

**IN RE: DEVELOPMENT PLAN HEARING &
PETITION FOR SPECIAL HEARING**

W side of Kenwood Avenue; 382 feet S
of North Avenue
(5705 Kenwood Avenue)
14th Election District
6th Councilmanic District
(5705 Kenwood Avenue Property)

Stonewall Development
Applicant/Developer

* BEFORE THE

* HEARING OFFICER

* FOR

* BALTIMORE COUNTY

*

HOH Case No. 14-480

* **Zoning Case No. 2011-0018-SPH**

* * * * *

**HEARING OFFICER'S COMBINED ZONING RELIEF AND
DEVELOPMENT PLAN OPINION ORDER**

This matter comes before this Deputy Zoning Commissioner/Hearing Officer for Baltimore County for a public hearing on a development proposal submitted in accordance with the development review and approval process contained in Article 32, Title 4, of the Baltimore County Code ("B.C.C.") and a related zoning Petition for Special Hearing. Stonewall Capital, LLC, the developer of the subject property (hereinafter "the Developer"), submitted for approval a redlined Development Plan prepared by DeMario Design Consultants, known as the "5705 Kenwood Avenue Property" and Plan to Accompany Petition for Special Hearing (hereinafter referred to collectively as the "redlined Development Plan") for property located on the west side of Kenwood Avenue, 382 feet south of North Avenue in the Overlea area of Baltimore County.¹ The Developer proposes to develop 26 single-family attached townhomes on 5.1 acres, more or less, zoned DR 3.5 (0.8 acre) and DR 5.5 (4.3 acres).

The Developer is also requesting certain zoning relief and has filed a Petition for Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to

¹ The property was previously known as the "Patrick S. Craig Property" with the same property address as above; however, subsequent to filing the development proposal, the property was foreclosed on by the lending bank, Mid State Federal S&L Assn., and is now owned by that entity.

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By _____

approve the accrual of density on a tract split zoned D.R.3.5 and D.R.5.5 in order to permit the development of 26 townhomes, notwithstanding B.C.Z.R. Section 1B01.2.A.2 and the restrictions contained therein.

The property was posted with the Notice of Hearing Officer's Hearing on August 1, 2010 for 20 working days prior to the hearing, in order to inform all interested citizens of the date and location of the hearing. In addition, notice of the zoning hearing was timely posted on the property on August 1, 2010 and was timely published in *The Jeffersonian* in accordance with the County Code.

Pursuant to this process, a concept plan of the proposed development was prepared and a Concept Plan Conference ("CPC") was held on December 12, 2009 at 11:00 AM in the County Office Building. As the name suggests, the concept plan is a schematic representation of the proposed development and was initially reviewed by representatives of the Developer and the reviewing County Agencies at the CPC. Thereafter, as was also required in the development review process, notice of a Community Input Meeting ("CIM") was posted and scheduled during evening hours at a location near the proposed development. The CIM would provide residents of the area an opportunity to review and comment firsthand on the Concept Plan. In this case, the CIM was held on February 18, 2010 at 7:00 PM at the Kenwood High School located at 501 Stemmers Run Road, and a second CIM was held on March 4, 2010 at 7:00 PM at the Overlea High School located on Kenwood Avenue, where representatives of the Developer and the County attended, as well as a number of interested persons from the community. Subsequently, a Development Plan was prepared based upon the comments received at the CPC and the CIM, and the Development Plan was submitted for further review at a Development Plan Conference ("DPC"). At the DPC, the Developer's consultants and County agency representatives further

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reviewed and scrutinized the plan. The DPC occurred on July 7, 2010 at 9:00 AM in the County Office Building. Thereafter, a Hearing Officer's Hearing was held to consider this proposal on August 26, 2010 in Room 106 of the County Office Building located at 111 West Chesapeake Avenue in Towson.

Appearing at the requisite public hearing in support of the Development Plan and request for zoning relief on behalf of both the Developer and the legal owners were Ray Jackson with Stonewall Capital, LLC, and Joseph R. Woolman, Esquire attorney for the Developer. Also appearing in support was Andrew Stine, landscape architect with DeMario Design Consultants. Appearing as interested citizens were Roger Haack of 5703 Kenwood Avenue, David Ordanza of 5615 Kenwood Avenue, Tom Paglia of 5709 Kenwood Avenue, and Jeffrey Williams of 5710 Kenwood Avenue.

Numerous representatives of the various Baltimore County agencies, who reviewed the Amended Development Plan and zoning Petition, also attended the hearing, including the following individuals from the Department of Permits and Development Management: Colleen Kelly (Project Manager), Dennis Kennedy (Development Plans Review), Bruno Rudaitis (Office of Zoning Review), and Brad Knatz (Bureau of Land Acquisition). Also appearing on behalf of the County were Jeff Livingston from the Department of Environmental Protection and Resource Management ("DEPRM"); Jenifer Nugent from the Office of Planning; and Bruce Gill from the Department of Recreation and Parks. In addition, written comments were received from the Baltimore County Fire Marshal's Office and the Maryland State Highway Administration. These and other agency remarks are contained within the case file.

It should be noted at this juncture that the role of the reviewing County agencies in the development review and approval process is to perform an independent and thorough review of

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the Development Plan as it pertains to their specific areas of concern and expertise. The agencies specifically comment on whether the plan complies with all applicable Federal, State, and/or County laws, policies, rules and regulations pertaining to development and related issues. In addition, these agencies carry out this role throughout the entire development plan review and approval process, which includes providing input to the Hearing Officer either in writing or in person at the hearing. It should also be noted that continued review of the plan is undertaken after the Hearing Officer's Hearing during the Phase II review of the project. This continues until a plat is recorded in the Land Records of Baltimore County and permits are issued for construction.

Pursuant to Sections 32-4-227 and 32-4-228 of the B.C.C., which regulate the conduct of the Hearing Officer's Hearing, I am required first to identify any unresolved comments or issues as of the date of the hearing. Upon inquiry of the Developer's attorney, Mr. Woolman, he indicated that there were still some outstanding DEPRM issues. He indicated that additional submittals had been made in response to DEPREM comments and were awaiting consideration. There was also the issue as to the related special hearing request, which the Developer was requesting be resolved in its favor in order for the proposed development as filed to proceed. As to all other matters, it was his understanding that all agency comments had been addressed on the redlined Development Plan.

