT REFERENCE
270	08-18 0001 0043	1229722/115	30/96
303	08-08 04036200	1229721/ 126	

   ELECTION DISTRICT: 08
   COUNCILMANIC: 03
5. WATERSHED: LOCH RAVEN RESERVOIR
6. FLOOD ZONE ESTABLISHED PER FLOOD STUDY COMPLETED BY STV, INC. AUGUST 2006, CURRENTLY UNDER REVIEW BY BALTIMORE COUNTY DPW
7. EXISTING SITE INFORMATION IS BASED ON SURVEY BY VIKA INC. DATED AUGUST 2006 AND SUPPLEMENTAL BALTIMORE COUNTY GIS
8. TOTAL SITE AREA: 797,595 S.F. - 18.31 AC.+/-
   PROJECT SITE LIMIT OF DISTURBANCE 306,191 S.F.+/- - 7.03 AC.
9. CURRENT ZONING: D.R. 16 (17.61 A.C.)
   D.R. 3.5 (0.7 A.C.)
   PROPOSED ZONING: NO CHANGE

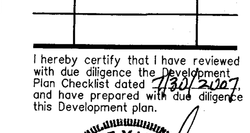
SCALE: 1"=1,000'

COUNCILMANIC DISTRICT: 03
ELECTION DISTRICT: 08

Revisions

No.	Description	Date

I hereby certify that I have reviewed with due diligence the Development Plan Checklist dated 7/30/2007 and have prepared with due diligence this Development plan.



I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No.6513, Expiration Date: 08/22/2009.

Professional Certification

HAMPTON MANOR

DEVELOPMENT PLAN & PLAN TO ACCOMPANY" VARIANCE & SPECIAL HEARING

PDM # 08-847
232 SAINT DAVID COURT
COCKEYSVILLE, MD 21030
(PREVIOUSLY KNOWN AS MILLSTONE MANOR APARTMENTS)

7125 Ambassador Road
Baltimore, Maryland 21244-2708
(410) 944-9112
STV Incorporated
engineers/architects/planners/construction managers

Sheet Title

DEVELOPMENT PLAN & PLAN TO ACCOMPANY VARIANCE & SPECIAL HEARING

PDM # VIII-847

Scale:	1"=40'
Date:	JULY 20, 2007
Drawn By:	F. MCLELLAN
Checked By:	J. LEONARD
Job Number:	0312515

Sheet:

1 of 2

08-090-SPHA

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.NERAL NOTES

WNER/APPLICANT: HAMPTON MANOR LIMITED PARTNERSHIP
P.O. BOX 3075
McKINNEY, TEXAS 75070-3075
ATTENTION : MALCOM VAN DE REIT

. PREPARED BY: STV INCORPORATED
7125 AMBASSADOR ROAD - SUITE 200
BALTIMORE, MD 21244
ATTENTION: JENNIFER LEONARD (410-281-2893)

3. EXISTING SITE ADDRESS: 232 SAINT DAVID COURT
COCKEYSVILLE, MD. 21030
PROPOSED SITE ADDRESS: SEE SHEET 1 OF 2 FOR PROPOSED ADDRESSES

4. PROPERTY INFORMATION: (TAX MAP 51)

PARCEL	TAX ACCOUNT	DEED REFERENCE	PLAT REFERENCE
270	08-18 0001 0043	1229722/115	30/96
303	08-08 04036200	122972/ 126	

ELECTION DISTRICT: 08
COUNCILMANIC: 03
CENSUS TRACT: 408503 - BLOCK 240054085031

5. WATERSHED: LOCH RAVEN RESERVOIR
SUB-SEWERSHED: 33
6. FLOOD ZONE ESTABLISHED PER FLOOD STUDY COMPLETED BY STV, INC. AUGUST 2006, CURRENTLY UNDER REVIEW BY BALTIMORE COUNTY DPW
7. EXISTING SITE INFORMATION IS BASED ON SURVEY BY VIKA INC. DATED AUGUST 2008 AND SUPPLEMENTAL BALTIMORE COUNTY GIS
8. TOTAL SITE AREA: 797,595 S.F. = 18.31 AC.+/-
PROJECT SITE LIMIT OF DISTURBANCE 306,191 S.F.+/- = 7.03 AC.
9. CURRENT ZONING: D.R. 16 (17.61 A.C.)
D.R. 3.5 (0.7 A.C.)
10. ALL PROPOSED ON-SITE UTILITIES ARE PRIVATE.
11. THE EXISTING APARTMENTS, TOWNHOUSES & CONDOMINIUMS ARE RENTALS.
12. THE BUREAU OF DEVELOPMENT PLANS REVIEW (DPR) WAS CONTACTED BY STV, INC. TO SCHEDULE A FIELD VISIT FOR THE LOCATION OF THE PROPOSED ACCESS. DPR WILL NOT REQUIRE A SITE VISIT.

PLANNING AND ZONING NOTES

1. ZONING MAP NO. 051- C2
2. EXISTING USES: 29 SINGLE-FAMILY ATTACHED HOMES AND 131 APTS. FOR LEASE.
PROPOSED USE: 58 SINGLE-FAMILY ATTACHED HOMES FOR SALE AS CONDOMINIUMS TO THE EXISTING DEVELOPMENT.
3.

