

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
NW side of Old Harford Road, 540 feet NW		
of c/l Placid Avenue	*	DEPUTY ZONING
9 th Election District		
3 rd Councilmanic District	*	COMMISSIONER
(Doncaster Village, Section Six,		
Summit Avenue)	*	FOR BALTIMORE COUNTY
Old Harford Investment, LLC;	*	
by Michael Keelty, Manager		
<i>Petitioner</i>	*	Case No. 2008-0485-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the legal property owner, Old Harford Investment, LLC by Michael Keelty, Manager. Special Hearing relief is requested pursuant to Sections 500.7 and 1B01.3.A.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve the third amended development plan for Section Six of Doncaster Village. The subject property and requested relief are more fully described on the third amended partial development plan for Section Six of Doncaster Village, which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requested special hearing was Mark Duda on behalf of Petitioner Old Harford Investment, LLC. Also appearing and testifying in support of the Petition was Kimberly Groves, a professional engineer with KCW Engineering Technologies, Inc., the consultants who prepared the plan. Petitioner was represented by Lawrence E. Schmidt, Esquire of Gildea & Schmidt, LLC. Appearing as interested citizens in this matter were Ruth Basden of the Greater Parkville Community Council, Steve Hamilton (who resides in a townhouse adjacent to the subject site) and Paul Lee.

The testimony and evidence offered revealed that Doncaster Village is a large residential subdivision located in the Parkville community of Baltimore County. In total, its community

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encompasses approximately 120 acres. The community includes a variety in the type of residential units therein, including apartments and townhouses. The part of the development at issue in this case is known as Section Six. This section is composed of a triangular-shaped property located on the northwest corner of the intersection of Old Harford Road and Summit Avenue. Section Six is approximately 12.4 gross acres in area and is split zoned D.R.2, D.R.3.5 and D.R.16.

A large portion of Section Six has been fully development and built out. As more particularly shown on the plan, vehicular access to the existing dwellings on Section Six is via a public road known as Delafield Court; which leads into the interior of the property from Summit Avenue. Presently there are 38 townhouse style units which have been built out and are occupied.

The proposed amendment to Section Six relates to an area of approximately 1.5 acres immediately north of the townhouse development. This portion of the site is zoned D.R.3.5 and is presently unimproved. At one time it was anticipated that this acreage (shown on the plan as Parcel A), would be used for the construction of a water tower to enhance public water service in this locale; however, it was later determined that the water tower was not necessary and plans for its construction were therefore abandoned. Under these circumstances, Petitioner proposes the development of Parcel A with three single-family detached dwelling units. Access to these lots will be via Old Harford Road. As has been requested by the residents of the adjacent townhouse development, Delafield Court will not be extended to provide access to the three new units, but will remain a dead end street. Additionally, an existing wooded area adjacent to the terminus of Delafield Court will remain. This will extend into the rear yards of the proposed residences on Parcel A so as to create a forested buffer between the townhouse development and the proposed three single-family detached houses.

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[Signature]

Ms. Groves testified at the public hearing held for this case and fully described the plan and the proposed amendment thereto. The above description of the property and proposal is but a synopsis and summary of her testimony. Moreover, the notes contained on the plan, as revised to describe the proposed third amendment, fully described the property and proposal in detail.

Section 1B01.3.A of the B.C.Z.R. requires that a final development plan ("FDP") be recorded with the Baltimore County Zoning Office for each residential development in a D.R. zone. An FDP may be amended via a Petition for Special Hearing and the public hearing process. In this case, FDP's were filed for Doncaster Village, including Section Six. Additionally, the regulations require that any proposed amendment meet the requirements contained in Section 502.1 of the B.C.Z.R. These requirements generally relate to the potential impact of the amendment upon the health, safety and welfare of the general locale. Moreover, the B.C.Z.R. requires that the proposed amendment be in accord with the applicable provisions of the Comprehensive Manual of Development Policies ("C.M.D.P.") and consistent with the spirit and intent of the original plan and the applicable provisions of the B.C.Z.R. as they relate to the D.R. zone.

Ms. Groves testified as to each of these standards in detail. She opined that the proposed amendment would not be detrimental to the health, safety and general welfare of the local and testified about each of the specific criteria set forth in Section 502.1. For example, she noted that the anticipate traffic produced by the three added houses would be minimal and that there are no failing intersections in the vicinity. Moreover, in that access is provided via Old Harford Road, there will be no impact to the traffic patterns currently existing on Delafield Court. She also testified that the site is served by adequate public utilities, including public water and sewer. Moreover, the subject site is not within an area where there are deficient public utilities,

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overcrowded schools and the like. In sum, she concluded that the amendment meets the requirements as set forth in Section 1.B01.3A.7 of the B.C.Z.R. and should be approved.

