IN RE: PETITION FOR SPECIAL VARIANCE

S end of Forest Avenue, 1050 feet S of Edmondson Avenue

1st Election District

1st Councilmanic District

(110 Forest Avenue)

Leno Lapenna
Petitioner

Skirven Enterprises, Inc., Charles Skirven, President Contract Purchaser * BEFORE THE

* DEPUTY ZONING

* COMMISSIONER

FOR BALTIMORE COUNTY

*

* CASE NO. 08-349-SA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Variance filed by Leno Lapenna, the legal owner of the subject property, and Charles Skirven on behalf of Skirven Enterprises, Inc., the contract purchaser/developer. The special variance is requested from Section 4A02 of the Baltimore County Zoning Regulations (B.C.Z.R.) pursuant to Section 4A02.4.G of the B.C.Z.R. to permit subdivision approval and issuance of building permits for 23 dwelling units in the traffic shed of an "F" rated intersection on the Baltimore County Basic Services Map for Transportation. The subject property and requested relief are more particularly described on site plan that is contained within the case file.

Appearing at the requisite public hearing in support of the special variance request was Petitioner Charles Skirven, President of Skirven Enterprises, Inc., and his attorney, G. Scott Barhight, Esquire with Whiteford, Taylor & Preston, LLP. Also appearing in support of the requested relief was David S. Thaler with D.S. Thaler & Associates, Inc., the professional engineer who prepared the site plan, and Mickey Cornelius with The Traffic Group, Petitioner's traffic engineering and transportation planning consultant. There were several citizens who reside in the



vicinity of the subject property that appeared in opposition to the requested relief, including the following: Paul Blair, Jr. of 112 Forest Avenue, Stephanie Dines of 31 Glenwood Avenue, Ann and Stephen Power of 122 Forest Avenue, and Stephen Lackey of 114 Forest Avenue.

Introduction

The subject property is a 6.46 acre parcel located directly to the west of Interstate 695 between Edmonson Avenue to the north and Frederick Road to the south in the Catonsville area of Baltimore County. Both Edmonson Avenue and Frederick Road have direct access to Interstate 695. The property is part of a Planned Unit Development ("PUD") known as the "Villas at Eden Terrace," which was approved by the Planning Board on October 18, 2007 and by the undersigned Deputy Zoning Commissioner acting as Hearing Officer on November 9, 2007.

At the time the Planning Board was considering the proposed development, it found that according to the 2007 Basic Services Map for Transportation, the subject property is within the traffic shed of the intersection of Frederick Avenue and Bloomsbury Avenue, which was shown as a failing intersection. It also noted that pursuant to Section 4A02.3.G of the B.C.Z.R., no permits may be issued and no subdivision plat may be approved for a proposed development within the traffic shed of a failing intersection. At that time, the Developer proposed that the Planning Board modify the requirements of Section 4A02.3.G of the B.C.Z.R. to permit final subdivision plat approval and the issuance of permits based on the unique characteristics and circumstances of this proposed development. Upon the recommendation of the County's Office of Planning and the Office of Law, the Planning Board found that it did not have the legal authority to modify this particular aspect of the zoning regulations. Petitioner now comes before this Commission seeking special variance relief from the Growth Management provision relating to Transportation, pursuant to Section 4A02.4.G of the B.C.Z.R.

CONDEM PRODUCED FOR PRAINS

Basic Services Maps

Pursuant to Sections 4A02.1 and 4A02.3 of the B.C.Z.R., the Baltimore County Council reviews and adopts the Basic Services Maps for Water, Sewer and Transportation on an annual basis (the "Basic Services Maps"). The Basic Services Maps incorporate a delineation of adequacy and availability of sewerage, water supply, and transportation services and facilities. The County Council annually prepares these maps in an effort to ensure that non-industrial development is regulated in a manner that is proportionate with the availability of the public facilities. The Basic Services Maps may be amended at any time to reflect the correction of a service deficiency. In fact, it is the intent of the County Council that existing deficiencies will be corrected in accordance with the Master Plan and the capital improvements program.

Section 4A02.4.D of the B.C.Z.R. provides that the Basic Services Map for Transportation is intended to regulate non-industrial development where it has been determined that the capacity of arterial and arterial collection intersections is less than the capacity necessary to accommodate traffic from established uses and uses which are likely to be established. It is intended that development shall be restricted if there is a substantial probability that an arterial and arterial collector intersection situated within the mapped area will, on the date the Basic Services Map for Transportation becomes effective, be rated at an "F" level of service under the standards established by the Highway Capacity Manual, 1965, published by the Highway Research Board of the Division of Engineering and Industrial Research, National Academy of Sciences National Research Council.

As shown on the 2007 Basic Services Maps – Transportation Map, Revised 01-23-07, which was marked and accepted into evidence as Petitioner's Exhibit 2, the failing intersection in the instant matter is located at Ingleside Avenue/Bloomsbury Avenue and Frederick Road. As

Ingleside Avenue crosses Frederick Road, it becomes Bloomsbury Avenue on the south side of the intersection. This intersection is located approximately 1,800 feet west of the intersection of Arbutus Avenue and Frederick Road, the intersection through which the residents of the Villas at Eden Terrace would travel when they exit the property from the south.

Special Variance

Section 4A02.4.G of the B.C.Z.R. permits the Zoning Commissioner to grant a petition for a special variance from any of the Growth Management provisions set forth in Section 4A02 of the B.C.Z.R. provided such variance will not violate the provision's purpose. In order to grant a petition for a special variance, the Zoning Commissioner must find:

- a. That the demand or impact of the development proposed will be less than that assumed by the district standard that would otherwise restrict or prohibit the development, or that the standard is not relevant to the development proposal; and
- b. That the granting of the petition will not adversely affect a person whose application was filed prior to the petitioner's application in accordance with Section 4A02.3.G.2b.

B.C.Z.R. Section 4A02.4.G.L.

District Standards

As noted above, Section 4A02.4.G of the B.C.Z.R. provides that the Zoning Commissioner may grant a petition for special variance if the impact of the proposed development "will be less than that assumed by the district standard that would otherwise restrict or prohibit the development, or that the standard is not relevant to the development proposal". In the instant matter, there are two district standards which, unless the Petition for Special Variance is granted, would restrict or prohibit the proposed development:

1. The location of the traffic shed of the F-Rated intersection (i.e. whether the proposed development should be located within the traffic shed of the F-Rated intersection); and

2. What factors lead to the intersection's F-Rating (i.e. what impact, if any, does the proposed development have on the intersection's F-Rating)?

The proposed development's anticipated impact in light of these district standards is analyzed below.

F-Rated Intersections

The Bureau of Traffic Engineering and Transportation Planning inspects hundreds of intersections controlled by traffic signals on an annual basis in order to determine how well traffic flows during the morning and evening rush hours. Intersections receive letter grades from "A" to "F" which indicate the level of service, or the degree of congestion. The level of service of an intersection is determined by analyzing each approach to the intersection individually. A computation is made of each approach to determine its "load factor" during both the morning and afternoon peak hours. The "load factor" is ascertained by recording the number of "loaded cycles" on each approach during the peak hours in both the morning and afternoon.

The cycle of a traffic signal is the period that encompasses one green indication of the signal. During each cycle of the traffic signal, an observer determines which vehicle is the last vehicle stopped in the queue at the time the signal turns green. If the last vehicle does not get through the intersection during that one green indication, the cycle is considered to be "loaded."

Each approach to the intersection is studied to determine the particular 60 minute period that has the highest percentage of cycles which are "loaded". In this case, the northbound approach to the intersection at Ingleside Avenue/Bloomsbury Avenue and Frederick Road between 4:00 P.M. and 5:00 P.M. generates the highest percentage of loaded cycles. This percentage, known as the "load factor," can range from 0 percent to 100 percent.

CACOM PRODUCED FOR PLING Deep SS - 13 - 08 At the hearing, Mickey Cornelius with The Traffic Group, who was admitted as an expert in traffic engineering and transportation planning, and whose resume was marked and accepted into evidence as Petitioner's Exhibit 1, testified that the northbound approach to the intersection of Ingleside Avenue/Bloomsbury Avenue and Frederick Road has a load factor of 100 percent, which means that during 100 percent of the cycles between 4:00 P.M. and 5:00 P.M. not all of the vehicles stopped in line for the signal when it changes green get through the signal. No other approach through the intersection generates a failing percentage of loaded cycles at any time. Mr. Cornelius obtained this data from the Baltimore County Traffic Engineering Turning Movement County Data, which was marked and accepted into evidence as Petitioner's Exhibit 3.

Traffic Shed

As set forth in Section 4A02.4.G of the B.C.Z.R., in order for the Zoning Commissioner to grant a petition for a special variance, it must be found that the impact of the proposed development will be less than that assumed by the district standard which would otherwise restrict or prohibit the development. If the "district standard" is whether the proposed development is located within the traffic shed of the failing intersection, one must ask the question: "What constitutes the appropriate traffic shed of an F-Rated intersection?"

While there is a specific formula to determine when a given intersection is failing, there is no regulation which defines or creates the traffic shed of an F-Rated intersection. At the hearing, Mr. Cornelius testified that despite the lack of a legislative or regulatory definition for what constitutes a traffic shed, the accepted Baltimore County standard for mapping traffic sheds of failing intersections is based on the supposition that one-half of the traffic from the areas within the shed will proceed through the failing intersection. Mr. Cornelius indicated that he confirmed this standard with the County.

Petitioner maintains that the impact of the approved PUD is substantially "less than that assumed by the district standard." Evidence and testimony presented at the hearing revealed that the subject property is served by both Forest and Arbutus Avenues which lead to Edmonson Avenue and Frederick Road, respectively. As shown on the aerial photograph which was marked and accepted into evidence as Petitioner's Exhibit 4, both Edmonson and Frederick Avenues have direct access to Interstate 695, and as such, it is unreasonable to assume that one-half of the traffic generated by the PUD will proceed through the intersection, considering its close proximity to Interstate 695. In fact, given the unique location of the proposed development and its accessibility to Interstate 695, Petitioner believes the district standard is not even relevant to the proposed development.