EXISTING ZONING AND MAXIMUM DENSITY PERMITTED

DWELLING TYPE	ZONE	ACRES	UNITS ALLOWED	UNITS EXISTING	UNITS PROPOSED
EXISTING APARTMENTS RENTAL	RA	11.14 AC.	178.24 ≈178	131	
EXISTING TOWNHOUSES RENTAL				29	
CONDOMINIUM TOWNHOUSES	D.R. 16	5.8 AC.	92.8 ≈92		58
UNDEVELOPED AREA	D.R. 3.5	0.38 AC.	1.35 ≈1		
TOTAL UNITS ALLOWED			270		
TOTAL UNITS (160 EXIST. & 58 PROP.)				218	

* VESTED UNDER RA - 1955 REGULATIONS FOR THE EXISTING RESIDENTIAL APARTMENTS AND TOWNHOUSES PER MEETING WITH CARL RICHARDS 9/21/06.

4. DENSITY UNITS PERMITTED: 17.16 AC.(+/-) @ D.R.16 = 281 UNITS
DENSITY UNITS PROPOSED: 58-3 BEDROOM DWELLING UNIT X 1.5 = 87.0
EXISTING 51 1 - BEDROOM DWELLING UNITS X 0.75du = 38.25
EXISTING 80 2 - BEDROOM DWELLING UNITS X 1.00du = 80.00
EXISTING 29 3 - BEDROOM DWELLING UNITS X 1.5du = 43.50
TOTAL DENSITY UNITS 248.75

5. PARKING REQUIREMENTS:

PARKING REQUIRED FOR EXISTING DWELLINGS TO REMAIN: 131 1 AND 2 BEDROOM UNITS X 1.5 = 197

PARKING REQUIRED FOR EXISTING DWELLINGS TO REMAIN: 29 3 BEDROOM UNITS X 2 = 58

PARKING REQUIRED FOR PROPOSED TOWN HOMES: 58 3 BEDROOM UNITS X 2 = 116

TOTAL SPACES WITHOUT VISITOR PARKING = 371

VISITOR PARKING REQUIREMENTS: = 15% X 116 = 17

TOTAL PARKING SPACES REQUIRED: (INCLUDING HANDICAP PARKING SPACES). = 17 SPACES = 388

MINIMUM HANDICAPPED PARKING SPACES: = 9

PARKING PROVIDED:

EXISTING HANDICAPPED PARKING SPACES = 10

EXISTING PARKING SPACES = 198

EXISTING PARKING SPACES TO BE REMOVED FOR NEW DEVELOPMENT = 5

EXISTING PARKING TO REMAIN = 203

NEW PARKING SPACES PROVIDED FOR NEW DEVELOPMENT ON CURRENT CONCEPT PLAN LAYOUT = 154
TOTAL PARKING SPACES PROVIDED = 357

PARKING DEFICIT = 388sp -357sp = 31

***NOTE EXISTING PARKING FOR THE APARTMENT BUILDINGS REMAINS A VALID NON-CONFORMANCE FROM THE CURRENT PARKING REQUIREMENTS BASED APON THE PRIOR APPROVAL IN 1968 THAT WAS APPROVED BASED UPON PARKING REQUIREMENTS AT THAT TIME OF APPROVAL. THE PROPOSED DEVELOPMENT DOES NOT IMPACT THE EXISTING PARKING PROVIDED FOR THE APARTMENT BUILDINGS.