Mr. Hamilton from the adjacent townhouse community appeared and testified at the hearing. He appeared satisfied that the plan would not detrimentally impact his community. He expressed concerns about potential linkage to Delafield Court and was satisfied when the explanation was offered that access to the proposed houses would be from Old Harford Road. Additionally, Ms. Groves addressed his concerns regarding an existing storm water management easement which will be retained, as well as the wooded area and landscaping that will be provided.

Ms. Basden also expressed several concerns about the proposal. Her objections appear more relevant to concerns about development in the area and not specific to this property. For example, she complained about the lack of open space in the Parkville community. However, as more particularly shown on the plan, Section Six does provide required open space. Additionally, given the fact that the proposed housing is of a much lower density than the existing housing stock in the immediate area, it is clear that the proposal is not out of character with the community. A representative (Paul Lee) from an adjacent church also appeared at the hearing and indicated that the church did not object to the proposal. Mr. Lee's primary concern regarded the means of access, which will be adjacent to a driveway that provides access to his church. Ms. Groves indicated that the separate driveway providing access to these houses would not impact the existing church driveway.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

Based upon the cumulative testimony and evidence offered, I am easily persuaded to grant the Special Hearing and approve the third amended development plan for Section Six of Doncaster

ORDER RESERVED FOR FILE

7-28-08

PM

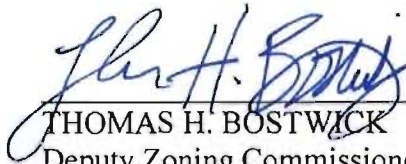
Village. In my judgment, Petitioner's plans are appropriate for the area and Petitioner has satisfied the applicable requirements of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 28th day of July, 2008 that Petitioner's request for Special Hearing relief pursuant to Sections 500.7 and 1B01.3.A.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve the third amended development plan for Section Six of Doncaster Village is hereby GRANTED subject to the following restrictions which are conditions precedent to the relief granted herein:

1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner 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

THB:pz

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Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Doncaster Village

which is presently zoned D.R. 2, 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

An amendment to the final development plan as per BCZR Section 500.7 and 1B01.3.A.7., *and for such other and further zoning relief deemed necessary.*

to remove approved water tank location for 3 single family dwelling lots.

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:

Sebastian A. Cross
 Name - Type or Print _____ City _____
 Signature _____
 Gildea & Schmidt, LLC
 Company _____
 600 Washington Avenue, Suite 200 (410) 821-0070
 Address _____ Telephone No. _____
 Towson MD 21204
 City _____ State _____ Zip Code _____

Legal Owner(s):

Old Harford Investments, LLC
 Name - Type or Print _____
 Signature _____
 Michael Keelty, Manager
 Name - Type or Print _____
 Signature _____
 1925 Old Valley Road 410-252-8600
 Address _____ Telephone No. _____
 Stevenson MD 21153
 State _____ Zip Code _____

Representative to be Contacted:

Sebastian A. Cross
 Name _____
 600 Washington Avenue, Suite 200 (410) 821-0070
 Address _____ Telephone No. _____
 Towson MD 21204
 City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 2008-0485-SPH

Reviewed By DT. Date 4/15/08

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7-28-08

83



KCW Engineering Technologies, Inc.
810 Landmark Drive, Suite 215 • Glen Burnie, MD 21061
Phone: 410.768.7700 • **Fax:** 410.768.0200
www.kcw-et.com

ZONING DESCRIPTION

Beginning at a point on the Northwestern side of Old Harford Road, which is 60 feet wide at the distance of 540 feet Northwest of the centerline of the nearest improved intersecting street Placid Avenue which is 50 feet wide. Thence following courses and distances:

North 34 degrees 25 minutes 50 seconds West 337.96 feet, to a curve to the left having a radius of 12,153.32 feet, an arc length of 200.76 feet, South 34 degrees 25 minutes 50 second East 223.94 feet, to a curve to the left having a radius of 5,759.58 feet an arc length of 239.15 feet, to the place of beginning as recorded in Deed Liber E.H.K. JR., 52, Folio 36.

Being the same parcel of ground designated as "RESERVATION FOR FUTURE WATER TANK" as shown on a plat of "SECTION SIX DONCASTER VILLAGE", recorded among the Land Records of Baltimore County in Liber E.H.K. JR., 52, folio 36.

Subject to a 15 foot S.W.M. Access easement as shown on a plat of "SECTION SIX DONCASTER VILLAGE", recorded among the Land Records of Baltimore County in Liber E.H.K. JR., 52, folio 36.