Impact of PUD on F-Rated Intersection

In support of his testimony regarding the impact of the PUD on the traffic shed, Mr. Cornelius introduced a report on the trip generation study for the approved PUD plan, which was admitted as Petitioner's Exhibit 5 (the "Report"). The Report estimates the inbound and outbound trips generated by the approved PUD during the morning and evening peak hours. Mr. Cornelius used this information to analyze the impact of the approved PUD on the F-Rated intersection during the evening peak hour. In explaining this analysis, Mr. Cornelius stated that the 23 age targeted single-family attached units of the PUD will have significantly different trip generation characteristics than do non-age targeted developments. Typically, age targeted developments, similar to the approved PUD, generate considerably fewer trips during the peak hours than do similar non-age targeted developments. This is attributed to the fact that most of the residents of these communities have different daily schedules than the typical residents of a non-age targeted community.

DOES S-13-08

Mr. Cornelius's Report estimates the inbound and outbound peak hour trips generated by the approved PUD. Mr. Cornelius used this information to analyze the impact of the approved PUD on the F-Rated intersection during the evening peak hour at the hearing. During the evening peak hour, it is estimated that the approved PUD generates seven total trips (four inbound and three outbound). Of the four inbound trips, the Report estimates that half are coming from the north and half are coming from the south. In regard to the two trips coming from the south, Mr. Cornelius testified that it is unnecessary for them to proceed through the F-Rated intersection in order to reach the development. There are three alternative routes which avoid the intersection entirely. Two of these alternatives, which assume the vehicles are proceeding from Interstate 95, are actually two minutes shorter than the route which proceeds through the F-Rated intersection. Mr. Cornelius added that even if both trips coming in from the south during the evening peak hours were to go through the F-Rated intersection, the impact is imperceptible.

On the other hand, a number of interested citizens testified in opposition to the requested relief. These included Mr. Power, Ms. Dines, and Mr. Lackey. All expressed concerns over the potential traffic impact of the new development on the F-Rated intersection. Collectively, they disagreed with the conclusions of Petitioner's traffic expert, Mr. Cornelius. Those living in the area believe that the addition of the Villas at Eden Terrace will significantly increase the overall traffic in the area, and in particular, will make the F-Rated intersection at Ingleside Avenue/Bloomsbury Avenue and Frederick Road even worse. In short, these neighbors did not feel Mr. Cornelius's conclusions concerning the traffic impact of the new development reflected their actual experiences with traffic congestion in the area.

Specifically, testimony indicated that age targeted seniors living at the Villas at Eden Terrace would contribute to the traffic problems, even at peak times; that the new development's

SADER RECEIVED FOR FLAME Sens 55 -13 -05 dual access to Interstate 695 from Frederick Road and Edmondson Avenue would create additional traffic and contribute to additional ingress and egress problems to and from the Baltimore Beltway; that because the new development is age targeted versus age restricted, it could still result in families residing in the planned dwellings and additional traffic during peak times; and that notwithstanding Mr. Cornelius's conclusions, residents of the community and the planned Villas at Eden Terrace would continue to use Bloomsbury Avenue as an access road from Interstate 95 to the south into the Catonsville community, thereby making the F-Rated intersection even worse. Finally, marked and accepted into evidence as Protestants' Exhibit 1 was a two-page Petition signed by a number of residents of Catonsville and particularly the Glenwood Avenue area, opposing any change in zoning and opposing the variance.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The ZAC comments received from the Department of Environmental Protection and Resource Management dated February 21, 2008 indicate that the property must comply with the Forest Conservation Regulations. Comments received from the Bureau of Development Plans Review dated February 14, 2008 indicate that the property is proposed to be gated at both ends: Arbutus Avenue and Forest Avenue; as such, there will be no opportunity for cut-through. Given this, most of the new residents will choose to use Forest Avenue to get to Edmondson Avenue to get on the beltway and they will only go to Frederick Road via Arbutus Avenue during off-peak hours. Hence, they have no objection to granting the requested permission. Comments received from the Office of Planning dated March 19, 2008 indicate that agency does not oppose the request for special variance.

After considering the testimony and evidence from both the Petitioner and the Protestants, I find that the impact of the proposed development on the F-Rated intersection meets the threshold

set forth in Section 4A02.4.G of the B.C.Z.R., in regard to the F-Rated intersection district standard. Although I am mindful of the community's concerns of overall traffic in the area, I agree with Petitioner's traffic engineering and traffic planning expert, Mr. Cornelius, that the impact of the proposed development on the F-Rated intersection at Ingleside Avenue/Bloomsbury Avenue and Frederick Road will be minimal. Currently, of the potential eight cycles of traffic at the intersection (northbound, southbound, eastbound, and westbound each in the morning and evening peak times), only the northbound evening cycle from Bloomsbury Avenue is at 100% loaded, and therefore, F-Rated. Mr. Cornelius made a number of points concerning his analysis of current traffic movements and travel patterns in the area, calculating travel times from Interstate 695 to Frederick Road and Edmondson Avenue, and travel times from Interstate 195 to Bloomsbury Avenue and Edmondson Avenue, and reviewing other arterial roads and identifying properties where the majority of the trips originate. Taking into account his conclusions, I am persuaded that the impact of the new development to northbound Bloomsbury Avenue during the evening peak time will be imperceptible, and that granting the special variance will be consistent with purposes of Section 4A02 of the B.C.Z.R.

The second consideration which must be considered in reviewing a petition for special variance is whether the granting of the petition will adversely affect a person whose application was filed prior to the petitioner's application in accordance with Section 4A02.3.G.2.b of the B.C.Z.R. This Section pertains to applications for reserve capacity use certificates. As Mr. Cornelius testified, there are no applications pending for any reserve capacity use certificates in this traffic shed.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the parties, I find that Petitioner's special variance request should be granted.

THEREFORE, IT IS ORDERED this 13th day of May, 2008 by this Deputy Zoning Commissioner, that Petitioner's request for special variance from Section 4A02 of the Baltimore County Zoning Regulations (B.C.Z.R.) pursuant to Section 4A02.4.G of the B.C.Z.R. to permit subdivision approval and issuance of building permits for 23 dwelling units in the traffic shed of an "F" rated intersection on the Baltimore County Basic Services Map for Transportation be and is hereby GRANTED, subject to the following:

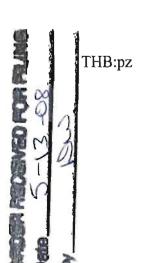
1. Petitioners are advised that they may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

THOMAS H. BOSTWICK

Deputy Zoning Commissioner

for Baltimore County





JAMES T. SMITH, JR. County Executive

THOMAS H. BOSTWICK Deputy Zoning Commissioner

May 13, 2008

G. SCOTT BARHIGHT, ESQUIRE WHITEFORD, TAYLOR & PRESTON, L.L.P. 210 W. PENNSYLVANIA AVENUE TOWSON, MD 21204

> Re: Petition for Variance Case No. 08-349-SA Property: 110 Forest Avenue

Dear Mr. Barhight:

Enclosed please find the decision rendered in the above-captioned case.

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

Very truly yours.

THOMAS H. BOSTWICK Deputy Zoning Commissioner

for Baltimore County

THB:pz Enclosure

c: Charles Skirven, Skirven Enterprises Inc., 5405 Twin Knolls Road, Columbia MD 21045 Mickey Cornelius, The Traffic Group, 9900 Franklin Sq. Dr. #H, Baltimore MD 21236 David S. Thaler, D. S. Thaler & Associates, Inc., 7115 Ambassador Lane, P. O. Box 47428, Baltimore, MD 21244 Leno Lapenna, P.O. Box 1686, St Thomas VI 00804-1686 Please See Attached List



I/We do solemnly declare and affirm, under the penalties of



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property

located at 110 Forest Avenue

which is presently zoned DR 3.5 and DR 5.5

Deed Reference: 22329 / 063 Tax Account # 0102470161

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)

BCZR §4A02 (pursuant to BCZR §4A02.4.G) to permit subdivision approval and issuance of building permits for 23 dwelling units in the traffic shed of a "F" rated intersection on the Baltimore County Basic Services Map for Transportation.

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

To be shown at hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

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

,		perjury, that I/we are the is the subject of this Petit	legal owner(s) of tion.	the property which
Contract Purchaser/Lessee:		Legal Owner(s):		
Skirven Enterprises, Inc.		Leno Lapenna		
Name Type or Print	Charles Skirven	Name Type or Print		
Charles Skurren	President	Den Don De	nna	
Signature		Signature		
5405 Twin Knolls Road	410-730-8945			
Address	Telephone No.	Name - Type or Print		
Columbia, Maryland 21045				
City Stat	te Zip Code	Signature		
Attorney For Petitioner:		PO BOX 1686		
·		Address		Telephone No.
Dino C. La Fiandra, Esqui	re	ST THOMAS	VI	00804-1686
Name - Type or Print		City	State	Zip Code
DINO LATIONDIA ARE		Representative to k	be Contacted:	
Signature Whiteford Taylor & Preston, LL	P	Dino C. La Fiandr	a	
Company 210 W. Pennsylvania Avenu	e 410-832-2000	Name 210 W. Pennsylva	ınia Avenue	410-832-2000
Address	Telephone No.	Address		Telephone No.
Towson, ME	21204	Towson,	MD	21204
City Stat	le Zip Code	City	State	Zip Code
Case No. 08-349-5A		Office Use Only		
Case No. OD 717 SA	– Estim Unava	nated Length of Hearing		
REV 8/20/07	MOSA RECEVED TH	W PING	_Date	_

February 1, 2008

PROPERTY DESCRIPTION (For Zoning Purposes Only)

THE VILLAS AT EDEN TERRACE

Beginning at a point located approximately 227 feet west of the centerline of Forest Avenue at the end of Forest Avenue, thence running the following courses and distances:

- 1. North 74° 28' 59" East 202.16 feet to a point, thence,
- 2. North 74° 28' 59" East 203.54 feet to a point, thence,
- 3. South 14° 33' 56" East 126.53 feet to a point, thence,
- 4. South 19° 56' 48" East 100.20 feet to a point, thence,
- 5. South 04° 29' 11" East 101.35 feet to a point, thence,
- 6. South 09° 58' 21" East 50.09 feet to a point, thence,
- 7. South 15° 42' 31" East 100.47 feet to a point, thence,
- 8. South 06° 31' 10" East 106.99 feet to a point, thence,
- 9. Southwesterly 280.32 feet by a curve to the left having a radius of 240.09 feet and a chord bearing distance south 18° 02' 38" west 264.67 feet to a point, thence.
- 10. North 15° 23' 31" West 25 feet to a point, thence,
- 11. South 74° 26' 29" West 177.48 feet to a point, thence,
- 12. North 18° 53' 04" West 439.64 feet to a point, thence,
- 13. North 18° 36' 53" West 389.26 feet to the point of beginning.