6. THIS DEVELOPMENT IS SUBJECT TO THE RESIDENTIAL PERFORMANCE STANDARDS, THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (CMDP) AND THE COUNTY LANDSCAPE MANUAL, PURSUANT TO SECTIONS 260, 409.8.A.1 AND SECTION 504.2, BCZR AND IS SUBJECT TO OTHER APPLICABLE ZONING REGULATIONS AND POLICIES. THIS DEVELOPMENT WILL COMPLY AND BE CONSISTENT WITH ALL OF THE AFOREMENTIONED REGULATIONS, STANDARDS, GUIDELINES AND POLICIES.
7. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPLE BUILDINGS ONLY, ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTION 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.
8. ALL DRIVEWAYS WILL COMPLY WITH SECTION 409.4 (BCZR). ALL PARKING AND MANEUVERING AREAS WILL BE PAVED WITH BITUMINOUS OR CONCRETE PAVING BY THE DEVELOPER.
9. ALL PROPOSED SIGNAGE SHALL BE IN COMPLIANCE WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS MANUAL. ALL SIGNS MUST MEET THE REQUIREMENTS OUTLINED IN THE BCZR SECTION 450. HOWEVER NONE ARE PROPOSED AT THIS TIME.
10. MAXIMUM BUILDING HEIGHT FOR ALL PRINCIPAL DWELLINGS IS 60 FEET.
11. ON-SITE DWELLINGS AND BUILDINGS WILL BE RAZED AS INDICATED ON THE PLAN. THIS WILL BE COMPLETED BY THE DEVELOPER PRIOR TO OR CONCURRENT WITH THE GRADING OF THE SITE.
12. SCHOOL DISTRICTS
ELEMENTARY SCHOOL: PADONIA INTERNATIONAL
MIDDLE SCHOOL: COCKEYSVILLE
HIGH SCHOOL: DULANEY HIGH SCHOOL
13. THIS SITE DOES NOT INCLUDE NOR IS CONTIGUOUS TO ANY BUILDINGS PROPERTY OR SITES REGISTERED ON THE HISTORICAL INVENTORIES LIST.
14. MODIFICATION OF STANDARDS IS REQUESTED TO ALLOW THE SIDE BUILDING FACE TO BE REDUCED TO 20' PER THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES, DIVISION II, SECTION A, PP 22-23.
15. ZONING HISTORY:
A. ZONING MAP 051C1 (OLD ZONING MAP REFERENCE NW-16A)
* NO ZONING HISTORY FOUND ON APARTMENT SITE (PARCEL 270)
B. THERE WAS ZONING HISTORY FOUND FOR PARCEL 303:
CASE *77-199X
* SPECIAL EXCEPTION TO USE PROPERTY FOR OFFICE BUILDING IN A DR-16 ZONING. GRANTED ON 4/15/77.
* APPEAL FROM DECISION OF THE DEPUTY ZONING COMMISSIONER UNDER DATE OF 4/15/77 TO THE COUNTY BOARD OF APPEALS.
* 6/16/78: IT WAS ORDERED THAT THE ORDER OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY GRANTING SAID PETITION BE AND IT IS HEREBY NEITHER AFFIRMED OR REVERSED, BUT THE ENTIRE PROCEEDING IS HEREBY REMANDED TO THE ZONING COMMISSION OF BALTIMORE COUNTY OR REFERRAL TO THE BALTIMORE COUNTY PLANNING BOARD IN ACCORDANCE WITH SECTION 22-15 (F) OF THE BALTIMORE COUNTY CODE
* 4/27/79: RECORD INDICATES THAT THE PETITIONER HAS NOT PURSUED IDCA (INTERIM DEVELOPMENT CONTROL ACT). LETTER REQUESTED THAT THE PETITIONER ADVISE BOARD WITHIN 15 DAYS.
* ON 6/21/79, AN ORDER OF DISMISSAL WAS PASSED BY THE COUNTY BOARD OF APPEALS.
C. THE DEVELOPMENT PLAN COMMITTEE GRANTED AN A-1(VI) EXEMPTION ON OCTOBER 3, 2006 TO ALLOW WORK ON POOL AND CLUBHOUSE TO PROCEED.
16. AVERAGE DAILY TRIPS:
SINGLE-FAMILY ATTACHED 131 UNITS EXISTING @ 8.5/UNIT = 1114
PROPOSED CONDOMINIUM TOWNHOUSES 58 UNITS @ 10/UNIT = 580
TOTAL =1694

OPEN SPACE NOTES

1. ALL EXISTING ON-SITE UNITS ARE GRANDFATHERED AS A NON-CONFORMING USE, AS THEY WERE DEVELOPED PRIOR TO THE ADOPTION AT BALTIMORE COUNTY OPEN SPACE REGULATIONS.
2. OPEN SPACE REQUIREMENTS:
REQUIRED: 37,700 SF+/- ACTIVE AND 20,300 SF+/- TOTAL = 58,000 S.F. PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION III. D.3.
PROVIDED: 38,334 SF+/- ACTIVE AND 23,719 SF+/- PASSIVE
3. NO UTILITIES, WHETHER PUBLIC OR PRIVATE, INCLUDING BUT NOT LIMITED TO, TELEPHONE, CABLE TELEVISION, GAS, AND ELECTRIC, WATER, SEWER AND STORM DRAINS SHALL BE PLACED OR CONSTRUCTED ON OR WITHIN THE AREAS LABELED AS OPEN SPACE WITHOUT PRIOR WRITTEN CONSENT FROM BALTIMORE COUNTY DEPARTMENT OF RECREATION AND PARKS
4. RETAINING WALLS SHALL NOT BE LOCATED WITHIN ANY OPEN SPACE PARCEL
5. THE DESIGN, CONSTRUCTION, AND INSTALLATION OF ALL AMENITIES SHOWN ON THE DEVELOPMENT PLAN SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
6. ALL LOCAL OPEN SPACE SHALL BE IN COMPLIANCE WITH THE "LOCAL OPEN SPACE MANUAL, LATEST EDITION". THE OPEN SPACE SHALL MEET THE REQUIREMENTS AND STANDARDS DESCRIBED IN SECTION III OF THE BALTIMORE COUNTY LOCAL OPEN SPACE MANUAL
7. TEMPORARY OPEN SPACE BOUNDARY MARKERS, TREE PROTECTION DEVICES AND FOUR FOOT HIGH SNOW FENCING OR APPROVED EQUIVALENT SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING.
8. WITHIN THE AREA SHOWN AS OPEN SPACE, DISTURBANCE BEYOND THAT WHICH IS SHOWN ON THE DEVELOPMENT PLAN SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.
9. OPEN SPACE SHALL BE OWNED AND MAINTAINED BY A CONDOMINIUM / HOMEOWNERS ASSOCIATION. A DECLARATION OF COVENANTS AND RESTRICTIONS ASSURING THE EXISTENCE AND MAINTENANCE OF THE OPEN SPACE IN PERPETUITY MUST BE SUBMITTED AND APPROVED BY THIS OFFICE PRIOR TO THE RECORDATION OF THE PLATS.
10. NO MASTER PLAN DESIGNATED GREENWAYS ARE AFFECTED BY THIS DEVELOPMENT
11. THE ACTIVE OPEN SPACE SHALL BE PROVIDED IN PARCELS OF NOT LESS THAN 20,000 S.F. EACH. PER SECTIONS III. C.I AND III. D.2.

DEPRM NOTES:

STANDARD NON-DISTURBANCE NOTE:

"THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OF DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAFEMENT."

PROTECTIVE COVENANTS NOTE:

"ANY 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."