2008-0485-SPH

William K. Woody, L.S.
President and CEO

J. Peter McDonnell
Executive Vice President

Kimberly M. Groves, P.E.
Vice President, Engineering

Reginald C. Roberts
Associate, Dry Utilities Specialist

Douglas L. Kennedy, P.E.
Senior Vice President

Melissa M. Walker
Vice President, CFO

Kevin C. Anderson, Jr., P.E.
*Vice President,
Dir. of Land Development*

Michael D. Trent
Associate, Chief of Surveys

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 12145

Date: 4/15/08

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			10150				325.00

Total: 325.00

Rec

From: GILDEA & SCHMIDT

For: 2008-0485-SPH

SECTION SIX DONCASTER VILLAGE
D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS: ACORN TIME: 15:32:34 DAY: 2
 REC: MAIL - JENI JEE
 >>RECEIPT # 574250 4/15/2008 OFLN
 Dept: 5 520 ZONING VERIFICATION
 0121/05
 Recpt Int: \$325.00
 \$325.00 TO: 1.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

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: #2008-0465-SPH

Section Six, Summit Avenue/Doncaster Village

N/west side of Old Harford Road, 540 ft. n/west of centerline of Placid Avenue

9th Election District - 3rd Councilmanic District

Legal Owner(s): Old Harford Investment, LLC

Special Hearing: to approve an amendment to the final development plan as per BCZR Section 500.7 and 1801.3.A.7 and for such other and further zoning relief deemed necessary.

Hearing: Thursday, June 19, 2008 at 10:00 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) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 6/606 June 3

174900

CERTIFICATE OF PUBLICATION

6/5/, 2008

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 6/3/, 2008.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 2008-0485-SPH

Petitioner/Developer: OLD HARFORD

INVESTMENT, LLC

Date of Hearing/Closing: JUNE 19, 2008

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

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

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 property located at:

SECTION SIX, SUMMIT AVENUE/DONCASTER
VILLAGE

The sign(s) were posted on 6-4-08
(Month, Day, Year)

Sincerely,

Robert Black 6-5-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

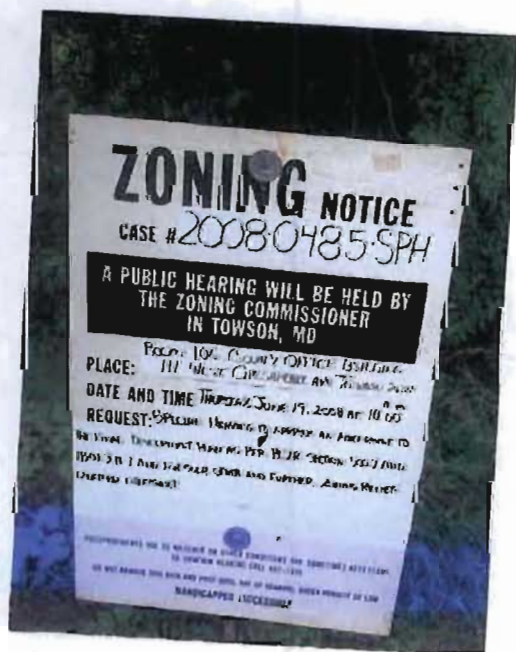
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**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: 2008-0485-SPH
Petitioner: OLD HARFORD INVESTMENT, LLC
Address or Location: DONCASTER VILLAGE

PLEASE FORWARD ADVERTISING BILL TO:

Name: SEBASTIAN A. CROSS, ESQ
Address: GILDEA + SCHMIDT, LLC
600 WASHINGTON AVE., SUITE 200
TOWSON, MD 21204
Telephone Number: 410-831-0070



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

May 6, 2008
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: 2008-0485-SPH

Section Six, Summit Avenue/Doncaster Village
N/west side of Old Harford Road, 540 ft. n/west of centerline of Placid Avenue
9th Election District – 3rd Councilmanic District
Legal Owners: Old Harford Investment, LLC

Special Hearing to approve an amendment to the final development plan as per BCZR Section 500.7 and 1B01.3.A.7 and for such other and further zoning relief deemed necessary.

Hearing: Thursday, June 19, 2008 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Sebastian Cross, 600 Washington Avenue, Ste. 200, Towson 21204
Old Harford Investment, LLC, Michael Keilty, 1925 Old Valley Road, Stevenson 21153

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 4, 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, June 3, 2008 Issue - Jeffersonian

Please forward billing to:

Sebastian Cross
Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

NOTICE OF ZONING HEARING

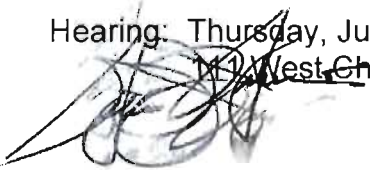
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CASE NUMBER: 2008-0485-SPH

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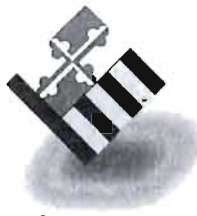
Special Hearing to approve an amendment to the final development plan as per BCZR Section 500.7 and 1B01.3.A.7 and for such other and further zoning relief deemed necessary.

Hearing: Thursday, June 19, 2008 at 10:00 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.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.