I then asked the particular agencies to state whether they had any outstanding issues. I have summarized their responses below:

Recreation and Parks: Bruce Gill appeared on behalf of the Department of Recreation and Parks and indicated that the project is subject to Local Open Space requirements. The local open space required for the 26 units is 26,000 square feet or 0.60 acre, more or less, with 16,900 square feet active and 9,100 square feet passive open space. Mr. Gill indicated the Developer requested a

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Waiver of Local Open Space requirements, which was granted pursuant to a letter dated July 13, 2010 from the Department of Recreation and Parks. This letter was marked and accepted into evidence as Baltimore County Exhibit 1. As a result, a fee in lieu in the amount of \$100,140.95 is to be paid to Baltimore County prior to recordation of the record plat. With no other open issues, Mr. Gill's department recommended approval of the redlined Development Plan.

Planning Office: Jenifer Nugent appeared on behalf of the Office of Planning. Ms. Nugent submitted a revised comment for the Hearing Officer's Hearing dated September 17, 2010. In short, Ms. Nugent indicated the school impact analysis meets the provisions for adequate public facilities; the development proposal meets the Residential Performance Standards and the objectives for compatibility set forth in Section 32-4-402(d) of the B.C.C.; and the Office supports the requested Modification of Standards. In light of these findings, the Office of Planning recommended approval of the redlined Development Plan.

Development Plans Review (Public Works): Dennis Kennedy appeared on behalf of the Bureau of Development Plans Review. Mr. Kennedy confirmed that the Developer's redlined plan meets all of his department's requirements and comments, and indicated that his department recommended approval of the redlined Development Plan.

DEPRM: Jeff Livingston appeared on behalf of DEPRM. Mr. Livingston confirmed that there were no outstanding issues with regard to ground water management. He also indicated the Developer had made additional submittals with respect to storm water management and environmental impact review. These submittals were still being reviewed and under consideration at the time of the hearing. As a result, both the Developer and DEPRM requested that the record be left open so DEPRM could complete its review.

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Office of Zoning Review: Bruno Rudaitis appeared on behalf of the Office of Zoning Review. Mr. Rudaitis indicated that his office had no outstanding issues with the plan, but did state that the proposed plan present a "density anomaly." The accrual of density requested by the Developer could only be permitted by special hearing. Pending this request, his department recommended approval of the redlined Development Plan.

Land Acquisition: Brad Knatz appeared on behalf of the Bureau of Land Acquisition. Mr. Knatz indicated that there were no outstanding issues from his agency and recommended approval of the redlined Development Plan. Mr. Knatz made a general comment that the existing right-of-way and public roads should be clearly delineated on the plan.

The undersigned also inquired of the interested citizens in attendance and took testimony regarding their concerns. Tom Paglia testified and indicated he believes traffic will be an issue with the number of townhomes proposed for a relatively small area of land. Roger Haack also expressed concerns about increased traffic. He believes Kenwood Avenue serves as a main artery for a multitude of other existing neighborhoods and commercial areas and that the introduction of this project will exacerbate an already tenuous traffic situation. Jeffrey William also echoed the concerns of Mr. Paglia and Mr. Haack. David Ordanza testified as to concerns related to storm water management and how runoff could possibly impact existing adjacent homes. He also believes this development would result in the removal of trees and take away the buffer that now exists for nearby properties from the high school ball fields and activities at the school. He also believes that the introduction of townhomes in an area with existing single-family detached dwellings would bring down their home values.

In support of Development Plan approval, Mr. Woolman proffered Mr. Stine's testimony and presentation of the redlined Development Plan. He introduced a copy of Mr. Stine's resume,

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which was marked and accepted into evidence as Developer's Exhibit 7, and offered Mr. Stine as an expert in land use and development, including site planning and layout, site grading, and construction detailing and landscape design, as well as interpretation of the Zoning Regulations. Mr. Woolman indicated that the property is irregularly shaped and contains approximately 5.1 acres, more or less, and is split zoned D.R.3.5 and D.R.5.5. The Plan calls for the development of the property for 26 single-family attached townhomes. As shown on the redlined Development Plan, the property has access from Kenwood Avenue via a narrow strip of land to the large portion of the property, in which a public road is proposed for the main entrance to the homes. This would lead to a T-shaped drive aisle. Straight ahead would be two clusters of townhome units with seven units in each cluster. On each side to the left and right would be a cluster of townhome units with six units in each cluster for a total of 26 units. Mr. Woolman submitted the Pattern Book that was marked and accepted into evidence as Developer's Exhibit 4, which also shows the layout of the proposed development, including the site design, architectural designs and floor plans of the proposed homes, site features and amenities, and landscape schemes and designs. The development proposal also features a storm water management facility and a forest buffer easement at the east end of the site, over 24,000 square feet of HOA open space at the southeast end of the property, and a forest conservation easement at the northwest side of the property.

In addition, Mr. Woolman submitted a Traffic Impact Analysis prepared by Lenhart Traffic Consulting, Inc., which was marked and accepted into evidence as Developer's Exhibit 5. This study responded to traffic concerns expressed by the State Highway Administration ("SHA") in their comments dated December 29, 2009. Typically, SHA does not require traffic studies for projects unless they generate 50 or more peak hour trips. Although the proposed development would consist of 26 townhome units and would generate only 18 morning peak hour trips and 20

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evening peak hour trips, the Developer chose to obtain a more detailed study of the potential traffic impacts of the development. The report breaks down the existing site conditions, the projected annual growth in the area and background information related to this particular development, and the projected conditions with the proposed development, including trip generation and distribution, total traffic volumes, and projected level of service. The study concludes that the new site access to Kenwood Avenue (MD 588) will operate at a level of service "A," which is well within the SHA guidelines that require a level of service of "D" or better. The study also concludes that the proposed development will satisfy overall SHA guidelines and will have a negligible effect on the road network. As to this proposed development, Mr. Woolman stated that, but for the pending consideration of the DEPRM submittals, there are no remaining unresolved issues and the redlined Development Plan meets and complies with all County and State development policies, guidelines and regulations.

As to the special hearing request, Mr. Woolman indicated that, as previously indicated by the comments from the Zoning Review Office, the proposed development presents a density anomaly. As depicted on the redlined Development Plan, most of the subject site is zoned D.R.5.5 (4.3 acres), which includes virtually all of the buildable area of the site. The remaining area consists of a narrow strip of land that provides in-fee access to the property from Kenwood Avenue in the form of a proposed public road. This small area (0.80 acre) is zoned D.R.3.5. As shown on the Site Data exhibit that was marked and accepted into evidence as Developer's Exhibit 6, the D.R.3.5 zoned area would allow up to 2.8 units and the D.R.5.5 area would allow up to 23.6 units for a total of 26.4 units. The Developer has requested an accrual of density in order to utilize the full density from each zone for a total of 26 proposed townhome units. Mr. Woolman indicated that Section 500.7 of the B.C.Z.R. gives the undersigned broad authority and discretion

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By JB

to interpret the Regulations and make an equitable determination that the zoning presents a "density anomaly," and that the Developer should not be penalized by the manner in which the zone lines cross the property, nor should it be penalized for not putting homes where they would not fit, both practically and aesthetically. In short, the Developer should be able to benefit from the density available for the entire tract where all other aspects of the proposal meet County agency and development requirements.