1. THE FOREST CONSERVATION WORKSHEET WAS APPROVED IN A LETTER DATED MAY 16, 2007.
2. A REQUEST TO UTILIZE AN OFFSITE FOREST PLANTING BANK TO MEET FOREST CONSERVATION AREA REQUIREMENTS WAS APPROVED FOR THE TOTAL REQUIREMENT OF 5.4 ACRES IN A LETTER DATED MAY 17, 2007. THE HAMPTON MANOR SITE WILL COMPLY WITH FOREST CONSERVATION REQUIREMENTS BY RETAINING FOREST IN A PRE-APPROVED OFFSITE BANK.
3. THE FOREST RETENTION INVESTIGATION REPORT REQUIRED FOR IMPACTING THE 2.7 ACRE UPLAND FOREST HAS BEEN REVIEWED AND APPROVED IN A LETTER DATED MAY 11, 2007.
4. THE PRELIMINARY FOREST CONSERVATION PLAN HAS BEEN APPROVED IN A LETTER DATED MAY 11, 2007.
5. PER NOTE TWO, THE ABOVE APPROVAL SLL FOREST CONSERVATION REQUIREMENTS WILL BE MET ~~OFFSITE~~.
6. THE WETLAND DELINEATION VERIFICATION HAS BEEN REVIEWED AND APPROVED IN A LETTER DATED MAY 11, 2007.
7. THE STEEP SLOPES AND ERODIBLE SOILS ANALYSIS HAS BEEN REVIEWED AND APPROVED IN A LETTER DATED MAY, 2007.
8. THE FOREST STAND DELINEATION HAS BEEN REVIEWED AND APPROVED.
9. THERE ARE NO KNOWN SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES EXISTING ON SITE.
10. THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
11. "A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS. THE FOREST BUFFER AND BUILDING SETBACK SHOWN HEREON ARE REFLECTIVE OF THE FACT THAT THIS VARIANCE WAS GRANTED. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS INCLUDING THE PLANTING OF 0.62 ACRE OF REMAINING FOREST BUFFER.
12. "THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT."
13. "ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
14. THE FOREST BUFFER SHALL BE POSTED AT 100-FOOT INTERVALS OR AT ANY TURN WITH "FOREST BUFFER DO NOT DISTURB" SIGNS ALONG ITS ENTIRE LIMIT.

PDM NOTES

1. ALL ON-SITE ROADS SHALL BE PRIVATE.
2. BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
3. COMMUNITY STREET LIGHTS WILL BE PROVIDED FOR THIS COMMUNITY PER BILL 32-72.
4. WAIVERS FROM PUBLIC WORKS STANDARDS ARE ANTICIPATED.
5. LANDSCAPE NOTES:
A. SCREENING AND LANDSCAPING SHALL BE PROVIDED IN COMPLIANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND BCZR. REFER TO SCHEMATIC LANDSCAPE PLAN FOR PROPOSED LANDSCAPING.
B. A LANDSCAPE PLAN WILL BE APPROVED PRIOR TO BUILDING PERMIT APPLICATION.
6. THE FLOOD PLAIN STUDY FOR EXISTING CONDITIONS HAS BEEN APPROVED BY BALTIMORE COUNTY. THE FLOOD PLAIN STUDY FOR PROPOSED CONDITIONS HAS BEEN SUBMITTED AND IS UNDER REVIEW.
7. SANITARY SEWERS SERVING THIS SITE WILL REQUIRE REINFORCEMENT TO ACCOMMODATE THE PROJECT FLOWS FROM THIS SITE. REINFORCEMENT WILL BE REQUIRED FOR THE FOLLOWING: (ALSO SEE HAMPTON MANOR OFFSITE SEWER REINFORCEMENT MAP ON THIS SHEET.)

APPROXIMATELY 273' BETWEEN MANHOLES 35215 AND 29008
APPROXIMATELY 227' BETWEEN MANHOLES 29008 AND 29854
APPROXIMATELY 126' BETWEEN MANHOLES 29854 AND 29853
APPROXIMATELY 87' BETWEEN MANHOLES 29853 AND 29007
APPROXIMATELY 68' BETWEEN MANHOLES 29007 AND 29006
APPROXIMATELY 40' BETWEEN MANHOLES 29006 AND 48822
APPROXIMATELY 10' BETWEEN MANHOLES 48822 AND 48822A
APPROXIMATELY 550' BETWEEN MANHOLES 48822A AND 29005
APPROXIMATELY 458' BETWEEN MANHOLES 29005 AND MHA

PLEASE REFERENCE CONSTRUCTION DRAWINGS 1959-1314, 1977-0556 AND 1959-1313 FOR LOCATIONS, DESIGN, LENGTHS AND INVERTS.

IN ADDITION, A MINIMUM 8" SANITARY SEWER SHOULD SERVE UNITS *233 THROUGH *263 SAINT DAVID COURT.