County Executive

Sebastian A. Cross

Gildea & Schmidt, LLC

600 Washington Ave Suite 200

Towson, MD 21204

TIMOTHY M. KOTROCO, *Director*

*Department of Permits and
Development Management*

Dear: Sebastian A. Cross

RE: Case Number 2008-0485-SPH, Address: Summit Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 15, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Michael Keely, Old Hardford Investment, LLC, 1925 Old Valley Rd., Stevenson, MD
21153

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 28, 2008

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 28, 2008
Item No.: 08-470, 471, 472, 474, 475, 476,
477, 478, 479, 480, 481, 482, 483, 484,
485, 486, 487, and 488.

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:lrk
cc: File

ZAC-04282008-NO COMMENTS



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

April 24, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 21, 2008

Item Number: 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481,
482, 483, 484, 485, 486 and 488

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.

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

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

cc: File



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

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

Maryland Department of Transportation

Date: **APRIL 21, 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. **8-485-SPH**
SUMMIT AVENUE
OLD HARFORD INVESTMENT, LLC PROPERTY
SPECIAL HEARING

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. **8-485-SPH**

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 handwritten signature in blue ink that reads "Michael P. Bailey".

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · www.marylandroads.com

TB 6/19
10AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 6, 2008

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

RECEIVED
MAY 07 2008

BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-485- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:

Curtis Murray

Division Chief:
CM/LL

Lynn Faller

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
Doncaster Village, Section Six, Summit Ave;
NW/S Old Harford Rd, 540' NW Placid Ave* ZONING COMMISSIONER
9th Election & 3rd Councilmanic Districts
Legal Owners: Old Harford Investments, LLC* FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-485-SPH

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
APR 28 2008
Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of April, 2008, a copy of the foregoing Entry of Appearance was mailed to Sebastian A. Cross, Esquire, Gildea & Schmidt LLC, 600 Washington Avenue, Suite 200, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER 08-0485-SPH
DATE 6-19-08

[illegible]