During the period of time the record was left open in this matter, DEPRM considered the submittals made by the Developer as to the unresolved storm water management and environmental impact review issues. On January 5, 2001, the undersigned received an Inter-Office Correspondence of the same date from David Lykens, Development Coordination Manager with DEPRM, indicating that his agency had completed its review and could now recommend approval of the redlined Development Plan.

The Baltimore County Code clearly provides that the "Hearing Officer shall grant approval of a development plan that complies with these development regulations and applicable policies, rules and regulations." See, Section 32-4-229 of the B.C.C. After due consideration of the testimony and evidence presented by the Developer, the exhibits offered at the hearing, and confirmation from the various County agencies that the development plan satisfies those agencies' requirements, I find that the Developer has satisfied its burden of proof and, therefore, is entitled to approval of the redlined Development Plan.

The Developer has also requested certain zoning relief. Zoning relief is typically sought to modify development and zoning regulations as well as uses. The special hearing, as previously indicated, is requested to approve the accrual of density on a tract split zoned D.R.3.5 and D.R.5.5 in order to permit the development of 26 townhomes, notwithstanding B.C.Z.R. Section

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By js

1B01.2.A.2 and the restrictions contained therein. I am persuaded to grant the requested special hearing relief in this instance. I agree with the Developer and the Zoning Review Office that the tract and this proposed development presents a "density anomaly," and that the special hearing relief will enable the Developer to utilize the density that would otherwise be available, but for this anomaly. The Developer has attempted to allocate the improvements in the higher zoned areas of the property (the D.R.5.5 portion), which in my judgment is in keeping with the spirit and intent of the Regulations, while still permitting the Developer to benefit from the density available for the entire tract. Hence, I shall grant the special hearing.

Lastly, it should be noted that my decision with regard to the Petition for Special Hearing and the Hearing Officer's Hearing considering the proposed redevelopment are treated differently for appeal purposes. The decisions as to the zoning Petitions are made by me sitting as Deputy Zoning Commissioner. An appeal from those decisions is a *de novo* appeal to the Board of Appeals of Baltimore County. The decision as to approval of the Development Plan is made by me sitting as Hearing Officer for Baltimore County. An appeal from that decision is on the record to the Board of Appeals pursuant to Section 32-4-281 of the B.C.C. Both appeals must be filed within 30 days from the date of this Order.

Pursuant to the advertisement, posting of the property, and public hearing held thereon, the requirements of which are contained in Article 32, Title 4, of the Baltimore County Code, the Craig S. Patrick Property Development Plan shall be approved consistent with the comments contained herein, and the special hearing relief shall be granted.

THEREFORE, IT IS ORDERED by this Hearing Officer/Deputy Zoning Commissioner for Baltimore County, this 14th day of January, 2011, that the redlined Development Plan for the "5705 KENWOOD AVENUE PROPERTY" for the Developer, marked and accepted into

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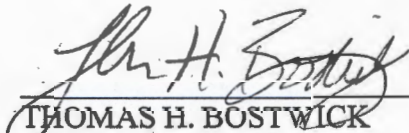
Date 1-14-11

By [Signature]

evidence as Developer's Exhibit 3, be and is hereby **APPROVED**; and

IT IS FURTHER ORDERED that the requested Modification of Standards as delineated by the Office of Planning in their comments dated September 17, 2010 be and are hereby **GRANTED**; and

IT IS FURTHER ORDERED by this Deputy Zoning Commissioner that the Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve the accrual of density on a tract split zoned D.R.3.5 and D.R.5.5 in order to permit the development of 26 townhomes, notwithstanding B.C.Z.R. Section 1B01.2.A.2 and the restrictions contained therein, be and is hereby **GRANTED**.



THOMAS H. BOSTWICK
Hearing Officer/Deputy Zoning Commissioner
for Baltimore County

THB:pz

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Date 1-14-11

By jon



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

January 14, 2011

JOSEPH R. WOOLMAN III, ESQUIRE
J.R. WOOLMAN LLC
111 SOUTH CALVERT STREET, SUITE 2700
BALTIMORE MD 21202

**Re: 5705 Kenwood Avenue Property
Stonewall Development
HOH Case No. 14-480 and Zoning Case No. 2011-0018-SPH
Property: 5705 Kenwood Avenue Property**

Dear Mr. Woolman:

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.

Sincerely,

A handwritten signature in dark ink, appearing to read "Th H Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure

c: Ray Jackson, Stonewall Capital LLC, PO Box 398, Monkton MD 21111
Andrew J. Stine, DeMario Design Consultants, 192 East Main Street, Westminster MD 21157
Roger Haack, 5703 Kenwood Avenue, Baltimore MD 21206
David Ordanza, 5615 Kenwood Avenue, Baltimore MD 21206
Tom Paglia, 5709 Kenwood Avenue, Baltimore MD 21206
Jeffrey Williams, 5710 Kenwood Avenue, Baltimore MD 21206



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 5705 KENWOOD AVE
which is presently zoned DR 3.5 & DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

An Accrual of Density on a tract split zoned DR 3.5 and DR 5.5 to permit the development of 26 townhomes, notwithstanding BCZR Section 1801.2.4.2 and the restrictions contained therein.

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:

RAYMOND G JACKSON

Name - Type or Print

Signature

P.O. BOX 398 (443) 864-9019

Address

Telephone No.

MONKTON MD 21111

City

State

Zip Code

Attorney For Petitioner:

JOSEPH B. WOOLMAN, III

Name - Type or Print

Signature

J. R. WOOLMAN, LLC

Company

111 SOUTH CALVERT ST (410) 386-5328

Address

Telephone No.

BALTIMORE MD 21202

City

State

Zip Code

Legal Owner(s):

PATRICK S. CRAIG

Name - Type or Print

Signature

Name - Type or Print

Signature

11872 BRIGHT PASSAGE (410) 844-7411

Address

Telephone No.