 Containing 6.32 acres of land, more or less, located in the First Councilmanic

 District and the First Election District.

The Zowing Commissioner of Berlenter County, by au-thority of the Zowing Act and Paginations of Balteriors safety will had a judge bearing in Towarn, Maryland

a Eastern District - 1st Councilmana District

ros of building permits for 23 dwelling units in the 15 shed of a "F" raise electroschion on the Battmen roy Basic Services Way for Transportation.

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bring Commissioner for Baltimum County
NOTES: (1) Hearings are Handkathed Accessible; for
poole accommodations Presse Conset the Juring Com-

missioner's Office at (419) 367-5868.
(2) For Information concerning the File and/or Hearing Contact the Zerboy Review Office at (410) 867-5359.

CERTIFICATE OF PUBLICATION

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IN.	
1	

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

The Jeffersonian ☐ Arbutus Times ■ NE Booster/Reporter Owings Mills Times Towson Times ☐ Catonsville Times

North County News

S. Wellinger

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET AND FINANCE MISCELLANEOUS RECEIPT

No. 09784

W. TEVE. Date: 2-4-08 05/2008 1784F2008 PSC17/76

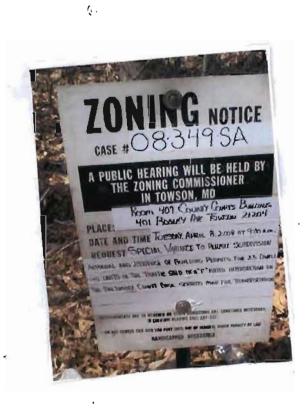
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CERTIFICATE OF POSTING

RE: Case No.: 08 - 347 - SA Petitioner/Developer: SKIRVEN ENTERPRISES Date of Hearing/Closing: 4-8 08 This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were

Sincerely,



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

Ladies and Gentlemen:

The sign(s) were posted on

ATTN: Kristen Matthews {(410) 887-3394}

posted conspicuously on the property located at:

(Signature of Sign Poster) (Date)
SSG Robert Black
(Print Name)
1508 Leslie Road
(Address)
Dundalk, Maryland 21222
(City, State, Zip Code)
(410) 282-7940
(Telephone Number)



ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

Item Number or Cas	e Number: 08 - 349 - 45
Petitioner:	SKIRVEN ENTERPRISES
Address or Location	COLUMBIA MD ZIOYS
PLEASE FORWARD	ADVERTISING BILL TO:
Managar	DINO C. LA FLANDRA, ESQ.
Name:	
Address:	ZIO W. PENUSYLVANIA AT
Address:	DINO C. LA FIANDRA, ESQ ZIO W. PENUSYLVIANIA A TOWSON MD ZIZOY



JAMES T. SMITH, JR. County Executive

February 20, 2008
TIMOTHY M. KOTROCO, Director
Department of Permits and

NOTICE OF ZONING HEARING

Department of Permits and Development Management

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

CASE NUMBER: 08-349-SA

110 Forest Avenue

South end of Forest Avenue, 1050 feet south of Edmondson Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Leno Lapenna

Contract Purchaser: Skirven Enterprises, Inc.

<u>Special Variance</u> to permit subdivision approval and issuance of building permits for 23 dwelling units in the traffic shed of a "F" rated intersection on the Baltimore County Basic Services Map for Transportation.

Hearing: Tuesday, April 8, 2008 at 9:00 a.m. in Room 407, County Courts Building, 401 Boslev Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Dino LaFiandra, 210 W. Pennsylvania Avenue, Towson 21204 Leno Lapenna, P.O. Box 1686, St. Thomas VI 00804-1686 Charles Skirven, Skirven Enterprises, 5405 Twin Knolls Road, Columbia 21045

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 24, 2008.

- (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

Tuesday, March 25, 2008 Issue - Jeffersonian

Please forward billing to:

Dino LaFiandra 210 W. Pennsylvania Avenue Towson, MD 21204 410-832-2000

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WILLIAM J. WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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JAMES T. SMITH, JR. County Executive TIMOTHY M. KOTROCO, Director Department of Permits and Development Management

April 2, 2008

Dino C La Fiandra, Esquire Whiteford Taylor & Preston, LLP 210 W. Pennsylvania Avenue Towson, MD 21204

Dear Mr. La Fiandra:

RE: Case Number: 08-349-A, 110 Forest Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 4, 2008. 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.

U. Carl Richal D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:amf Enclosures

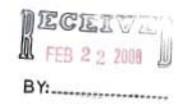
c: People's Counsel

Skirven Enterprises, Inc. Charles Skirven, President 5405 Twin Knolls Road Columbia 21045 Leno Lapenna P.O. Box 1686 St. Thomas, Virgin Islands 00804-1686

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence





10:	Limothy M. Kotroco								
FROM:	Dave Lykens, DEPRM - Development Coordination								
DATE:	February 21, 2008								
SUBJECT:	Zoning Item # 08-349-A Address 110 Forest Avenue (Lapenna Property)								
Zoni	ng Advisory Committee Meeting of February 11, 2008								
2 - 2 - 2 - 2 - 2	Department of Environmental Protection and Resource Management has no ments on the above-referenced zoning item.								
	The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:								
_	Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).								
_X	Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).								
	Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).								

Additional Comments:

Reviewer:

J. Russo

Date: 2/15/08

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: February 14, 2008

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For February 18, 2008 Item No. 08-349

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

The development is proposed to be gated at both ends: Arbutus Avenue and Forest Avenue. There will be no opportunity for cut-throughs. Given this, we feel that most of the new residents will choose to use Forest Avenue to get to Edmondson Avenue to get on the beltway and that they will only go to Frederick Road via Arbutus Avenue during off-peak hours. We therefore have no objection to granting the requested permission.

DAK:CEN:clw cc: File ZAC-ITEM NO 08-349-02142008.doc



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

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

Maryland Department of Transportation

Date: FEB. 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. 8-349-5A 110 FOREST AVENUE LAPEN NA PROPERTY SPECIAL VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-349-6A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A Steven D. Foster, Chie

Division

SDF/MB



JAMES T. SMITH, JR. County Executive

JOHN J. HOHMAN, Chief Fire Department

County Office Building, Room 111, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

February 11, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 11, 2008

Item Number:

(349), 352

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

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4880 (C)443-829-2946 MS-1102F

cc: File

RE: PETITION FOR SPECIAL VARIANCE 110 Forest Avenue; S/end Forest Avenue, 1050' S Edmondson Avenue 1st Election & 1st Councilmanic Districts

Legal Owner(s): Leno Lapenna *
Contract Purchaser(s): Skirven Enterprises, Inc

ontract Purchaser(s): Skirven Enterprises, In Petitioner(s) * BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

08-349-SA

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of February, 2008, a copy of the foregoing Entry of Appearance was mailed to, Dino LaFiandra, Esquire, Whiteford, Taylor & Preston, LLP, 210 West Pennsylvania Avenue, Towson, MD 21204., Attorney for Petitioner(s).

RECEIVED

FEB 1 2 2008

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....

Thomas Bostwick - The Villas at Eden Terrace Case # 08-349-SA

From: "Stephen V. Lackey" <scootur@comcast.net>

To: "Tom Bostwick" <tbostwick@baltimorecountymd.gov>

Date: 04/09/08 1:18 PM

Subject: The Villas at Eden Terrace Case # 08-349-SA

CC: "Elisa Dunn" <dunnelisa69@hotmail.com>, "S. G. Sam Moxley"

council1@baltimorecountymd.gov>

Dear Deputy Commissioner Tom Bostwick:

I would like to thank you for taking the time to hear the concerned citizens of Catonsville yesterday in regards to the above referenced subject. It is a difficult subject for the community to understand and I appreciate you indulging the community members.