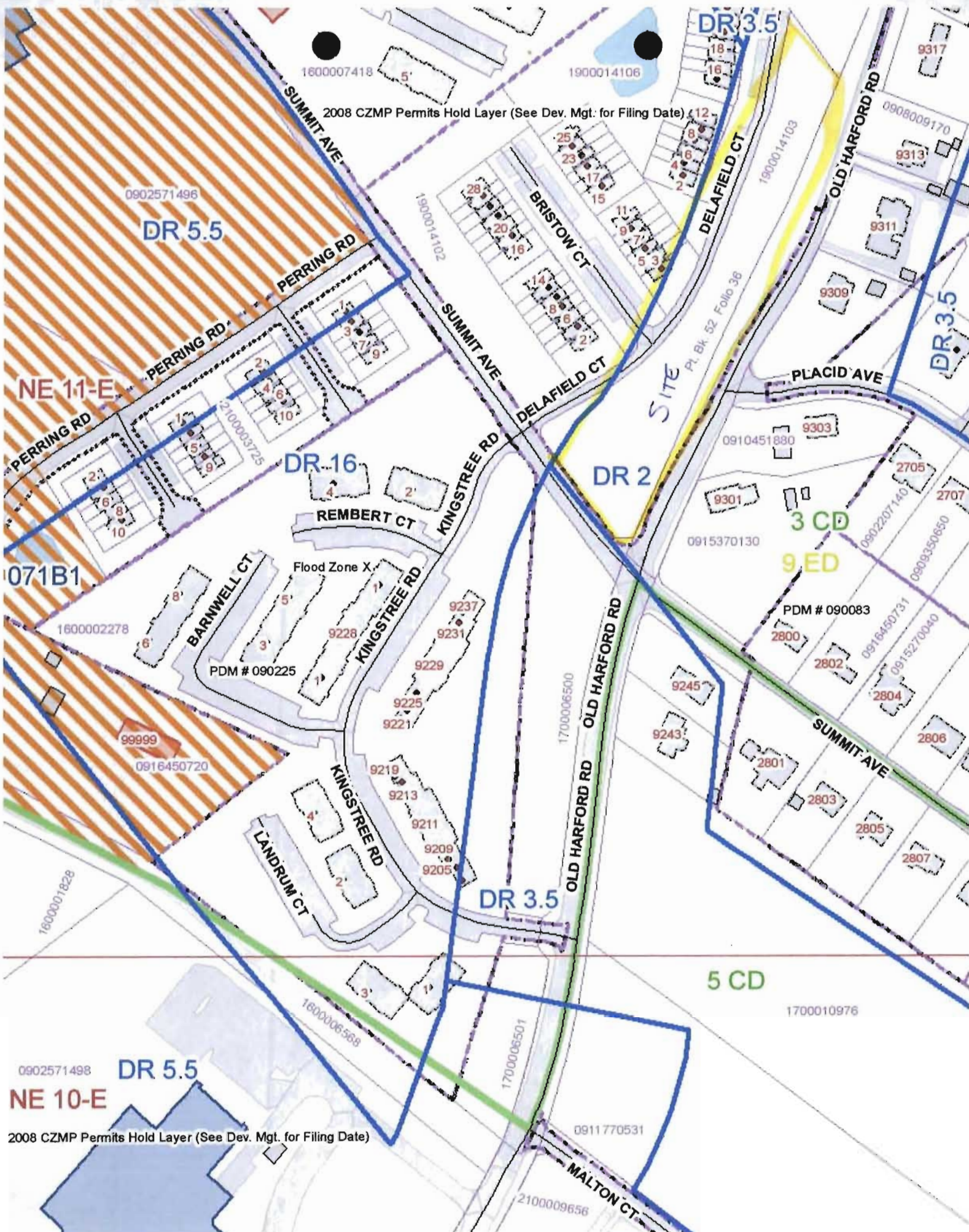
CITIZEN'S

CASE NAME _____
CASE NUMBER 08-0485-SPH
DATE 6-19-08

~~COUNTY REPRESENTATIVE'S~~ SIGN-IN SHEET

[illegible]

2008 CZMP Permits Hold Layer (See Dev. Mgt. for Filing Date)



2008 CZMP Permits Hold Layer (See Dev. Mgt. for Filing Date)

Case No.:

08-0485- JPH

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	redlined site plan (3rd Amended)	
No. 2 A-G	aerial photos	
No. 3	Ms. Grove's resume	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S