COLUMBIA MD 21044

City

State

Zip Code

Representative to be Contacted:

RICHARD B. WILLIAMS

Name

192 EAST MAIN ST. (410) 386-0500

Address

Telephone No.

WESTMINSTER MD 21157

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR WITH HOH

UNAVAILABLE FOR HEARING NA

Reviewed By VL Date 7/12/10

Case No. 2010 0018 SPH

REV 9/15/98

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Date 1-14-11

By [Signature]

Description to Accompany
Petition for Special Exception and Special Hearing

0018

5.2123 Acre Parcel

5705 Kenwood Avenue

Southwest Side of Kenwood Avenue

Northwest Side of Interstate Route 95

Fourteenth Election District, Baltimore County, Maryland

Beginning at a point in the center of Kenwood Avenue (Maryland Route 588) at a distance of 382 feet more or less measured in a southeasterly direction from the intersection of Kenwood Avenue with North Avenue, thence leaving the point of beginning and said road and running for the four following courses and distances, viz: 1) South 89 degrees 12 minutes 04 seconds West 360.84 feet, thence 2) North 00 degrees 47 minutes 56 seconds West 308.25 feet, thence 3) South 82 degrees 26 minutes 36 seconds West 358.14 feet, thence 4) South 11 degrees 59 minutes 35 seconds East 698.54 feet to the northwest right-of-way line of Interstate Route 95, thence running with said right-of-way 5) North 56 degrees 54 minutes 10 seconds East 260.32 feet, thence leaving said right-of-way and running for the two following courses and distances, viz: 6) North 00 degrees 47 minutes 56 seconds West 184.80 feet, thence 7) North 89 degrees 12 minutes 04 seconds East 428.08 feet to the centerline of Kenwood Avenue, thence running with said centerline 8) North 36 degrees 18 minutes 13 seconds West 117.01 feet to the point of beginning, containing 5.2123 acres of land, more or less.

Being the same property comprised of the following three parcels:

- 1) That parcel of land which by deed dated March 28, 2005, recorded among the land records of Baltimore County, Maryland, in Liber 21652, Folio 76, was conveyed by Mary C. Koelbel to Patrick S. Craig, containing 4.3489 acres of land, more or less.
- 2) That parcel of land which by deed dated March 28, 2005, recorded among the land records of Baltimore County, Maryland, in Liber 21656, Folio 653, was conveyed by John D. Koelbel and Carol L. Koelbel to Patrick S. Craig, containing 0.8096 acres of land, more or less.

- 3) A portion of Kenwood Avenue, twenty feet wide, running parallel to and being situated southwest of the last or North 36 degrees 18 minutes 36 seconds West 117.01 feet line of the above-described parcel, containing 0.0538 acres of land, more or less.

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

July 09, 2010

W:\09076.1 - 5705 Kenwood Avenue\descriptions\2010-07-09 Revised Special Exception Petition Description.doc



**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: 2011 0018 SPH
Petitioner: ~~Raymond~~ PATRICK CRAIG
Address or Location: 5705 Kenwood Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patrick Craig
Address: 11872 Bright Passage
Colombia, MD 21044
Telephone Number: 410-586-0560

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

0018

No. **53380**

Date: **7/12/10**

PAID RECEIPT

DATE: 7/12/2010 TIME: 14:31:27
 RECEIPT # 53380 7/12/2010
 \$ 195.00
 Dept: 5 501 BUDGET VERIFICATION
 Dept: 1st \$195.00
 7/02/10 OF
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				195.00

Total: **195.00**

Rec From:

For:

Res SPH 3 LOTS FCIL DENSITY
 5705 KENWOOD AVE

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**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: # 2011-0018-SPH

5705 Kenwood Avenue

W/side of Kenwood Avenue, 382 feet south of North Avenue

14th Election District — 6th Councilmanic District

Legal Owner(s): Patrick Craig

Contract Purchaser: Raymond Jackson

Special Hearing: to permit the development of 26 townhomes, not withstanding BCZR section 1B01.2.A.2 and the restrictions contained therein.

Hearing: Thursday, August 26, 2010 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For Information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT 08/737 August 10 250449

CERTIFICATE OF PUBLICATION

8/12/, 2010

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/10/, 2010.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 08/01/2010

Case Number: HEARING OFFICER HEARING-P.D.M.#XIV-480 &
CASE # 2011-0018-SPH

Petitioner / Developer: DEMARIO DESIGN CONSULTANTS, INC.~
PATRICK S. CRAIG~JOSEPH WOOLMAN, III

Date of Hearing (Closing): AUGUST 26, 2010

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
5705 KENWOOD AVENUE

The sign(s) were posted on: AUGUST 1, 2010



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
July 29, 2010

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: 2011-0018-SPH

5705 Kenwood Avenue

W/side of Kenwood Avenue, 382 feet south of North Avenue

14th Election District – 6th Councilmanic District

Legal Owners: Patrick Craig

Contract Purchaser: Raymond Jackson

Special Hearing to permit the development of 26 townhomes, notwithstanding BCZR section 1B01.2.A.2 and the restrictions contained therein.

Hearing: Thursday, August 26, 2010 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:kl

C: Joseph Woolman, III, 111 South Calvert Street, Baltimore 21202
Patrick Craig, 11872 Bright Passage, Columbia 21044
Raymond Jackson, P.O. Box 398, Monkton 21111

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, AUGUST 11, 2010**
- (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, August 10, 2010 Issue - Jeffersonian

Please forward billing to:
Patrick Craig
11872 Bright Passage
Columbia, MD 21044

410-386-0560

NOTICE OF ZONING HEARING

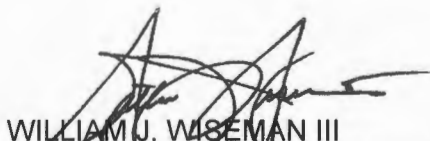
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0018-SPH

5705 Kenwood Avenue
W/side of Kenwood Avenue, 382 feet south of North Avenue
14th Election District – 6th Councilmanic District
Legal Owners: Patrick Craig
Contract Purchaser: Raymond Jackson

Special Hearing to permit the development of 26 townhomes, not withstanding BCZR section 1B01.2.A.2 and the restrictions contained therein.