ADJACENT OWNER INFORMATION

	LOT	OWNER	ADDRESS	BLK	DEED REF.	PLAT REF.	PROPERTY ACCT NO.
CHARINGTON ROAD	1	Stillwood Investments, LLC	2328 W. Joppa Road, Ste. 200, Lutherville, MD 21093	D	24015/676	30/3	806001180
	2	George/Fernande Pinsch	10145 Charington Road, Cockeysville, MD 21030-3317	D	4764/232	30/3	816047010
	3	Stanley/Barbara Nowakowski	10143 Charington Road, Cockeysville, MD 21030-3317	D	5326/79	30/3	808006580
	4	John/Dolores Kidd	10141 Charington Road, Cockeysville, MD 21030-3317	D	4858/45	YORK 30/3	811036510
SOUTHFORK COURT	80	Richard/Bridget Mainley	1 Southfork Court, Cockeysville, MD 21030-2437		11803/139	49/5	1900000850
	67	Ryan/Shipra Brummeyer	2 Southfork Court, Cockeysville, MD 21030-2436		1. 21654/315 2/ 21664/310	49/5	1900000837
	79	Penny Prevosto	3 Southfork Court, Cockeysville, MD 21030-2437		13442/421	49/5	1900000849
	68	Michael Boehm/Erin Weish	4 Southfork Court, Cockeysville, MD 21030-2436		24011/673	49/5	1900000838
	78	Mikhail Pavlov	5 Southfork Court, Cockeysville, MD 21030-2437		14556/564	49/5	1900000848
	69	Punnarao Naga Sakhamuri/Nandipati Saritha	6 Southfork Court, Cockeysville, MD 21030-2436		22970/77	49/5	1900000839
	77	Joseph Montalbano, Jr.	7 Southfork Court, Cockeysville, MD 21030-2437		15576/265	49/5	1900000847
	70	Jaclyn Fanelli	8 Southfork Court, Cockeysville, MD 21030-2436		23606/711	49/5	1900000840
	76	John Willson	9 Southfork Court, Cockeysville, MD 21030-2437		9067/545	49/5	1900000846
	71	Ned/Jacquelyn Shatzer	10 Southfork Court, Cockeysville, MD 21030-2436		17925/352	49/5	1900000841
	75	Dennis Allen Cline	11 Southfork Court, Cockeysville, MD 21030-2437		9181/133	49/5	1900000845
	72	Albert/Kristen Smith	12 Southfork Court, Cockeysville, MD 21030-2436		14675/204	49/5	1900000842
	74	Christine Kelly Martin	13 Southfork Court, Cockeysville, MD 21030		9936/178	49/5	1900000844
	73	Arlene Alexander	15 Southfork Court, Cockeysville, MD 21030-2437		8506/806	49/5	1900000843
GREENTOP ROAD (BLK B)	10	Douglas/Barbara Turner	10400 Greentop Road, Cockeysville, MD 21030-3322	B	11998/189	20/81	818048860
	9	Mariet/Barbara Ness	10402 Greentop Road, Cockeysville, MD 21030-3322	B	NA	19/123	814010425
	8	Grason/Marguerite Fowble	10404 Greentop Road, Cockeysville, MD 21030-3322	B	NA	19/123	806046000
	7	Howard Shaffer	10406 Greentop Road, Cockeysville, MD 21030-3322	B	7319/27	19/123	819035570
	6	Margaret Kline	10408 Greentop Road, Cockeysville, MD 21030-3322	B	7857/407	19/123	811047720
GREENTOP ROAD (BLK C)	16	Benson/Donna Curtis	10300 Greentop Road, Cockeysville, MD 21030-3320	C	3194/421	20/81	803077670
	17	Paul/Patricia Roberts	10302 Greentop Road, Cockeysville, MD 21030-3320	C	3303/340	24/83	818049480
	13	Moe Moe Aung	10304 Greentop Road, Cockeysville, MD 21030-3320	C	17055/261	20/81	814040280
	12	Ahmed/Carolyn Amghar	10306 Greentop Road, Cockeysville, MD 21030-3320	C	15104/665	20/81	818073190
	11	James/Kathleen Gilmer	10308 Greentop Road, Cockeysville, MD 21030-3320	C	23197/504	20/81	818012090
	10	William/Mary McDonald	10310 Greentop Road, Cockeysville, MD 21030-3320	C	NA	20/81	813007000
	9	James Kozma	10312 Greentop Road, Cockeysville, MD 21030-3320	C	9969/156	20/81	812025680
	8	Robert Jasko/Marie Lynn Beall	10314 Greentop Road, Cockeysville, MD 21030-3320	C	15479/84	20/81	811017300
	7	Thelma Croft	10316 Greentop Road, Cockeysville, MD 21030-3320	C	14564/104	20/81	803068220
	6	Louis Dixon/Ruth Carson	10318 Greentop Road, Cockeysville, MD 21030-3320	C	4881/693	20/81	804036270
	5	Thelma Nuttall	10320 Greentop Road, Cockeysville, MD 21030-3320	C	12934/271	20/81	814090085
	4	Eugene/Donnie Rufenacht	10322 Greentop Road, Cockeysville, MD 21030-3320	C	4286/535	20/81	818072630
	3	Earl Aadahl	10324 Greentop Road, Cockeysville, MD 21030-3320	C	6511/46	20/81	801000250
	2	Michael/Janice Schuck	10326 Greentop Road, Cockeysville, MD 21030-3320	C	22137/208	20/81	802087490
	1	Mark Hogan/John Dixon	10328 Greentop Road, Cockeysville, MD 21030-3320	C	14467/477	20/81	814010480
SILVERTON COURT	46	Shu Zang/Jin Liu	41 Silverton Court, Cockeysville, MD 21030-2446		23344/683	49/4	1900000760
	47	Robert/Terry Mixter	39 Silverton Court, Cockeysville, MD 21030-2446		7292/87	49/4	1900000761
	48	Yvonne Molotsi	37 Silverton Court, Cockeysville, MD 21030-2446		9194/274	49/4	1900000762
	49	Mark Huesman	35 Silverton Court, Cockeysville, MD 21030-2446		12757/371	49/4	1900000763
	50	Arnold Blumberg	33 Silverton Court, Cockeysville, MD 21030-2446		17745/391	49/4	1900000764
	51	David Sanchez/Shaukang Shen	31 Silverton Court, Cockeysville, MD 21030-2446		20775/60	50/26	1900000765
	52	Lea Mulqueen	29 Silverton Court, Cockeysville, MD 21030		10946/377	49/4	1900000766
	53	Amanda Perry/Nicholas Digiovine	27 Silverton Court, Cockeysville, MD 21030-2445		18907/251	49/4	1900000767
	54	Linda McCormick	25 Silverton Court, Cockeysville, MD 21030-2445		12476/75	49/4	1900000768
	55	Besnik/Zhaneta Sheshi	23 Silverton Court, Cockeysville, MD 21030-2445		22914/392	49/4	1900000769
	51	James/Shirley Matthews	21 Silverton Court, Cockeysville, MD 21030-3320		11956/310	49/4	1900000770
	57	Mary Dean	19 Silverton Court, Cockeysville, MD 21030-2445		14012/664	49/4	1900000771
	58	Melissa Spampinato	17 Silverton Court, Cockeysville, MD 21030-2445		11993/351	49/4	1900000772
	59	Lynette Brzuchalski	15 Silverton Court, Cockeysville, MD 21030-2445		16369/556	49/4	1900000773
	60	George Cobo/Alison Pail	13 Silverton Court, Cockeysville, MD 21030-2445		19375/649	49/4	1900000774
	61	Robert/Drew Shortall	11 Silverton Court, Cockeysville, MD 21030-4913		8351/541	49/4	1900000775