I believe it is imperative that we revisit several of the points made yesterday. Please allow me to review them as follows;

- Reserve Capacity: Reserve Capacity appears to be a subsection that reads as follows: *Determination of reserve capacity. It is intended that the reserve capacity be determined for each district by the formula N=C-(T+I)". This is not some way to form a "cue" as represented by the developer's representative. Please correct me if I am wrong. This is a required component of the formula necessary to calculate "Maximum level of nonindustrial development" sub section 3a. When we calculate the number of trips that an age "targeted" community would generate we would use sub section 3a(2) as the developer's expert stated that in fact targeted and restricted would generate essentially the same amount of trips. So, we only have 23 units so our site specific calculation would go as follows: 23/100*25=5.75. So, when considering a variance for this case it would appear to this concerned citizen that this community could only generate 5.75, let's say 6, trips at a peak hour. By the developer's expert witness's own testimony this proposed development develops 7 trips in a peak hour, please reference page one of the expert witness's study calculation table. I am sorry that I was not able to make this representation yesterday. To summarize; Pursuant to Zoning Regulation 1998 Edition Section 4A02 Basics Services Map 3a(2) the consideration for a variance to the Basic Services Maps should be denied.
- Intersection turning movement count: This study was made at Forest/Edmonson Avenues. From the study performed by the developer's expert there was no study made at Ardutus Avenue and Frederick Road. I find this to be convenient. There is a place of business that generates a significant amount of traffic. In just considering the amount of trips generated by the people leaving this place of business in the evening peak hour, all would turn to the west as you cannot turn to the east with any measure of convenience. This is a blatant oversight and can only be to the advantage of the developer. I find it curious that a professional of the caliber of Mr. Cornelius ignores this in his study and then testifies that it is a complete and representative study of how "The Villas at Eden Terrace" will affect this troubled traffic shed. The larger community has only you to look to to make

- sure that the law and regulations are followed. I implore you to take this into consideration and to even weight your analysis to the favor of the community. Again, I find it curious that this expert could allow such an oversight and then testify that it is a complete and representative study of how "The Villas at Eden Terrace" will affect this troubled traffic shed.
- One more point. This subject concerns density. Late in the public hearing yesterday I brought to the commission's attention how the previous modifications and variances had allowed as many as 8 additional units. Sadly it is true that the P.U.D. did address this, I added that in calculating the amount of units that this property would allow, the developer's engineer used a piece of property that the developer did not own. This is a flagrant violation of law. This property was purchased years ago by David Tolle and consequently sold to Larry and Terry Stallings. Both had and have been paying taxes on this property. To the best of my knowledge this property was purchased from Baltimore County. This situation has been recognized and transfer of title is planned, so the developer has said. The transfer is not the question. This developer has done all he can to max-out this site and to his credit has done an amazing job. The calculation for haw many houses this site can hold is incorrect. The property owned by the Stallings cannot be used in calculations for site capacity. This is something that must be measured when making consideration for this variance and again I would implore you to weight your analysis to the favor of the community. This directly affects the amount of units that are used in the calculations to determine if the variance should or should not be granted.

I thank you again for your indulgence. Please contact if you have questions.

Thank you,

Stephen V. Lackey (410) 744-5199 scootur@comcast.net

PLEASE PRINT CLEARLY

CASE NUMBER OF 349 - SA DATE 4-8-08

PETITIONER'S SIGN-IN SHEET

E-MAIL	SKI RVEH INC (B) ROLPOL	ettalordet hale con	SKI MOTINE BOBY COM							
CITY, STATE, ZIP	Cot. MO. 21104	BACT MED SIZHT-7428	Col. Mat 20045	Townson M. 21204						
ADDRESS	5405 16414 KNOSES RD. COL. M.D. 21104 SKIRVEN INC (B) ROLPOR	BOX 47400	5405 TUIN KING 16 201.	210 W. Pour Ars.						
NAME	HARLES SKIPVEN V	7.5. THREK	date Nardwell 1	G. Lot Barkigha 1						

CASE NUMBER 08 - 349 - SA DATE 4-8-08

CITIZEN'S SIGN-IN SHEET

E- MAIL	PBLAIR 8513 @ varcon wa	Cateurale WA 21228 STEPREED COMPANION		Stootuk (e) COMUAST. WET
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ADDRESS	113 FOROST De	122 FOREST CON.		144 FOREST AVE
NAME	to	STEPHANIE DINES	- Tepper, Power	May We all harby

Case No.: 08-349-5A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Mikey Cornilus Resune	Retilion sequed by meighbors to dany soin change or women
No. 2	2007 Bani Servier	
No. 3	Brattering County Troffic Engineering Movement Count Do	
No. 4	Serial Photograph	
No. 5	Troffic Group Analysis	
No. 6	Analyses	
No. 7		
No. 8		
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lo. 12		
No. 12		

EXHIBIT NO.

Moxley to deny any change in zoning to the "F" intersection located at Ingleside Avenue and Frederick Road. If a variance were granted, it would greatly add to the heavily congested traffic that already exists, and we are strongly against such a detriment to We, the undersigned registered voters of Catonsville, and residents on Glenwood Avenue, petition Councilman S.G. Samuel our beloved community.

NAME	ADDRESS	PHONE	SIGNATURE
Eleanor R. Caulk	41 Glenwood Ave	410-719-7571	Cleans R. Cauck
Thomas P. Finn, II	37 Glenwood Ave.	410.788.9081	The P. Line
KEITH FINNEURN	ZI GLENNUDANE	443233 3131	In Pry
Chates Hent	19 Hennecd Aug	410-719-053	Coth Cel Hay
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DeliseA HEFFMAN	11 Glenwood Har	4h 744-1841	Melesson Hollson
Michiel Adelphi	9 GLENLUCED ADE	110-144-5490	Markad / Collector
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	1	410 1442739	March & Friends
Kimbich Chartst	16 Elenwood Am	410-869-1861	K. Chaust
2 car Hathrens	18 Gleowood Ave	410-655-4632	Lose Me We
ChRIS DUMPHY STR	32 CLENEUS OF AUX	410-747-5857	C-12
Keren Schmers		402-758-269	2 King Shaw
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ROPISI HAIRTSOCK		4107478692	2 Rolling This Sa
MARY JO WOUDS		411-747-5562	2 May Sellewa
LOIS ROEDERY	116 FOREST AVE	410-749-2876	of Lord m. Duster
CAROLYN ROEDER	3116	410-744-2876	7
Cilliam S.C. Pellman	Alle Borest Hoener	410 - 186 - 33	to water

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SIGNATURE	Eles M. Dem.	B. Oluffley	440 140/				
PHONEH	410) 788-9674	410-788946	410 -744-589				
HOPPESS	121 Forest Ave	112 Favors De	114 FOREST AVE				
NAME	Elisa Dunn	PAUL BINAND	Stephen V LACKEY /				

Case No.: 08-349-5A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Kikey Cornilus	Retilion sequed by neighbors to dany soing change or warring
No. 2	Map - Transportation	
No. 3	Evaniserus Movement Court Out	
No. 4	Serial Photograph of longer area Troffix Group Analysis	
No. 5	Troffix Group	
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No. 11		
No. 12		

MICKEY A. CORNELIUS, P.E., PTOE

Senior Vice President



Merging Ironwatten and Excellent

Mickey Cornelius, proudly one of the first certified Professional Traffic Operations Engineers (PTOE) in the nation, is Senior Vice President of the firm, responsible for managing various aspects of the firm's traffic engineering and transportation planning studies. He is experienced in many aspects of traffic engineering and transportation planning, including traffic analysis, traffic forecasting and associated modeling, geometric design, traffic signals and signal systems evaluation/design, parking and circulation, traffic calming, and transportation systems management.

As a registered Professional Engineer, Mr. Cornelius has over 23 years experience in the highway transportation and traffic engineering profession. His experience in both the public and private sectors has provided him with a broad range of expertise in his field. Mr. Cornelius has conducted over 2,000 traffic engineering studies and has served as a transportation planner for the development of Master Plans for both private firms and public agencies. His educational and professional background has qualified him as an expert in the field of traffic engineering and transportation planning before numerous County and Municipal Planning and Zoning Boards in Maryland, as well as in Pennsylvania, New Jersey and New York.

Job History

1987 - Present

Traffic Engineering Consultant, The Traffic Group, Inc.

1984 - 1987

Traffic Engineering Consultant

1982 - 1984

Civil Engineer, Highway Construction

Educational Background

- B.S. in Civil Engineering with emphasis in Transportation Pennsylvania State University
- Traffic Engineering Courses
 Northwestern University Traffic Institute
 Polytechnic Institute of New York

Affiliations

- Certified Professional Traffic Operations Engineer (PTOE)
- · Registered Professional Engineer (P.E.)-DE, MD, NJ, PA, VA
- Institute of Transportation Engineers (I.T.E.)
- National Society of Professional Engineers (N.S.P.E.)
- Maryland Association of Engineers (M.A.E.)
- County Engineers Association of Maryland (CEAM)

Examples of places where Mr. Cornelius has testified as an expert witness

MARYLAND

City of Annapolis - City Council

Anne Arundel County - Board of Appeals;

Zoning Hearing Examiner

City of Baltimore - City Council; Planning Commission

Baltimore County - County Review Group, Zoning Commissioner, Board of Appeals; Circuit Court; District Court Town of Bel Air - Planning Board; Town Commissioners; Zoning Hearing Examiner

Carroll County - Board of Appeals; County Commissioners; Planning Board

City of Bowie - Planning Advisory Board; Mayor and City Council

Cecil County - Technical Advisory Committee

Charles County - Board of Appeals

Dorchester County - Board of Appeals

Frederick County - Planning Board; County Commissioners; Board of Appeals

Harford County - Zoning Hearing Examiner

Howard County - Planning Board, Zoning Board; Board of Appeals; Hearing Examiner

Town of Indian Head - Planning Commission

Montgomery County - Planning Board; Zoning Hearing Examiner, Board of Appeals

Town of North East - Planning Commission

Prince George's County - Planning Board; County Council; Hearing Examiner

Washington County - Board of Appeals

City of Westminster - Mayor and Common Council

Wicomico County - Bourd of Zoning Appeals

NEW JERSEY

State Court of Administrative Law Cumberland County - Manchester Township Zoning Hearing Board City of Millville - Planning Commission

PENNSYLVANIA

York County - Manchester Township Zoning Hearing Board Shrewsbury Borough - Planning Commission

New York

Town of East Hampton - Planning Commission

The Traffic Group, Inc. v. 9900 Franklin Square Drive v. Swite H. v. Baltimore, Maryland 21236 410-931-6600 v. Fax: 410-931-6601 v. www.trafficgroup.com

PETITIONER'S

EXHIBIT NO.

Corporate Office: Baltimore, MD Suite H 9900 Franklin Square Drive Battimore, Maryland 21236 410.931.6600 fac: 410.931.6601 1.800.583.8411

Delmarva Region 11202 Réceivacir Road Ocean Pines, Maryland 21811 410,208,4100 fee: 410.008.4192 1,800,396,4491

Virginia. 7853 Copportion Drive Manusaas, Virginia 20109 703.365.8340 fee: 700.365.8341 1.988.365.8340

April 7, 2008

EXHIBIT NO

Mr. Charles Skirven The Clusters @ Twin Knolls 5405 Twin Knolls Road Columbia, Maryland 21045

> RE: Villas @ Eden Terrace

> > Baltimore County, Maryland Our Job No.: 2007-0241

Dear Mr. Skirven:

The Traffic Group, Inc. has undertaken an analysis to determine the impact of the proposed 23 single family attached dwelling units to be located along the extensions of Forest Avenue and Arbutus Avenue, south of Edmondson Avenue, in the Catonsville area of Baltimore County.