Hearing: Thursday, August 26, 2010 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

August 19, 2010

Joseph Woolman III
J.R. Woolman, LLC
S. Calvert St.
Baltimore, MD 21202

Dear: Joseph Woolman III

RE: Case Number 2011-0018-SPH, 5705 Kenwood Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 12, 2010. 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
Patrick Craig; 11872 Bright Passage; Columbia, MD 21044
Raymond Jackson; P.O. Box 398; Monkton, MD 21111
Richard Williams; 192 E. Main St.; Westminster, MD 21157



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 20, 2010

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

ATTENTION: Zoning Review

Distribution Meeting of: August 2, 2010

Item No.: **Special Hearing:** 2011-0018SPH

Pursuant to your request, the referenced plans have been reviewed by the **Baltimore County Fire Marshal's Office** and the comment below is applicable and required to be corrected or incorporated into the final plans for the above listed properties.

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

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
410-887-4880
Mail Stop: 1102

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 30, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For August 2, 2010
Item Nos. 2010-363, 2011- 008, 009, 010,
011, 012, 013, 014, 015, 018, 019 and 020

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-08022010 -NO COMMENTS.doc

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



Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: July 26, 2010

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

RE: Baltimore County
Item No. 2011-0018-SPH
MD 588
5708 KENWOOD AVE.
JACKSON / CRAIG PROPERTY
SPECIAL HEARING -

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 7-23-10. A field inspection and internal review reveals that an entrance onto MD 588 consistent with current State Highway Administration guidelines is required. As a condition of approval for 5708 KENWOOD AVE., Case Number 2011-0018SPH the applicant must contact the State Highway Administration to obtain an entrance permit.

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

Very truly yours,

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

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA
Mr. Michael Pasquariello, Utility Engineer, SHA

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.sha.maryland.gov

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 07 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: September 7, 2010

SUBJECT: Zoning Item # 11-018-SPH
Address 5705 Kenwood Avenue
(Craig Property)

Zoning Advisory Committee Meeting of July 19, 2010

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Forest Conservation and Forest Buffer submittals are currently under review for this project.

Reviewer: Adrienne Metzboer

Date: August 27, 2010

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
6708 Kenwood Avenue; W/S Kenwood	*	ZONING COMMISSIONER
Avenue, 382' S of North Avenue	*	FOR
14 th Election & 6 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Patrick Craig	*	2011-018-SPH
Contract Purchaser(s): Raymond Jackson		
Petitioner(s)		

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

JUL 27 2010

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of July, 2010, a copy of the foregoing Entry of Appearance was mailed to Richard Williams, 192 East Main Street, Westminster, MD 21157 and Joseph R. Woolman, III, Esquire, J.R. Woolman, LLC, Harborplace Tower, 111 South Calvert Street, Ste. 2700, Baltimore, MD 21202, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

From: "Joe Woolman" <joe@jrwoolman.com>
To: <CKelly@baltimorecountymd.gov>
CC: <rwilliams@demariodesign.us>, "Ray Jackson" <rjackson@stonewalldevelopme...
Date: 8/23/2010 11:46 AM
Subject: Craig Property/ Zoning Case # 2011-0018

Colleen,

I have spoken with Kristen Lewis and Commissioner Bostwick to coordinate the scheduling of the continued hearing in the above referenced matter. The case will be re-opened and completed on Friday, September 17, 2010 at 9:00 AM in Room 106. As you know, we will open the record in the case this Thursday, August 26th, 2010 in order to obviate the need to re-post and re-advertise. We will announce the September 17th date for the record at that time. Thanks to you, Kristen, and Mr. Bostwick for your assistance in this matter. Please contact me with any questions or comments.

Best regards,

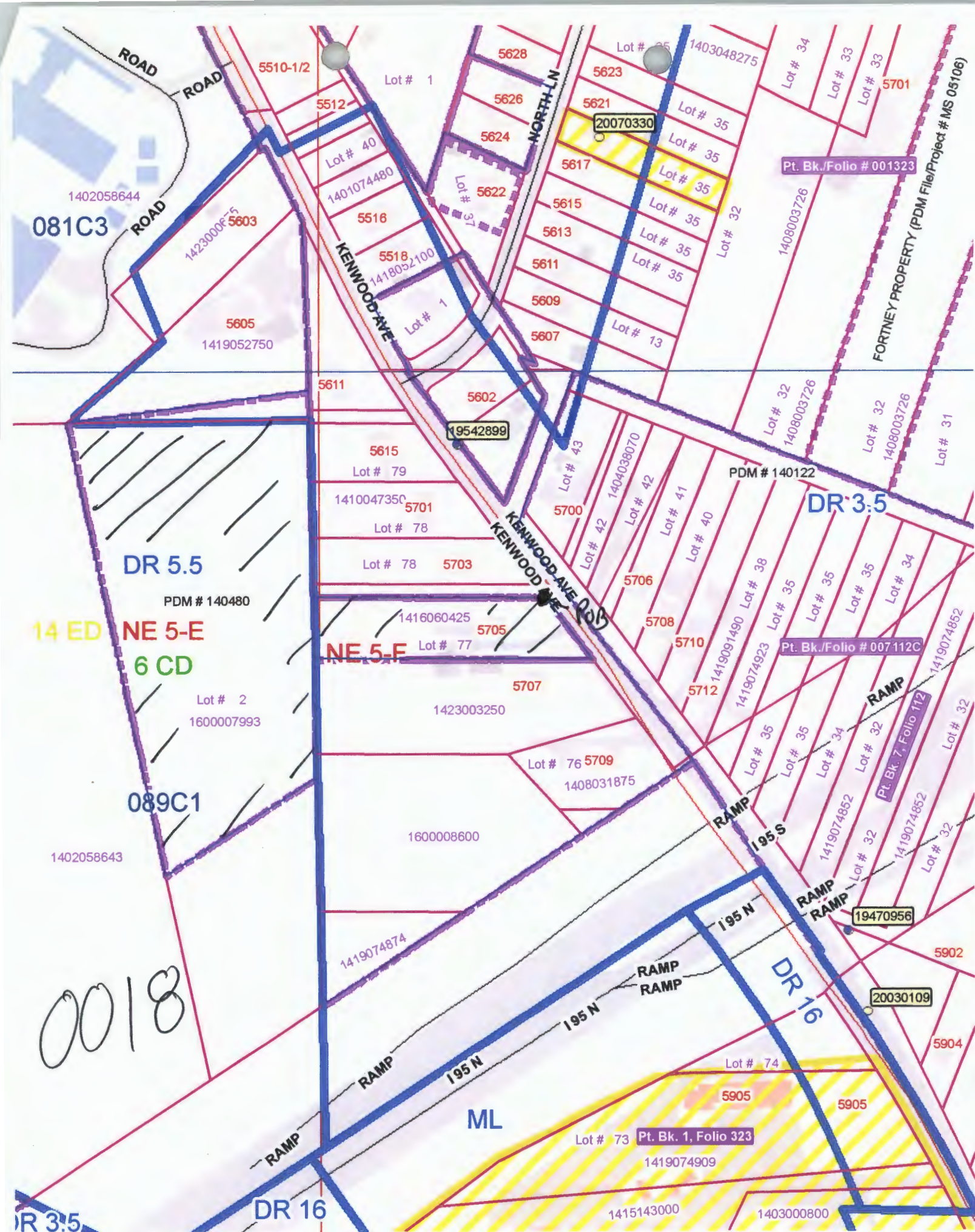
Joseph R. Woolman III
J.R. Woolman, LLC
111 South Calvert St.
Suite 2700
Baltimore, MD 21202
410-385-5328
1-866-559- 4346 fax
joe@jrwoolman.com