EXHIBIT NO. 2A



PETITIONER' S

EXHIBIT NO. 213

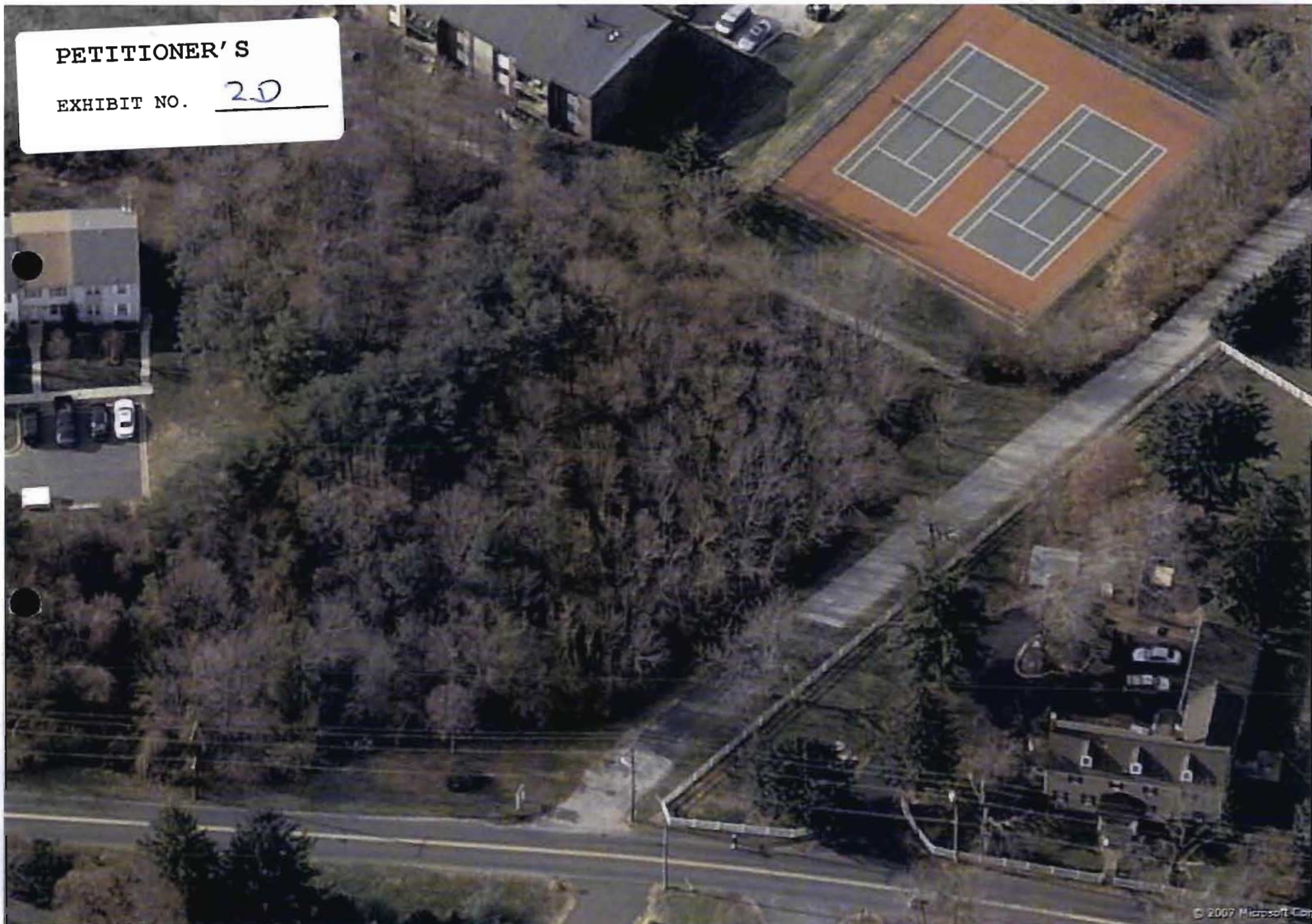


PETITIONER' S

EXHIBIT NO. 2c

PETITIONER'S

EXHIBIT NO. 20





PETITIONER' S

EXHIBIT NO. 2 E



PETITIONER' S

EXHIBIT NO. 2 F



PETITIONER' S

EXHIBIT NO. 26



810 Landmark Drive
Suite 215
Glen Burnie, MD 21061
Tele 410-768-7700

KIMBERLY M. GROVES, P.E.

CIVIL ENGINEER

VICE PRESIDENT, ENGINEERING

RESUME

EDUCATION: University of Delaware, 1999
B.S. Civil Engineering

REGISTRATION: Professional Engineer, Maryland
Registration No. 29906

ENGAGEMENTS: 1999 – 2008 KCW Engineering Technologies, Inc.

EXPERIENCE: Duties included site planning and civil engineering for municipal, residential, commercial, institutional and industrial development projects. Experience includes site geometry, grading, design of roadways, storm drain design, water mains, sanitary sewer, telephone conduit, electric conduit, culvert design, stormwater management design, erosion and sediment control design, floodplain analysis, stream restoration and as-built certification. Coordination with environmental consultants, geotechnical engineers, mechanical engineers, electrical engineers, structural engineers, and architects; processing plans for permits with County, City, State and Federal agencies; quality control; preparation of construction cost estimates, specifications and contract documents. Capable of performing permit and variance acquisition for all development, zoning and environmental impacts and violations.

Kimberly Groves has been involved in this project as civil engineering project manager and design engineer.