PETITION FOR SPECIAL HEARING, VARIANCE & WAIVER REQUESTS

GRANTED:
1. A REQUEST FOR A VARIANCE FROM THE REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAIN WAS REQUESTED. THIS REQUEST, WHICH WAS EVALUATED IN CONJUNCTION WITH A STEEP SLOPES AND ERODIBLE SOILS ANALYSIS, SEEKS APPROVAL FOR THE CONTINUED USE OF APPROXIMATELY 54,450 SQUARE FEET (1.25 ACRES) OF PROPOSED FOREST BUFFER. OF THE 54,450 SQUARE FEET OF IMPACT, 1,000 SQUARE FEET (0.02 ACRES) IS ASSOCIATED WITH EXISTING SIDEWALKS, 24,500 SQUARE FEET (0.6 ACRES) IS ASSOCIATED WITH EXISTING APARTMENT BUILDINGS AND THE REMAINING 28,950 SQUARE FEET (0.7 ACRES) IS EXISTING LAWN. THE DEVELOPMENT ACTIVITY FOR WHICH THE VARIANCE IS ASSOCIATED IS A REDEVELOPMENT OF A 1970'S ERA APARTMENT COMPLEX. THE APPLICANT STATES THAT IMPACTS TO WATER QUALITY WILL BE MINIMIZED BY THE INSTALLATION OF 0.62 ACRES OF ON SITE MITIGATIVE PLANTINGS. THIS REQUEST WAS APPROVED IN A LETTER DATED MAY 31, 2007.
2. THE DEVELOPMENT REVIEW COMMITTEE GRANTED AN A-1(VI) EXEMPTION ON OCTOBER 3, 2006 TO ALLOW THE APPLICATION TO PROCEED WITH THAT WORK.

PETITION FOR VARIANCE:

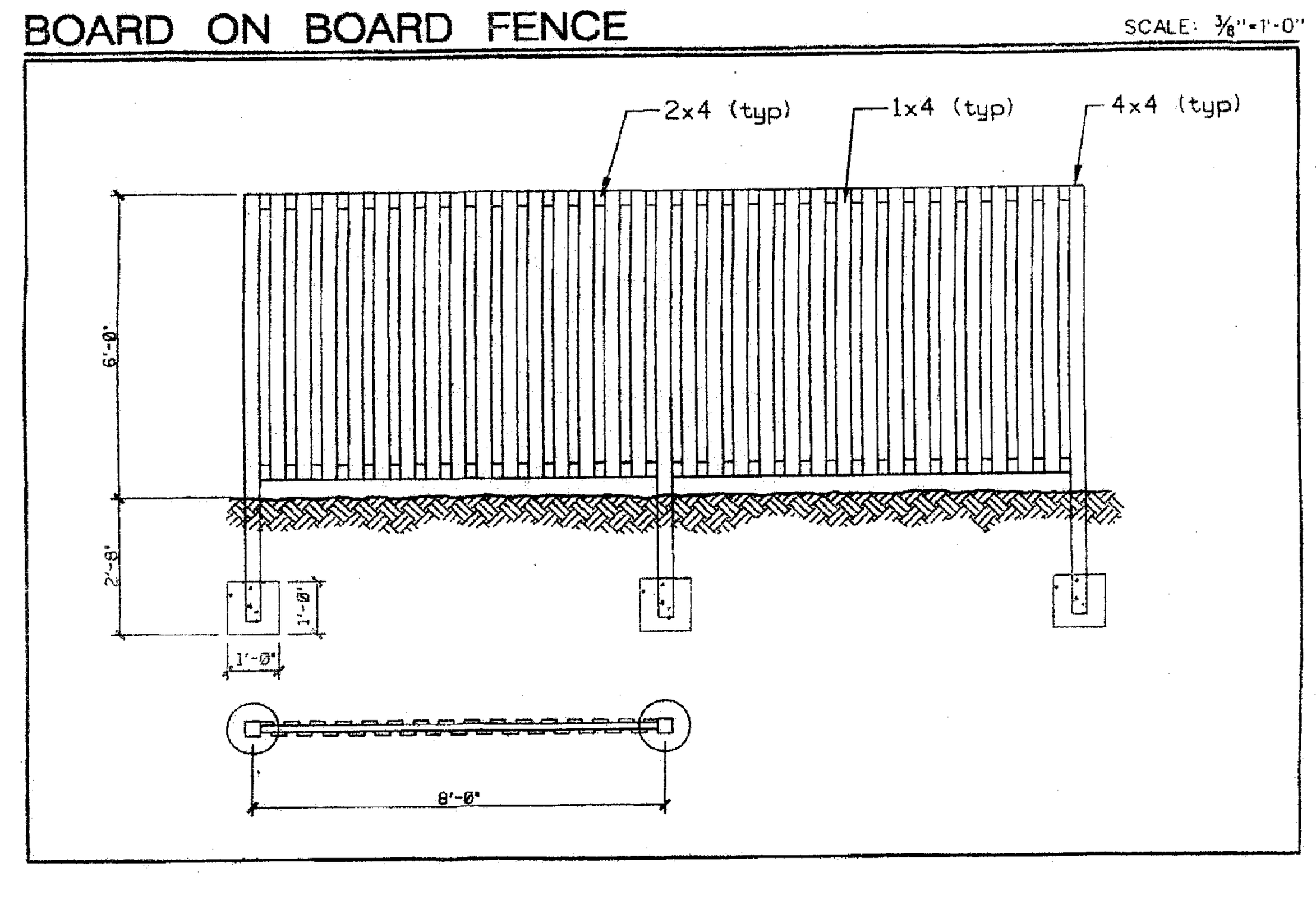
1. PROPOSED RESIDENTIAL TRANSITION AREA BUFFER REDUCTION OF WIDTH AND SETBACKS PURSUANT TO SECTION 1B01.1.B.1.c(1)AND(2) OF 24 FEET IN LIEU OF THE 50 FOOT RTA BUFFER AND 75 FOOT SETBACK REQUIRED BY SECTION 1B01.1.B.1.e(5) TO ALLOW FOR PARKING IN PRIVATE DRIVEWAYS.
2. WE REQUEST A MODIFICATION OF STANDARDS OF 10 UNITS IN LIEU OF 6 NOT TO EXCEED A LENGTH OF 220 FEET.FOR THE NUMBER OF UNITS IN A GROUP PER THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES, DIVISION II, SECTION A PP. 22-23 AND A REDUCTION OF SIDE BUILDING FACE TO 20 FEET IN LIEU OF THE REQUIRED 25 FEET.

PETITION FOR VARIANCE

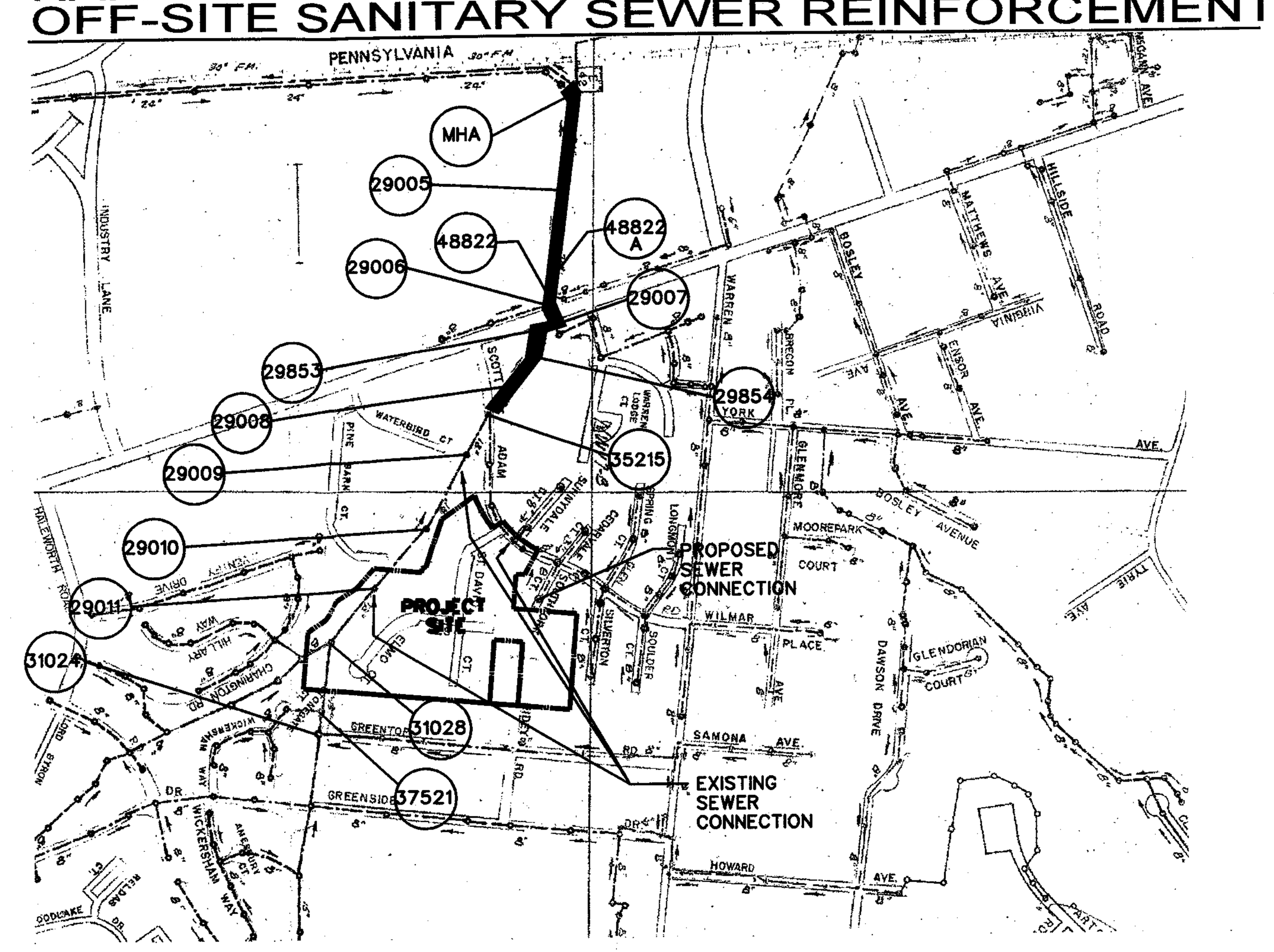
1. BUREAU OF DEVELOPMENT PLANS REVIEW POLICY MANUAL SECTION XIII, P. 22 TO ALLOW FOR A SINGLE ACCESS TO A DEVELOPMENT OF >100 UNITS IN LIEU OF TWO ACCESS POINTS.
2. AN AMENDMENT TO A PREVIOUSLY APPROVED DEVELOPMENT PLAN AND RECORD PLAT DATED 1965. PREVIOUS SITE PLAN FILES VIII-170 AND V111-101 COULD NOT BE LOCATED BY BALTIMORE COUNTY. CONFIRMED IN A LETTER FROM PERMITS AND DEVELOPMENT MANAGEMENT.