This email contains information from the law firm of J.R. Woolman, LLC which may be confidential and/or privileged. The information is intended to be for the exclusive use of the individual or entity named above. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this email in error, please notify J.R. Woolman, LLC by telephone immediately.

9-17-10

9 AM Room 106

Opened
+
cont'd
8-26
to
9-17



- General Notes
1. Owners: Patrick S. Craig
1872 Bright Passage
Columbia, MD 21044-4564
 2. Existing Property Information
 3. General Information
 4. Existing Land Use: Approximately 75% of the site is forest. An existing abandoned home is located near the Kenwood Avenue frontage of the property.
 5. Proposed Land Use: Single family detached.
 6. The property as shown on the plan has been held intact since 1984. The developer's engineer has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded, or represented as density or area to support any off-site dwellings.
 7. Zoning setback requirements (minimum) for: Group House in DR 5.5

8. All required public utilities, sidewalks, and street trees shall comply with Baltimore County regulations.
9. The proposed development shall have one access point into the site from Kenwood Avenue for the residential units.
10. Proposed Average Daily Trips:
26 units @ 0.5 ADT/unit = 13 ADT's
11. The site is not located within a deficient water or sewer service area on the Basic Services Maps. The Transportation Services map indicates a level of service of "D".
12. Parking Requirements: 2.2 spaces per unit, or 56 spaces.
13. The stormwater management facilities are based on the 2007 MDE Stormwater Management Policy and Design Manual. There shall be both stormwater quality and quantity management provided on the site. Water quality and recharge will be achieved on site through via environmental site design features outlined in the 2007 Manual. These features consist of rain gardens, dry wells and micro-retention. No Baltimore County Stormwater Management Reservations are proposed, all facilities will be located on-site. A 500' pond will be provided in the northeast corner of the property that will manage the two (2), ten (10'), and one hundred (100) year water quantity management volumes. The site is located within the Redhouse Creek watershed which is not designated as an inter-jurisdictional watershed.
14. Public water is existing within Kenwood Avenue. Water service will be extended in the proposed public road crossing the site.
15. The Baltimore County Water Supply and Sewerage Master Plan designation for the property is W1 and S1.
16. Public water and sewer is proposed for all DR 3.5/DR 5.5 land within the site.
17. A minimum 10-foot wide drainage and utility easement along all bordering property lines which are not adjacent to County right-of-way. Storm drain reservations shall be provided.
18. Environmental:

- a. Standard Non-disturbance Notice.
There shall be no clearing, grading, construction or disturbances of vegetation in the Forest Conservation Easement and Forest Buffer Easement except as permitted by Baltimore County Department of Environmental Protection and Resource Management.
- b. Protective Constraints Note.
Any Forest Conservation Easement and Forest Buffer Easement shown hereon is subject to protective constraints which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.
- c. A Hydrogeological Report and Environmental Effects Report have been filed concurrently with the Development Plan.
- d. This site does not lie within the limits of the Chesapeake Bay Critical Area. No additional information is requested by the Department of Environmental Protection and Resource Management to determine compliance with the Critical Area Location Protection Program pursuant to Section 26-442(a).
- e. A Preliminary Forest Conservation Plan and worksheet has been filed independently of this plan in accordance with Section 33-6-102.
- f. Insufficient space exists to meet forest conservation obligations on site, and a request has been made to acquire 1.05 acres of forestation credit in an approved, off-site Baltimore County Forest Conservation Bank Site.