Forest Avenue and Arbutus Avenue currently dead-end at the subject property. Forest Avenue extends from Edmondson Avenue and services 17 single family homes. Arbutus Avenue extends from Frederick Road (MD 144) and serves 6 single family homes.

The proposed 23 age targeted attached units are projected to generate the following traffic based upon a history of trip generation for these types of units:

	Mon	INING PEAK	Hour	EVENING PEAK HOUR					
	In	Out	TOTAL	ltv	Out	TOTAL			
Trips/Unit	.12	.18	.30	.16	.12	.28			
Trips/23 Units	3	4	7	4	3	7			

We conducted an intersection turning peak and evening peak hours at th Edmondson Avenue. This intersect Service "A" during both the morning critical lane analysis.

The amount of traffic projected to ! argeted units, will not create an adverse effect on ru. Avenue as the proposed development will generate only 7 pears. With access to either Edmondson Avenue or Frederick Road, the site your rated trips are projected to be split equally, resulting in an impact of 3 to 4 peak hour trips on Forest Avenue and Arbutus Avenue.

The existing traffic on Forest Avenue is 15 AM trips and 9 PM trips (for 17 units).

Remember Just scan 1st page

ant count during the morning

Corest Avenue and

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www.trafficgroup.com

EXHIBIT NO.

LTIMORE COUNTY TRAFFIC ENGINEERING

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- 8	7:00-7:15	0	28	23	51	1	79	8	88	139	4	85	7	96	28	58	14	100	196	335
- 5	7:15-7:30	0	61	30	91	1	114	6	121	212	8	101	9	119	37	86	9	132	251	463
	7:30-7:45	0	62	58	120	0	104	8	112	232	9	119	. 6	136	20	130	24	174	310	542
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	3:15-3:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:30-3:45	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:45-4:00	0	0	0	0	0	0	0	0	0	0	0	0	0	D	D	0	0	0	0
7	4:00-4:15	0	114	54	168	3	59	16	78	246	21	126	7	154	25	126	14	165	319	565
- 3	4:15-4:30	0	90	31	121	0	68	15	83	204	9	97	5	111	20	121	26	167	278	482
	4:30-4:45	3	106		145	0	50	9	69	214	18	119	4	141	117	142	16	275	416	630
	4:45-5:00	2	107	32	141	2	64	7	73	214	15	92	8	115	18	178	15	211	326	540
	5:00-5:15	0	119	27	146	0	60	6	66	212	93	91	7	107	20	147	22	189	296	508
	5:15-5:30	1	120	37	158	.1	69	9	79	237	11	122	7	140	23	160	26	209	349	586
	5:30-5:45	0	141	33	174	0	83	11	94	268	19	119	В	146	40	155		226	372	640
	5:45-8:00	0	135	33	168	0	88	11	99	267	17	82	5	104	37	142	32	211	315	582
P	M HOUR 1	TOTAL	S																	
8	3:00-4:00	0	0	0	0	0	0	0	0	0	. 0	0	0	0	0	0	0	0	0	0
	3:15-4:15	0	114		168	3	59	16	78	246	21	126		154	25	126	14	165	319	565
	3:30-4:30	0	204	85	289	3	127	31	161	450	30	223	12	265	45	247			597	1047
	3:45-4:45	3		121	434	3	187	40	100	564	48	342		406	162	389	56	0.000	1013	1677
	4:00-5:00	5		153	575	5	251	47	303	878	63	434	24	521	180	567	71		1339	2217
	4:15-5:15	. 5	100000	126	553	2	252	37	291	844	51	399	24	474	175	588			1316	2160
	4:30-5:30	6	452		590	3	253		287	877	53	424	26		178	627	79		1387	2264
	4:45-5:45	3	487		619	3	276			931	54	424	30		101	640			1343	2274
	5:00-6:00	1	515	130	546	- 1	200	37	338	984	56	414	27	497	120	504	111	835	1332	2316

LOCATION BLOOMSBURY AVE + FREDERICK RD + INGLESIDE AVE

	RECORDER	WEATHER	ROAD SURFACE	DAY OF THE WEEK	DATE OF COUNT
A.M.	CFB	CLEAR	DRY	WED	4/25/2007
P.M.	CFB	CLEAR	DRY	WED	4/25/2007

PERCENTAGE TURNING MOVEMENTS AND TOTAL VOLUMES

ROADS:	- 1	BLOOM	ISBU	RY		INGL	ESID	E			FREI	D. RE)		FRE	D. RD)	
	,	VORTH	BOU	ND		COUTH	вои	ND			EASTE	BOUR	ND.		WEST	BOUN	ND	
	L	s	R	TOTAL	L	S	R	TOTAL		L	5	R	TOTAL	L	S	R	TOTAL	
%TURNING	0%	59%	41%	100%	1%	92%	8%	100%	AM	8%	85%	7%	100%	17%	72%	11%	100%	N/A
MOVEMENT	0%	76%	23%	100%	1%	86%	13%	100%	PM	12%	83%	5%	100%	18%	71%	11%	100%	N/A
TOTAL	0	401	283	684	6	715	59	780	AM	71	781	64	916	236	991	144	1371	3751
VOLUMES	6	932	283	1221	6	551	84	641	PM	119	848	51	1018	300	1171	182	1653	4533
GRAND																		
TOTALS	6	1333	566	1905	12	1266	143	1421		190	1629	115	1934	536	2162	326	3024	8284
ESTIMATED		SOUT	HLEC		3	NORT	H LEC				WEST	LEG	3		EAST	LEG	E	
ADTS		125	31			107	21				139	115			171	151		
ESTIMATED	VEH	ICLES	ENT	ERING TH	E INT	ERSE	CTION									>		27161

INTERSECTION: BLOOMSBURY AVE + FREDERICK RD + INGLESIDE AVE

DESCRIPTION: FREDERICK RD IS A FOUR LANE STATE RD WITH LEFT TURN LANES AND ARROWS. BLOOMSBURY AND INGLESIDE ARE TWO LANE COUNTY RDS

THE SIGNAL FUNCTIONS AS A 5 PHASE LIGHT. THE CYCLE LENGTHS AVERAGE 124 SECONDS IN THE MORNING AND 141 SECONDS IN THE AFTERNOON. THE PEAK HOUR IN THE MORNIN 7:30 TO 8:30 AND IS 4:45 TO 5:45 THE AFTERNOON. THE PEAK FLOW OCCURS IN THE W/B DIRECTION OF FRED. RD DURING THE AM AND IN THE W/B DIRECTION OF FRED. RD IN THE PM.