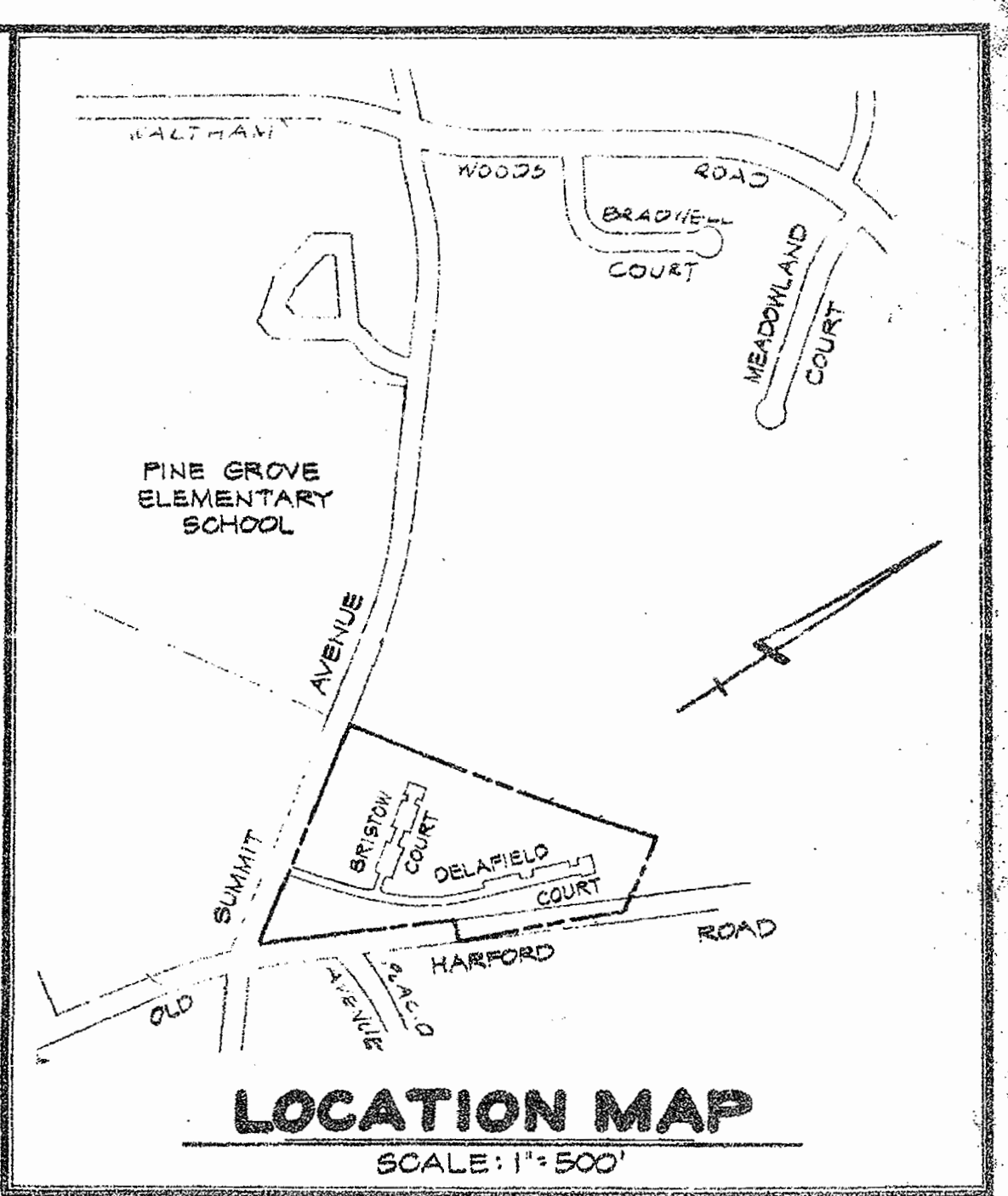
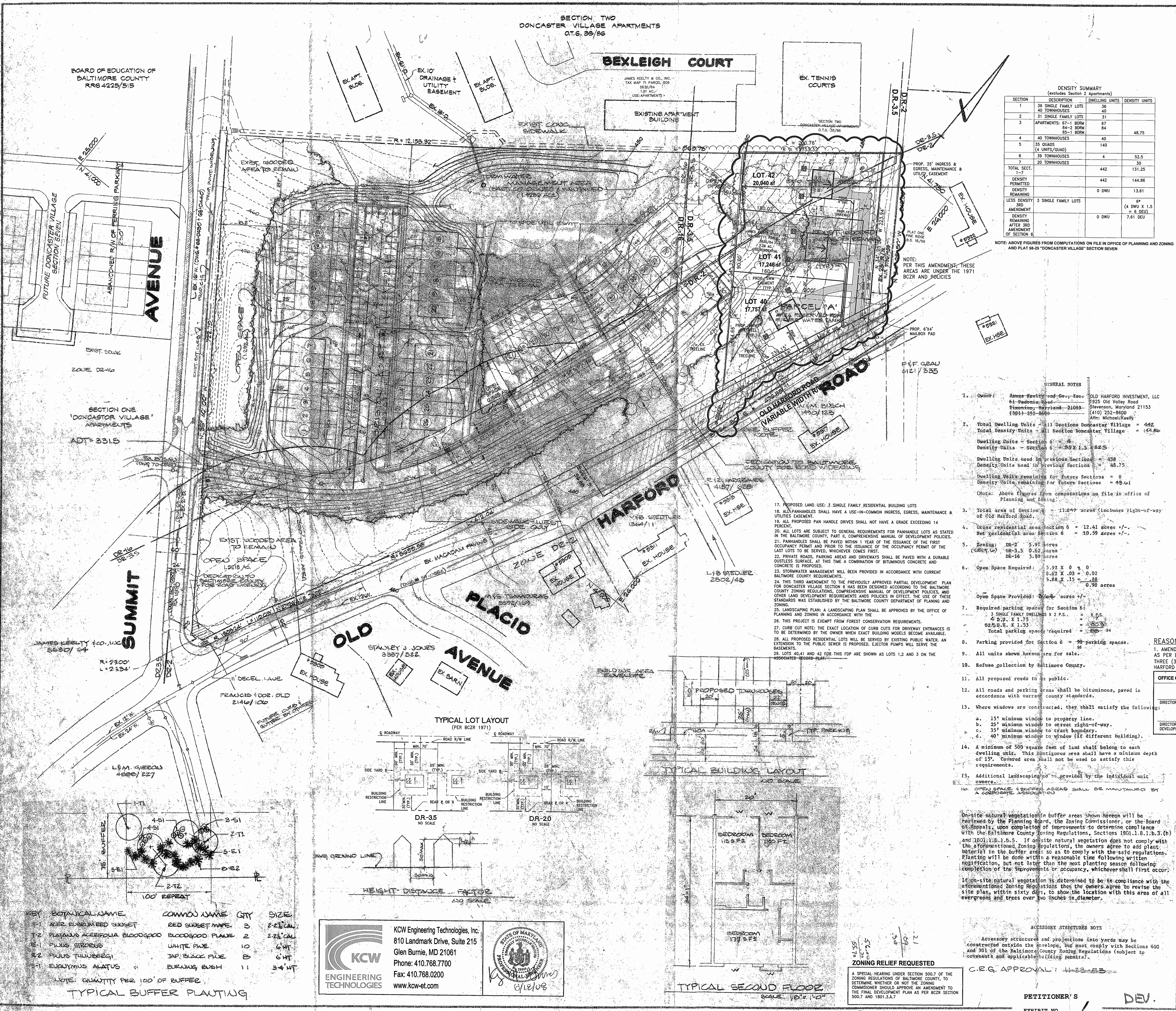
SIMILAR PROJECTS: Similar projects have included:

1. University of Maryland Baltimore Baltimore City, MD
2. Hammonds Choice Anne Arundel County, MD
3. Powercon Corporation Anne Arundel County, MD
4. Doncaster Village Baltimore County, MD
5. Shapiro Property Baltimore County, MD
6. Columbia 100 Howard County, MD
7. Hammonds Lane Anne Arundel County, MD
8. AC Miller Property Howard County, MD

PETITIONER' S

EXHIBIT NO.

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DENSITY SUMMARY
(excludes Section Two Apartments)

SECTION	DESCRIPTION	DWELLING UNITS	DENSITY UNITS
1	36 SINGLE FAMILY LOTS	36	
2	40 TOWNHOUSES	40	
3	31 SINGLE FAMILY LOTS	31	
4	APARTMENTS: 67-1 BEDRM	67	
5	84-2 BEDRM	84	
6	65-1 BEDRM	65	
7	40 TOWNHOUSES	40	
8	35 QUADS	140	48.75
9	39 TOWNHOUSES	4	52.5
10	20 TOWNHOUSES	442	131.25
TOTAL SECT. 1-10		442	144.86
DENSITY PERMITTED		0 DWU	13.61
DENSITY REMAINING		0 DWU	13.61
LESS DENSITY			
3RD AMENDMENT			
DENSITY REMAINING			
AFTER 3RD AMENDMENT			
OF SECTION			

NOTE: ABOVE FIGURES FROM COMPUTATIONS ON FILE IN OFFICE OF PLANNING AND ZONING AND PLAT 58-25 'DONCASTER VILLAGE' SECTION SEVEN

DENSITY SUMMARY
(excludes Section Two Apartments)

SECTION	DESCRIPTION	DWELLING UNITS	DENSITY UNITS
1	36 single family lots	36	
2	40 townhouses	40	
3	31 single family lots	31	
4	APARTMENTS: 67-1 bedroom	67	
5	84-2 bedroom	84	
6	65-1 bedroom	65	
7	40 townhouses	40	
8	35 quads (4 units/quadrant)	140	48.75
9	39 quads (4 units/quadrant)	4	52.5
10	20 quads (4 units/quadrant)	442	144.86
TOTAL SECTIONS 1-10		442	144.86
Density Permitted		442.50	144.86
Density remaining for future Sections 1-10		0	0
Less Section 6 (39-3 bedroom townhouses)		-4	-13.61
Density remaining after Section 6 (TO BE USED FOR FUTURE SECTIONS)		0	0

NOTE: This development plan is approved by the Zoning Commissioner based on his interpretation of the Zoning Regulations that it complies with present policy, density and bulk controls as they are delineated in the Regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided, or developed for additional dwellings for any purpose other than that indicated presently on said plan.

REASONS FOR FIRST AMENDMENT (9-10-84)

1. TO ACCOMMODATE EXISTING 25' R/W ALONG NORTHEAST PROPERTY LINE.
2. MOVE WATER TANK SITE, DELAWARE COUNTY AND LOTS 27 THROUGH 32 TO THE SOUTHWEST BY 25' TO ALLOW FOR EXISTING R/W ALONG NORTHEAST PROPERTY LINE.
3. ADD LOTS HAVE BEEN SOLD WITHIN 300' OF THE ABOVE NOTED.

REASONS FOR SECOND AMENDMENT (4-3-87)

1. ADDED FUTURE DONCASTER VILLAGE SECTION 7 IN PROPOSED SECTION.
2. NO UNITS HAVE BEEN SOLD WITHIN 300 FEET OF THE ABOVE NOTED CHANGES.

REASONS FOR THIRD AMENDMENT (4-15-08)

1. AMENDMENT TO THE FINAL DEVELOPMENT PLAN AS PER BCZR SECTION 500.7 AND 1801.3.A.7. THREE (3) NEW SINGLE FAMILY LOTS ALONG OLD HARFORD ROAD.

Office of Planning and Zoning
Approved by: *[Signature]* *[Signature]*
Director of Planning
Director of Permits and Development Management

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD 21204
(410) 252-8600

THIRD SECOND AMENDED PARTIAL DEVELOPMENT PLAN

SECTION SIX DONCASTER VILLAGE

2nd ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

JOB ORDER NO. *20037*

ISSUE DATE: MAY 2, 1984

DATE: 04-15-08
REVISIONS: PROPOSED 3 RESIDENTIAL LOTS

DATE: 04-15-08
REVISIONS: PROPOSED 3 RESIDENTIAL LOTS