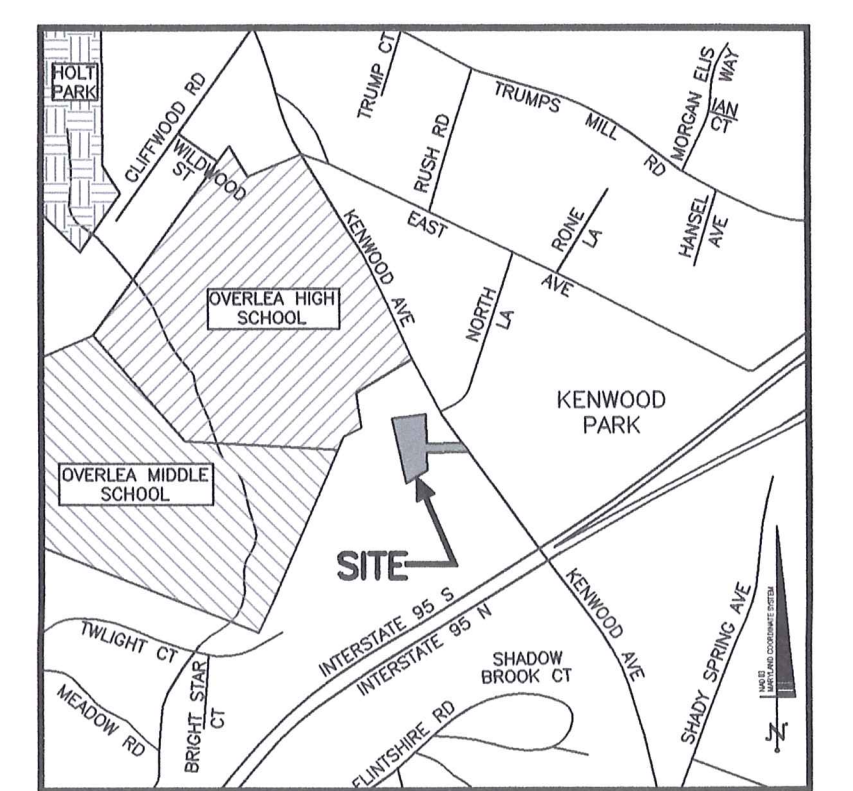
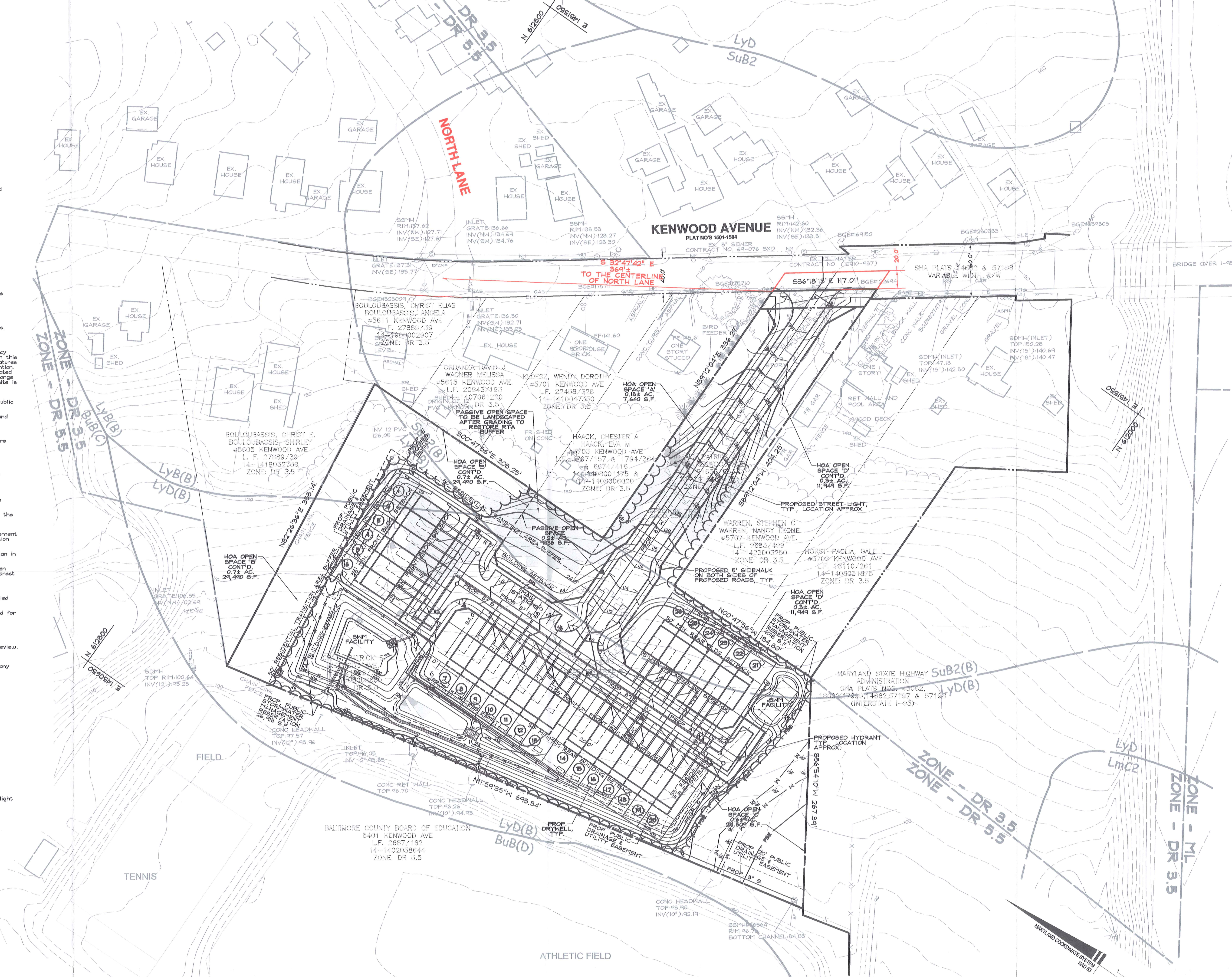
20. Local Open Space requirements:
a. Open Space Required: 16,900 sf of Active and 9,100 Passive (or a combination thereof as specified in Section III.D.5.).
b. Open Space Provided: 9100 sf. passive. A waiver is to be requested and fee-in-lieu to be paid for active open space required.
21. All proposed signs shall conform to Baltimore County signage regulations (Section 450, BCZR). Review and approval of signs shall occur prior to the issuance of building permit.
22. There are no known regulated plant or wildlife communities or areas of critical state concern associated with this site. An inquiry is pending per Maryland Department of Natural Resources review.
23. There are no known archaeological sites located on this property.
24. The areas between the sight lines and the curb line must be cleared, graded, and kept free of any obstructions.
25. Schematic Landscape Plan Calculations

- Planting Required:
- | | | | |
|---------------------|----------|------------------|-----------|
| Adjacent Road | ± 120 LF | ± 1 PU / 40 LF | ± 3.0 PU |
| Interior Road | ± 120 LF | ± 1 PU / 10 LF | ± 12.0 PU |
| Parking Requirement | ± 100 SF | ± 1 PU / 10 SF | ± 1.0 PU |
| Shrub | ± 100 SF | ± 1 PU / 10 SF | ± 1.0 PU |
| Local Open Space | ± 0+ SF | ± 1 PU / 1500 SF | ± 0.0 PU |
- Total Required: 115.0 PU
- * A waiver has been sought for the provision of Local Open Space.
- Planting Shown:
Overstory Trees: 62.0 PU
Ornamental Trees: 19.0 PU
Emergent Trees: 19.0 PU
Shrubs: 35.0 PU
- Total Shown: 125.0 PU
- (For reference purposes only. See Schematic Landscape Plan. Final planting design including calculations and species selection will be provided on the Final Landscape Plan.)
26. Any fixture used to illuminate an off-street parking area shall be so arranged as to reflect the light away from adjacent residential sites and public streets.
 27. There is no Zoning History for this property.
 28. All subsequent plans including record plans must note that the area between the sight line and curb line must be cleared, graded, and kept free of any obstructions.
 29. All garages will be single loaded and alternating.
 30. Addresses will be #5701 to #5755 on the new public road.
 31. There is no 100-Year floodplain on the site.
 32. There are no historical structures on the site.