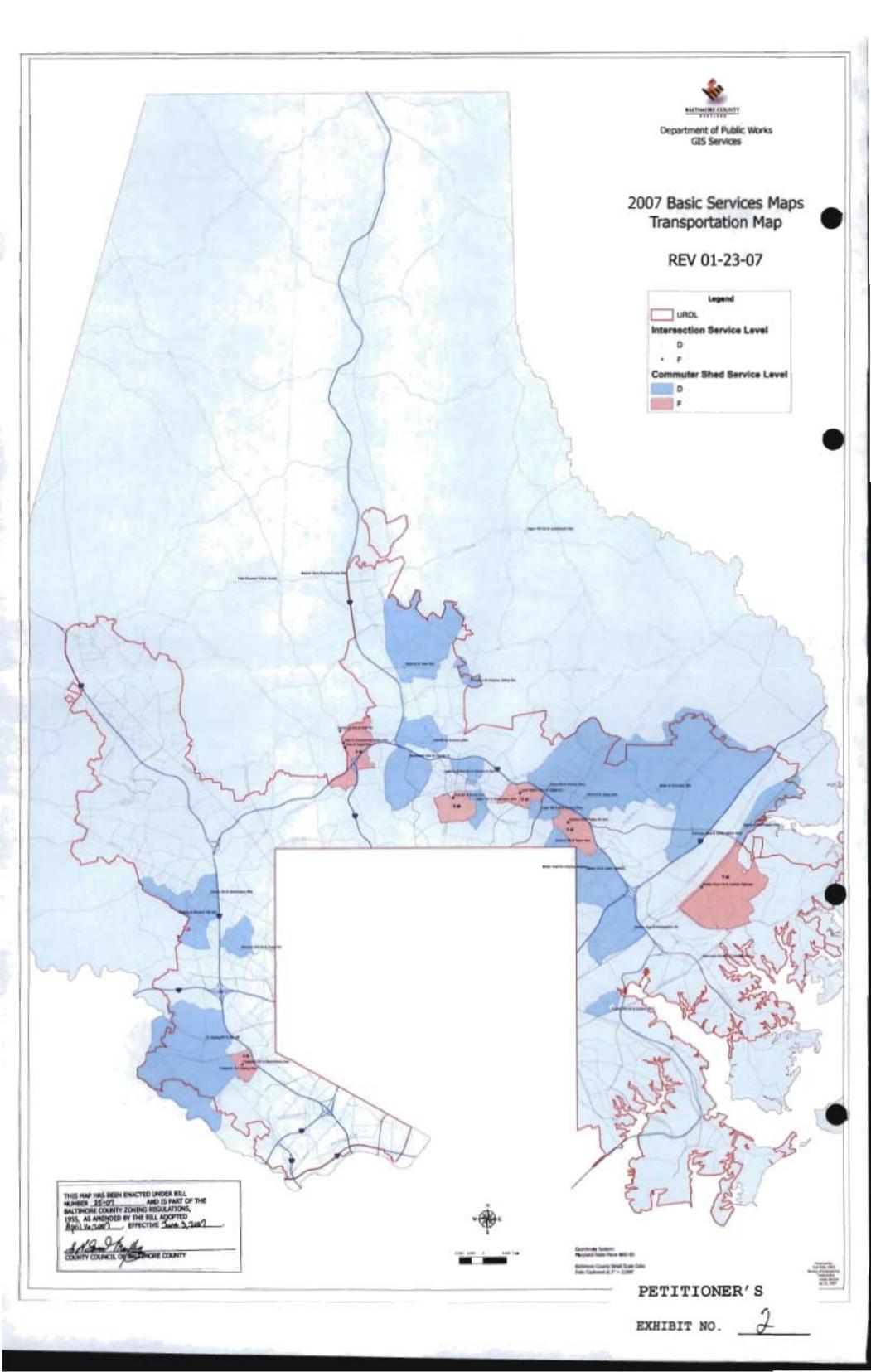
LOADED CYCLES

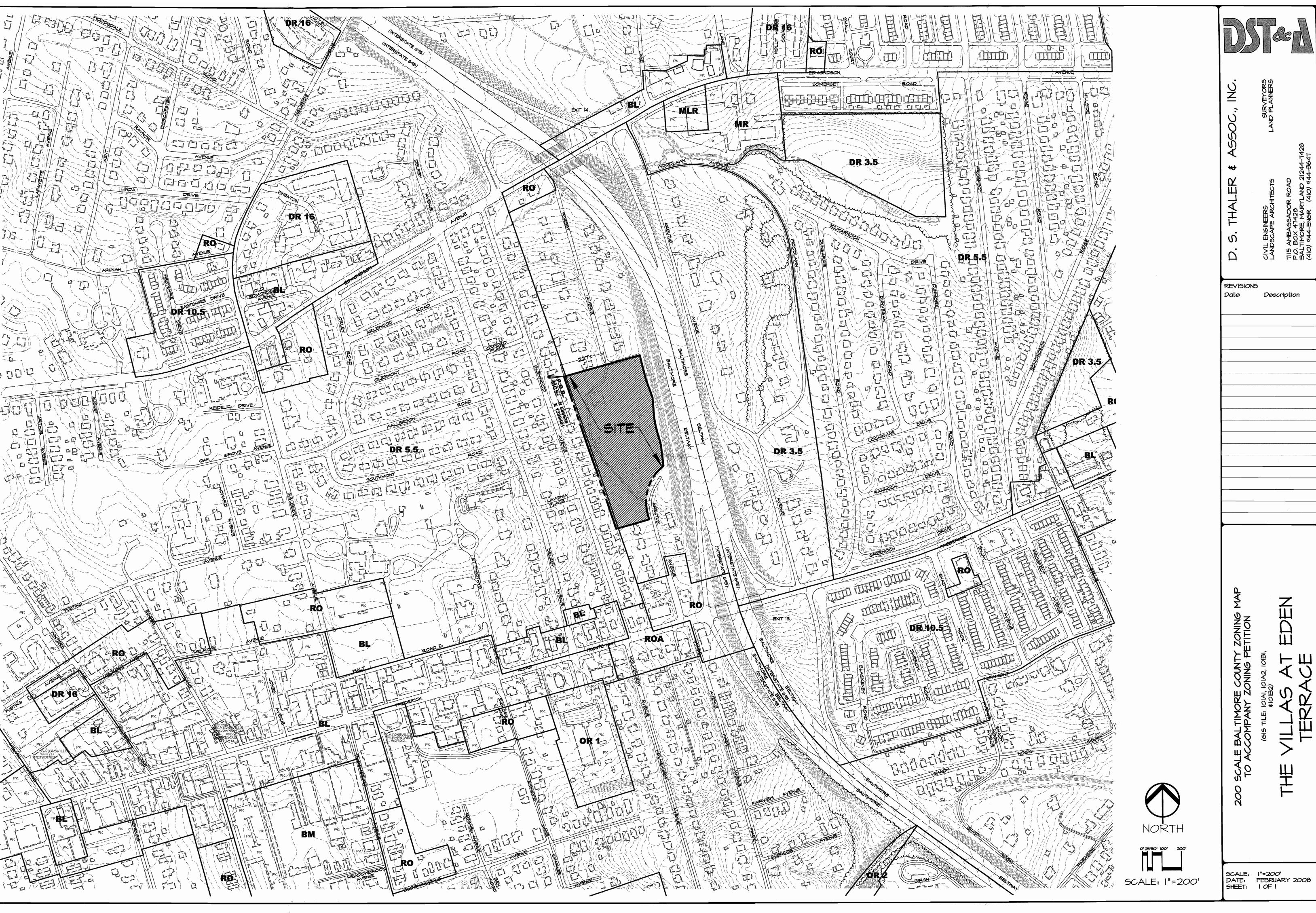
	NORTHBOUND	SOUTHBOUND	EASTBOUND	WESTBOUND
% OF LOADS	24%	14%	7%	10%
AM HOUR	7:30-8;30	7:15-8:15	7:15-8:15	7:30-8:30
% OF LOADS	100%	20%	19%	50%
PM HOUR	4-5	5-6	5-6	4:45-5:45

REMARKS: *

THE LEVEL OF SERVICE IS; F

A = 0%		B = 1-10%	C = 11-30%	D = 31-70%	E = 71-85%	F = 86-100%
EOR LIPDATED LIST	YES O	R NOATE RE	NEWED:	APPROVED BY	CHECKED BY:	





7115 AMBAS P.O. BOX 4-BALTIMORE (410) 944-E

Description

TYPICAL PARKING SPACE DETAIL

Resolution No. 16-07 Mr. S. G. Samuel Moxley, Councilman

By the County Council, March 5, 2007

A RESOLUTION of the Baltimore County Council to approve the review of a proposed planned unit development in accordance with County law. WHEREAS, County law requires that an application for approval of a site for a planned unit development be submitted to the County Council member in whose district the development

is proposed to be located; and WHEREAS, Skirven Enterprises, Inc. has submitted an application for approval of a 6.46 acre site in the First Councilmanic District, to be developed as a general development planned unit

development (PUD) known as The Villas at Eden Terrace; and WHEREAS, the PUD proposes the development of a high-quality, age targeted, gated residential community within the D.R. 3.5 zoned portion of the property with 23 units; and

WHEREAS, the County Council finds that the proposed site for the PUD is eligible for County review in accordance with Section 32-4-242 of the County Code and has given public notice of this Resolution as required by law, now, therefore, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the proposed site for the general development planned unit development filed

the County Code; and be it further RESOLVED, that a copy of this Resolution be sent to the Baltimore County Department of Permits and Development Management and the Office of Planning.

by Skirven Enterprises, Inc. is eligible for County review in accordance with Section 32-4-242 of

ZONING REQUEST: Special Variance pursuant to BCZR 4AO2.4.6 from BCZR 4AO2 to permit subdivision approval and issuance of building permits for 23 dwelling units in the traffic shed of a "F" rated intersection on the Baltimore County Basic Services Map for Transportation.

/ EASEMENT

25% SLOPES -> EXISTING FRONT ORIENTATION

AVERAGE DAILY TRIP (ADT) TBR TO BE REMOVED ---MAJOR DECIDUOUS TREE

A SPECIMEN TREE SPECIMEN TREE TO REMAIN

APPLICANT: SKIRVEN ENTERPRISES THE CLUSTER AT TWIN KNOLLS 5405 TWIN KNOLLS ROAD, SUITE 6 COLUMBIA MD 21045 CHARLES A. SKIRVEN, JR. 410.730.8945

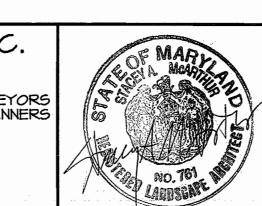
COUNCILMANIC DIST .: ELECTION DIST .: 1

CIM: 8.1.07

PDM #01-536

D.S. THALER & ASSOC., INC. LANDSCAPE ARCHITECTS

P.O. BOX 47428 BALTIMORE, MARYLAND 21244-7428 410) 944-ENGR, (410) 944-3647





GENERAL NOTES

1. Development Name: The VIIIas at Eden Terrace

Skirven Enterprises The Cluster at Twin Knolis 5405 Twin Knolis Road, Suite 6 Columbia, MD 21045 attn: Charles A. Skirven, Jr. 410.730.8945

3. Owner: Lino M. & Celestina N. Lapenna St Thomas VI 00804-1686

4. Plan Prepared by: D.S. Thaler & Associates, Inc 7115 Ambassador Road P.O. Box 47428 Baltimore, MD 21244 attn: Stacey A. McArthur, RLA (410) 944-3647

5. Property Reference: D.S. Thaler & Associates, Inc. (December 2006)

D.S. Thaler & Associates, Inc. (December 2006) Baltimore County, 200 Scale 2004 Zoning Map, Baltimore County Key Maps SM-H Baltimore County Utility Drawings as noted Baltimore County - GIS Digital Soil data & U.S.D.A. Baltimore County Soil Survey Manual (Map 46) No Riverine Floodplain on site per FEMA Map Community Panel #240010 0390B, Panel 390 of 575 American Land Concepts (April 27, 2007)

No Wetlands on site. Steep Slopes & Erodible Solls Analysis: Eco-Science Professionals, Inc. (November 2005) & American Land Concepts (March 2007) Forest Stand

Approved by DEPRM (March 2006 & May 17, 2007) Conservation Plan D.S. Thaler & Associates, Inc. (July 2007) Approved by DEPRM: August 13, 2007 # Worksheet: Forest Retention D.S. Thaler & Associates, inc. (July 2007) investigation Report: Approved by DEPRM: August 13, 2007

6. GENERAL DATA: Election District: Census Tract: 400800 Regional Planning District: 324 Councilmanic District: 1st Sewershed:

A. Acreage: Gross Area = 6.46 Ac.t (305.32 LFt @ 20' R/W=6,106 SFt) = 0.14 Ac.t Net Area = 6.32 Ac.± B. Existing Zoning: DR-3.5 and DR-5.5

7. SITE INFORMATION

6.26 DR-5.5 0.2

D. Parking Calculations: Required: (23 UNITS x 2 Parking Space/Unit) = 46 spaces Required: guest @ 46 x 30% Total Spaces Required: = 46 áriveway (2/ unit)

Public water and sewer will be provided. On-site utilities will be private. 9. USE: The existing use is vacant. The proposed use is Residential.