BOARD ON BOARD FENCE

SCALE: 3/8"=1'-0"



HAMPTON MANOR OFF-SITE SANITARY SEWER REINFORCEMENT



NOT TO SCALE

PROPOSED SEWER REINFORCEMENT

LAND AQUISITION NOTES

THE EXISTING DRAINAGE AND UTILITY EASEMENT P.B. RRG 30 FOLIO 96 WILL BE REVISED AND ABANDONED AS SHOWN ON SHEET 1 OF 2.

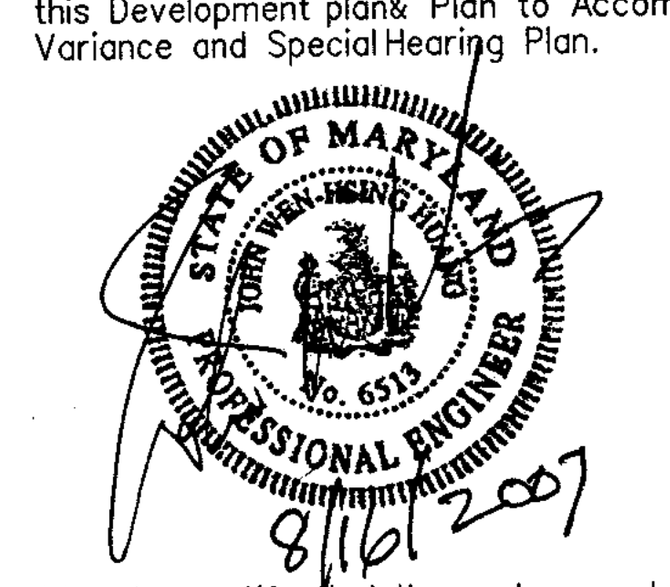
CERTIFICATION AS TO DELINQUENT ACCOUNTS

I, [signature], CERTIFY UNDER OATH THAT 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.

SIGNATURE [signature] AARON LIEBERT DATE: 7/23/07

No.	Revisions Description	Date

I hereby certify that I have reviewed with due diligence the Zoning Plan Checklist dated 7/30/2007 and have prepared with due diligence this Development plan& Plan to Accompany Variance and Special Hearing Plan.



8/16/2007

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No.6513, Expiration Date: 08/22/2009.

Professioanl Certification

HAMPTON MANOR

NOTES & DETAILS TO ACCOMPANY VARIANCE AND SPECIAL HEARING

PDM \# 08-847
232 SAINT DAVID COURT
COCKEYSVILLE, MD 21030
(PREVIOUSLY KNOWN AS
MILESTONE MANOR / WARREN APARTMENTS)

7125 Ambassador Road
Baltimore, Maryland 21244-2708
(410) 944-9112
STV Incorporated
engineers/architects/planners/construction managers

Sheet Title

DEVELOPMENT PLAN & PLAN TO ACCOMPANY VARIANCE & SPECIAL HEARING

PDM \# VIII-847

Scale:	1"=40'
Date:	JULY 20, 2007
Drawn By:	F. MCLELLAN
Checked By:	J. LEONARD
Job Number:	0312515
Sheet:	2 Of 2

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8/16/2007 12:34:56 PM