- STEEP SLOPES LEGEND
- | |
|---------------|
| 15.0% - 24.9% |
| 25.0%+ |
- DRAWING LEGEND
- | | |
|--------|--|
| 682 | EXISTING MINOR CONTOUR (2' INTERVAL) |
| 680 | EXISTING MAJOR CONTOUR (10' INTERVAL) |
| 100.0' | ADJACENT PROPERTY LINE |
| 100.0' | EXISTING PROPERTY BOUNDARY |
| 100.0' | SOIL DELINEATION LINE |
| 682 | EX. ROAD / EDGE OF PAVING |
| 680 | EX. SEWER LINE & MANHOLES, CLEAN-OUTS |
| 682 | EX. OVERHEAD ELECTRIC & UTILITY POLES |
| 680 | PROPOSED MINOR CONTOUR (2' INTERVAL) |
| 680 | PROPOSED MAJOR CONTOUR (10' INTERVAL) |
| 680 | PROPOSED PRIVATE ROAD/DRIVE CENTERLINE |
| 680 | EX. BUILDING |
| 680 | PROPOSED BUILDING/RESIDENCE |
| 680 | PROPOSED SEWER LINE & MANHOLE |
| 680 | PROPOSED SPOT ELEVATION & FLOW ARROW |
| 680 | PROPOSED STORM DRAIN W/ INLETS & MANHOLE |
| 680 | PROPOSED INLET PROTECTION MEASURES |
| 680 | PROPOSED WATER LINE & HYDRANT |
| 680 | PROPOSED LIMIT OF DISTURBANCE |
| 680 | PROPOSED SILT FENCE/ PROPOSED SUPER SILT FENCE |
| 680 | EXISTING TREELINE |
| 680 | EXISTING SHRUB/BRUSH LINE |
| 680 | EXISTING TREES |
| 680 | PROPOSED ORNAMENTAL TREE |
| 680 | PROPOSED SHADE TREE |
| 680 | PROPOSED EVERGREEN TREE |

- TYPICAL LOT WIDTH: 20'-55'
- TYPICAL LOT DEPTH 97'
- 30' REAR SETBACK
- 8' OPTIONAL REAR ADDITION
- 34' x 20' UNIT
- 25' FRONT SETBACK
- 25' WHERE ADJACENT TO PUBLIC R/W, 10' WHERE ADJACENT TO NEIGHBORING UNIT (MODIFICATION REQ'D.)
- PUBLIC ROAD
- 46.0'
- D.R. SETBACKS: ENVELOPES OR TYPICAL DWELLING SHOWN DICTATE A SPECIFIC ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES, SHOULD THE ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT.
- TYPICAL D.R. 5.5 LOT CONFIGURATION (N.T.S.)

- THE FOLLOWING RIGHTS OF WAY ARE TO BE CONVEYED TO BALTIMORE COUNTY BY THE DEVELOPER/OWNER OF THIS PROPERTY AS A CONDITION OF APPROVAL OF THESE PLANS.
- | TYPE OF CONVEYANCE | NO. | TOTAL AREA |
|---|-----|------------|
| HIGHWAY WIDENING | 1 | 0.08± AC. |
| STORMWATER MANAGEMENT RESERVATION | 2 | 0.7± AC. |
| ACCESS EASEMENTS | 3 | N/A |
| DRAINAGE & UTILITY EASEMENTS | N/A | N/A |
| FOREST BUFFER EASEMENTS | 1 | 0.02± AC. |
| FOREST BUFFER AND FOREST CONSERVATION EASEMENTS | 1 | 0.3± AC. |
| FOREST CONSERVATION EASEMENTS | 1 | 0.7± AC. |
| ROADS | N/A | N/A |
| SIGHT LINE EASEMENTS | N/A | N/A |
- *NOTE: TOTAL AREAS SHOWN IN THIS TABLE ARE APPROXIMATE ONLY. REFER TO THE RECORD PLAT OR RIGHT OF WAY DRAWING FOR EXACT AREAS.



VICINITY MAP
SCALE: 1" = 2000'

GROUP HOUSE

From front building face to:	
Public street right-of-way or property line	25 feet
Garage units	13 feet
Perpendicular parking	15 feet
Parallel parking	
From side building face to:	
Side building face	25(20) feet
Public street right-of-way	25 feet
From rear building face to:	
Rear property line or	30 feet
Public street right-of-way	45 feet
Any building face to:	
Tract boundary	30 feet

Additional setbacks:
Setbacks for buildings located adjacent to arterial roads shall be increased by an additional 20 feet.

CERTIFICATION AS TO DELINQUENT ACCOUNTS
THIS CERTIFICATION IS SUBMITTED IN CONNECTION WITH THE DEVELOPMENT KNOWN AS:
PATRICK S. CRAIG PROPERTY AND IS GIVEN IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-55(c) OF BALTIMORE COUNTY CODE 1978 AS AMENDED.

I, RAYMOND C. JACKSON, SR. OF STONEWALL CAPITAL, LLC CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

AFFIRMANT

SITE SOURCES:
EXISTING TOPOGRAPHY AND BOUNDARY SHOWN PER FIELD SURVEY BY PATRICK S. CRAIG CONSULTANTS, INC. CONDUCTED IN NOVEMBER, 2008. EXISTING ENVIRONMENTAL FEATURES SHOWN PER PLANS BY GERHOLD, CROSS & ETZEL & ECO-SCIENCE PROFESSIONALS, DATED AUGUST, 2009.

DeMario
DESIGN CONSULTANTS
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
192 East Main Street Phone: (410) 386-0550
Westminster, MD 21157 Fax: (410) 386-0564
http://www.demariodesign.us eMail: dco@demariodesign.us

OWNER: PATRICK S. CRAIG
1872 BRIGHT PASSAGE
COLUMBIA, MD 21044

DEVELOPER: STONEWALL CAPITAL, LLC
P.O. BOX #308
MONTICELLO, MD 21111

SITE ADDRESS:
5705 KENWOOD AVENUE
BALTIMORE, MD 21208

PATRICK S. CRAIG PROPERTY
(A.K.A. 5705 KENWOOD AVE.)
PLAN TO
ACCOMPANY
SPECIAL HEARING

6TH COUNCILMANIC DISTRICT
14TH ELECTION DISTRICT BALTIMORE COUNTY, MD

REVISIONS			
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
1	ADD INTERSECTING ST. BEARING & DISTANCE	AJS	AJS 10/20/10
NO.	DESCRIPTION OF CHANGES	DRN.	REV. DATE
CO. FILE #:	PDM #14-480	DES. BY:	AJS
TAX ACC. #:	14-1460060425 & 14-1600060600	DRN. BY:	AJS
TAX MAP:	81/89	CHK. BY:	AJS
BLOCK / GRID:	23/5	DATE:	05/25/2010
PARCEL #:	23/938	DDC JOB#:	09076.1
ZONE / USE:	DR 3.5/DR 5.5	SHEET NUMBER:	
DWG. SCALE:	1" = 50'		1 of 1

PDM FILE #14-480