= 15 surface

Development Policy 23 Units @ 10 ADT/Unit=230 ADTs This property has been held intact since (see Note 5, according to deeds). Existing buildings (as noted on the plan) to be removed will be razed by the developer prior to Record Plat. "The developer's engineer has confirmed that no known part of the gross area of this tract as shown on the plan has ever been utilized, recorded, known, or

epresented as density or area to support any off-site dwellings or properties". There are no known limitations established by the Courts, County Board of Appeals, Planning Board or Zoning Commissioner which would limit proposed development on site. There is no known zoning history.

Average daily trips as calculated from the Baltimore County Comprehensive Manual of

13. The Bureau of Traffic Engineering and Planning has confirmed that the subject site is within a traffic deficient area (per Mr. Steve Foley, 11.7.07). 14. Future signs shall conform with BCZR Section 450 and all zoning policies.

15. Maximum building height allowed is 50 feet. Two story homes are generally proposed. 16. Per the Baltimore County 2007 Basic Service Maps (per Bill 25-07, adopted: 4.16.07): -The site is located in a 'Area of Special Concern' per the Sewerage Area Map. -The site is not with in a 'Deficient Zone' per the Water Supply Area Map.
-The site is located in a 'F' Commuter Shed Service Level' per the Transporation Map.

(A Special Variance will be requested)

SOILS

Severe Severe

Slight Slight

Moderate

SYMBOL NAME

Kelly-Urban land complex, 0-8% slopes

Chilium-Urban land complex, 5-15% slopes

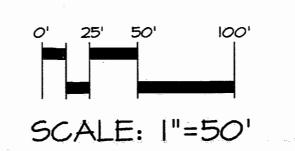
Chillum-Urban land complex, 0-5% slopes

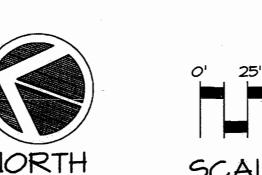
Sassafras-Urban land complex,

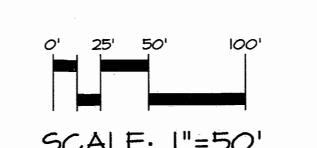
CERTIFICATE OF DELINQUENT ACCOUNTS

Charles Skirven ____, CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FROM 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.









HEARING OFFICER'S ORDER

*BEFORE

*DEPUTY ZONING

*COMMISSIONER

*Case No. I-536

*FOR BALTIMORE COUNTY

IN RE:PLANNED UNIT DEVELOPMENT

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

authorized for review as a PUD by Baltimore

HEARING OFFICER'S REVIEW AND APPROVAL ORDER

consists of approximately 6.46 acres in the D.R.3.5 and D.R.5,5 zones.

review and approval in accordance with B.C.C. Section 32-4-246.

Planning Board except as discussed below.

APPROVAL BY THE PLANNING BOARD

Plan area plans.

partner is over the age of 55 years.

exception of M-6.

Zoning Commissioner.

who are over age 55.

This matter comes before this Deputy Zoning Commissioner for review of a Planned Unit Development (PUD) Concept

Plan prepared by the civil engineering and land planning firm of D.S. Thaler & Associates, Inc., for the proposed development of the subject property by Skirven Enterprises, Inc. (the Developer). The subject property (the Property) is

located at the south end of Forest Avenue and borders the Baltimore Beltway on the east in the Catonsville area of

Baltimore County. The Property may also be accessed by Arbutus Avenue from the south. The proposed manner of

development of the Property is set forth in a redlined Concept Plan which was submitted by D.S. Thaler & Associates,

This PUD project is being reviewed under the optional Planned Unit Development (PUD) process as permitted by Bait more County Code (B.C.C.) Section 32-4-241, et. seq. Pursuant to B.C.C. Section 32-4-242, this Concept Plan was

County Council Resolution 16-07. Thereafter, the Developer submitted a concept plan dated May 10, 2007 in accordance with B.C.C. Section 32-4-243. A Concept Plan Conference (CPC) and a Community Input Meeting (CIM) were held on

The Developer prepared a redlined Concept Plan dated October 4, 2007 (Developer's Exhibit 1) based on the Concept

In accordance with B.C.C. Section 32-4-244, the Office of Planning prepared a report to the Planning Board dated

October 4, 2007 recommending approval of the redlined Concept Plan, Developer's Exhibit 1. On October 12, 2007 the Office of Planning issued a revision of its October 4, 2007 report. The Office of Planning's Report of October 4, 2007 and

its revision of October 12, 2007 shall be referred to collectively as Developer's Exhibit 2. Developer's Exhibit 1 was

initially presented to the Planning Board on October 4, 2007, at which time the Office of Planning and the Developer's

representatives made presentations. Thereafter, pursuant to B.C.C. Section 32-4-245, the Planning Board held a public

hearing on the PUD Concept Plan on October 18, 2007, following which it approved Developer's Exhibit 1. By letter dated October 23, 2007, the Director of Planning referred the approved PUD Concept Plan to this Hearing Officer for

Pursuant to B.C,C. Section 32-4-246, this Hearing Officer's role in the review and approval of a PUD Concept Plan is to

approve the Concept Plan as approved by the Planning Board absent a finding that the decision of the Planning Board

under B.C.C. Section 32-4-245 constitutes an abuse of the Planning Board's discretion, or is unsupported by the documentation and evidence presented to the Board. In that regard, I have before me Mr. Keller's letter of October 23,

2007 (Developer's Exhibit 3), minutes of the Planning Board's October 18, 2007 meeting during which the Board

approved the PUD, and the Permit and Development Management File No. 1-536 with a copy of the Concept Plan, the

redlined Concept Plan, comments from numerous County agencies which have reviewed the PUD application, and the Pattern Book. The Concept Plan relies upon several Modifications of Standards, which have been approved by the

Pursuant to Section 32-4-245, the Planning Board, may approve the Develope?s Concept Plan if it makes the following

contained in the Development Plan, will be developed to the full extent of the Plan;

Such findings were made by the Board as shown by the minutes of the Planning Board meeting of October 18, 2007 and Mr. Keller's letter of October 23, 2007. The redlined Concept Plan for the Villas at Eden Terrace proposes an innovative use of this residentially zoned land in a manner designed to minimize adverse impacts from the proposed development on the neighborhood, while providing a much needed housing product intended for individuals and couples where at least one

The redlined Concept Plan proposes several "Modifications of Standards" which are listed on the plan. Pursuant to B.C.C.

otherwise would be applicable to the development of the Property. Developer's Exhibit 1 lists modifications M-l through M-6, and W-1 through W-7. The Planning Board approved all of the proposed modifications of standards with the

According to the 2007 Basic Services Map for Transportation, the Property is within the traffic shed of the intersection of

Frederick Avenue and Bloomsbury Avenue, which is a failing intersection. Pursuant to B.C.Z.R. Section 4A02.3.G, no

permits may be issued and no subdivision plat may be approved for a proposed development within the traffic shed of a

failing intersection. Through M-6, the Developer proposed that the Planning Board modify the requirements of B.C.Z.R.

the vicinity of the Property -- in light of the unique characteristics and circumstances of this proposed development. Upon

The Planning Board largely adopted the recommendations of the Office of Planning as expressed in Developer's Exhibit 2.

The Office of Planning's proposed condition 4 expressed the view of the Office of Planning that the Planning Board does

Section 4A02.3.G to permit final subdivision plat approval and the issuance of permits despite the failing intersection in

the recommendation of the Office of Planning and the Office of Law, the Planning Board found that it did not have the

legal authority to modify this particular aspect of the zoning regulations. Without deciding whether the Planning Board

has the authority to approve M-6, I find that the Planning Board's denial of M-6 is not an abuse of discretion, as it is

The Office of Planning proposed eight (8) enumerated conditions in its recommendations. Of these eight (8)

not have the authority to grant Modification of Standard M-6, discussed above. The Planning Board altered this

recommendation to include a provision which refers the developer to seek a special variance from the Office of the

The Office of Planning's proposed condition 5 would have required that the proposed development be "age restricted",

meaning that occupants of the units must be 55 years or older, The Planning Board altered the recommendation to provide

that the proposed development be "age targeted" instead of "age restricted". Therefore, there shall be no restriction on the

proposed development, however the developer shall "target" sales of the units, through design and marketing, to persons

I find the Planning Board conditions, adopted from those of the Office of Planning with alterations as discussed, to be

The material I have before me indicates that the Planning Board carefully and thoroughly deliberated over the approval of the redlined Concept Plan dated October 4, 2007. The Planning Board's decision as reflected in Mr. Keller's October 23, 2007 letter to me is supported by the documentation and evidence presented to the Board, is within the scope of the Planning Board's authority, and is not an abuse of discretion. Therefore, I approve the redlined Concept Plan, Developer's

development meets all of the intended purposes and standards contained within the B.C.Z.R. and Section 32-4-241, et.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this _____ 9th ____ day of November, 2007 that the PUD Concept Plan for the Villas at Eden Terrace, marked as Developer's Exhibit 1, be and is hereby APPROVED, pursuant to Baltimore County Code Section 32-4-246, subject to the Developer's compliance with the conditions imposed by the Planning Board as set forth in the Planning Board's report to the this Hearing Officer dated

IT IS FURTHER ORDERED that proposed changes to the Concept Plan, other than those hereinabove described, that do

Any appeal from this Order must be taken in accordance with Section 32-4-28 1 of the Baltimore County Code.

not materially alter the Concept Plan shall be approved by the Director of Planning, if appropriate.

reasonable and supported by documentation and evidence. These conditions are set forth on Developer's Exhibit 3.

Exhibit 1, and the Pattern Book as part of that concept plan. The proposed

seq, of the B.C.C. Thus, the plan shall be approved.

Deputy Zoning Commissionerfor Baltimore County

October 23, 2007 (Developer's Exhibit 3).

recommendations, the Planning Board adopted conditions 1 through 3 and 6 through 8 without alteration.

supported by the written recommendations of the Office of Planning and the Office of Law.

Section 32-4-245(c)(3), the Planning Board may reduce or modify the zoning and development requirements which

4. The development is in compliance with B.C.Z.R. Section 430, and

1. The proposed development meets the intent, purpose, conditions and standards of B.C.C. Section

2. The proposed development will conform with Sections 502.1A, B, C, D, E and F of the Baltimore

County Zoning Regulations (B.C.Z.R.) and will constitute a good design, use and layout of the proposed

3. There is a reasonable expectation that the proposed development, including development schedules

5. The Development Plan is in conformance with the goals, objectives, and recommendations of the Master

Plan comments and comments of the community which were generated at the CIM. The redlined version of the Concept

July 2, 2007 and August 1, 2007, respectively, as required by B.C.C. Sections 32-4-243 and 32-4-2 17.

Plan responds to the various comments of the reviewing agencies generated at the CPC.

Inc., to the Office of Planning dated October 4, 2007 which is made a part hereof as Developer's Exhibit 1. The Property

S side Sylvan Avenue at S end of

Forest Avenue

(Villas of Eden Terrace)

Skirven Enterprises, Inc.

1st Election District

1st Council District

SIGNATURE OF PROFESSIONAL

/ INTER, CONTOUR ZONING LINE

MINOR DECIDUOUS TREE

THE VILLAS AT EDEN TERRACE

PLAT TO ACCOMPANY ZONING

REGIONAL PLANNING DISTRICT: 324 PROJECT MANAGER: COLLEEN KELLY



NOTE: ALL AREAS TO BE OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION, UNLESS OTHERWISE NOTED.

ADJACENT PROPERTY OWNERS:

P. 1099 Lot 15 Michael P. & Denise M. Adolphi 9 Gienwood Avenue Baltimore, MD 21228-0000 0101130150 Residential	P. 1099 Lot 22 Tristan Jerome Klein, Sr. 23 Glenwood Avenue Baltimore, MD 21228-3429 240000408 Residential	P. 1099 LOT 30 JoAnn M. Flemister Thomas Patrick Finn, III 37 Glenwood Ave. Baltimore, MD 21228 0108653110 Residential	P. 1099 LOT 43 Edward Patrick Krug 59 Glenwood Ave. BaltImore, MD 21228-3429 1600001453 Residential	P. 1099 LOT 88 Kimberlee M. Corraine 52 Glenwood Ave. Baltimore, MD 21228-3430 0102470880 Residential	P. 1099 LOT 95 Lori R. & Anthony F. Del Giudice 40 Glenwood Ave. Baltimore, MD 21228-3430 0123502381 Residential	P. 1099 LOT 103 Sharon Lee\$ George W. Miller, Jr. 24 Glenwood Ave. Baltimore, MD 21228 0108006050 Resldential	P. 1216 Lot 3 Sherian Ann & Alvin J. Suebott 115 Forest Ave. Baltimore, MD 21228-0000 0101540825 Residential
P. 1099 Lot 16 Melissa Ann Hoffman‡ John C. Lilley, Jr. 11 Glenwood Avenue Baltimore, MD 21228-0000 011440050 Residential	P. 1099 Lot 23 Lillian M. Tuerke 25 Glenwood Avenue Baltimore, MD 21228-0000 0103472960 Residential	P. 1099 LOT 32 Sherie L. & William P. Murray, Jr. 39 Glenwood Ave. Baltimore, MD 21228 2000006745 Residential	P. 1099 LOT 45 Barbara A. & Jeffrey R. Price 61 Glenwood Ave. Baltimore, MD 21228 1600001454 Residential	P. 1099 LOT 90 Rosin Cassizzi & Troy Dwayne Rausch 50 Gienwood Ave. Baltimore, MD 21228-3430 0104002220 Residential	P. 1099 LOT 96 Lori R. & Anthony F. Del Giudice 40 Glenwood Ave. Baltimore, MD 21228-3430 0123502380 Residential	P. 1099 LOT 104 Susan M. Dunphy 22 Glenwood Ave. Baltimore, MD 21228 0108651230 Residential	P. 1216 Cecella D.\$ Louis Bradley, Sr. ET AL 15 Arbutus Ave. Baltimore, MD 21228-3461 O111670900 Residential
P. 1099 Lot 17 Laura W. Albert 15 Glenwood Avenue Baltimore, MD 21228-0000 0119715501 Residential	P. 1099 Lot 24 Rosaline M.&Fred H. Limpert, Jr. 27 Glenwood Avenue Baltimore, MD 21228-0000 0112400430 Residentiai	P. 1099 LOT 34 Eleanor R. & Allen E. Caulk 41 Glenwood Ave. Baltimore, MD 21228-3429 2000006748 Residential	P. 1099 LOT 81 Valerie Dearing 60 Glenwood Ave. Baltimore, MD 21228-3430 0106350670 Residential	P. 1099 LOT 91 Stacy Y. & Sung C. Yang 48 Glenwood Ave. Baltimore, MD 21228-3430 0107583720 Residential	P. 1099 LOT 97 William R. Hosto 38 Glenwood Ave. Baltimore, MD 21228 O119510040 Residential	P. 1099 LOT 105 Deyanira J. & Isaac J. Prastein 20 Glenwood Ave. Baltimore, MD 21228-3428 0116001850 Residential	P. 1255 Limited Partnership 2 W. Rolling Crossroads,ste 203 Baltimore, MD 21228-6209 0116350630
P. 1099 Lot 18 Laura W. Albert 15 Glenwood Avenue Baltimore, MD 21228-3429 0119715500 Residential	P. 1099 Lot 25 Rita M. & George J. Bosch, Jr. 29 Glenwood Avenue Baltimore, MD 21228-0000 0102570660 Residential	P. 1099 Lot 36 Richard L. Julian 43 Glenwood Ave. Baltimore, MD 21228-3429 2000006746 Residential	P. 1099 LOT 83 Steven A. Myers 58 Glenwood Ave. Baltimore, MD 21228-3430 O103330110 Residential	P. 1099 LOT 92 Stacy Y. & Sung C. Yang 49 Glenwood Ave. Baltimore, MD 21228-3430 0107583721 Residential	P. 1099 LOT 99 Linda Jane Spring 36 Glenwood Ave. Baltimore, MD 21228-3430 0108653950 Residential	P. 1099 LOT 106 Dennis Alejandro 18 Glenwood Ave. Baltimore, MD 21228-3428 0113550710 Residential	P. 1216 Lot 2 M. Annette & Robert M. Schatz 9 Arbutus Ave. Baltimore, MD 21228-0000 0103231990 Residential
P. 1099 Lot 19 Ingrid A. & Paul H. Fauver, Sr. 17 Glenwood Avenue Baltimore, MD 21228-3429 0118350430 Residential	P. 1099 Lot 26 Stephanie A. Dines 31 Gienwood Avenue Baltimore, MD 21228-3429 0113855580 Residential	P. 1099 LOT 38 Robbi Lynn Hartsock 45 Glenwood Ave. Baltimore, MD 21228-3429 200006747 Residential	P. 1099 LOTS 84 Hilary A. Craig 56 Glenwood Ave. Baltimore, MD 21228-3430 0119715410 Residential	P. 1099 LOT 93 Denise P. & Matthew Jackson 46 Glenwood Ave. Baitimore, MD 21228 0102573020 Residential	P. 1099 LOT 100 Dorls Scheihing, Donald Scheihing Mark A. Scheihing 17 Delrey Ave. Baltimore, MD 21228-3422 0103470780 Residential	P. 1099 LOT 108 Mary Beth & John Shelton 535 Forest Lane Baltimore, MD 21228-5237 0112400360 Residential	P. 1216 Lot 43 Carolyn M. & Lois M. Roeder 116 Forest Ave. Baltimore, MD 21228-0000 0102654080 Residential
P. 1099 Lot 20 Mary Helen & Clinton Earl Hunt 19 Glenwood Avenue Baltimore, MD 21228-3429 0113551860 Residential	P. 1099 LOT 27 Susan Szekely 33 Glenwood Ave. Baltlmore, MD 21228-3429 O113553201 Residential	P. 1099 LOT 40 Mary Jo Woods 47 Glenwood Ave. Baltimore, MD 21228-3429 200006744 Residential	P. 1099 LOT 85 Robin D. & Rudolph J. Kuessner 54 Glenwood Ave. Baltimore, MD 21228 0102652180 Residential	P. 1099 LOT 93 Sadra J. & Richard V. Mettee 44 Glenwood Ave. Baltimore, MD 21228 O113402511 Residential	P. 1099 LOT 101 Karen F. & J. Marcus Schmidt 30 Glenwood Ave. Baltimore, MD 21228-3428 0103471140 Residential	P. 1099 LOT 109 John F. Kirner, Sr. et al 14 Glenwood Ave. Baltimore, MD 21228 0111351370 Residential	P. 1216 Lot 4 Dianna L. & William J. Krach, Jr. 117 Forest Ave. Baltimore, MD 21228-0000 0113752991 Residential
P. 1099 Lot 21 Walter Higgs 21 Glenwood Avenue Baltimore, MD 21228-3429 1700003552 Residential	P. 1099 LOT 28 Minnie E. Martin 35 Glenwood Ave. Baltimore, MD 21228-3429 O113203260 Residential	P. 1099 LOT 42 Carol A. Lilley 57 Glenwood Ave. Baltimore, MD 21228 0102470445 Residential	P. 1099 LOT 87 Nancy L. & Daniel S. Smith 27 Delrey Ave. Baltimore, MD 21228-3422 0119070540 Residential	P. 1099 LOT 94 Mary C.&Frederick Anthony Toole 44 Glenwood Ave. Baltimore, MD 21228 0113402510 Residential	P. 1099 LOT 102 Karen F. & J. Marcus Schmidt 30 Glenwood Ave. Baltimore, MD 21228-3428 0103470870 Residential	P. 1099 LOT 110 Amber & Nathan D. Larson 12 Glenwood Ave. Baltimore, MD 21228-3428 0119390820 Residential	P. 396 Margaret Ann& Jesse Glenn Long 6 Arbutus Ave. Baltimore, MD 21228-3461 0102004050 Residential