

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
N side of Forge Road; 900 feet SE	*	DEPUTY ZONING
of Hidden Valley Road		
11 th Election District	*	COMMISSIONER
5 th Councilmanic District		
(9819 and 9822 Correlli Lane)	*	FOR BALTIMORE COUNTY
Dominic and Antinino Correlli	*	
<i>Legal Owners</i>		CASE NO. 2011-0092-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the legal owners of the subject property, Dominic and Antinino Correlli. The Special Hearing request was filed in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to amend the Final Development Plan. The Variance request is from Section 1B01.2.C.b of the B.C.Z.R. to permit windows to tract boundaries of 25 feet in lieu of the required 35 feet. The subject property and requested relief are more fully described on the blue-lined site plan which was marked and accepted into evidence as Petitioners' Exhibit 2.

Appearing at the requisite public hearing in support of the requested Special Hearing and Variance petitions on behalf of Petitioners Dominic and Antinino Correlli was Benjamin Bronstein, Esquire, attorney for Petitioners. Also appearing in support of the requested relief was Craig Rodgers with R. Craig, Inc., the firm that prepared the site plan. There were no Protestants or other interested persons in attendance.

Testimony and evidence presented revealed that the subject property is irregular shaped and consists of approximately 15 acres, more or less, zoned D.R.3.5H and D.R.1H. The property is located on the east side of Forge Road, south of Hidden Valley Road and adjacent to

ORDER RECEIVED FOR FILING

Date 12-7-10

By ps

Gunpowder Falls State Park to the east, in the Perry Hall area of Baltimore County. The property is known as "Correlli Estates Condominium" and was developed originally about 20 years ago. The condominium plat layout was created for the benefit of the members of the Correlli family. There are a number of different units that make up the condo plat and the site plan shows the condo plat boundary; however, according to Mr. Rodgers, Petitioner's condo plat boundary on what was the original Final Development Plan for "Correlli Estates," which was marked and accepted into evidence as Petitioner's Exhibit 1, was inaccurate and did not properly state what is the actual boundary. The bluelined site plan accepted into evidence as Petitioner's Exhibit 2 delineates the boundary. As a result of this change, the Final Development Plan must be amended and the distance for the window to tract boundaries for unit 4 and unit 3 must be variances as shown on the bluelined plan in order to meet the setbacks required in the Zoning Regulations.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Resource Management dated October 25, 2010 which indicates that any new building permits will need Groundwater Management review.

Considering all the testimony and evidence presented, I am persuaded to grant the variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requests. I also find that undue hardship would befall Petitioners if the requested relief were not granted. I further find that the requested variances can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

As to the special hearing, I am also persuaded to grant this relief. Petitioner presented evidence in support of the amended Final Development Plan, including testimony that the

ORDER RECEIVED FOR FILING

Date 12-7-10

2

By PB

proposed amendment would not be adverse to, or have any negative impacts on the required special exception criteria set forth in Section 502.1 of the B.C.Z.R. Therefore the relief is appropriate in this case.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and after considering the testimony and evidence offered, I find that Petitioners' Special Hearing and Variance requests should be granted.

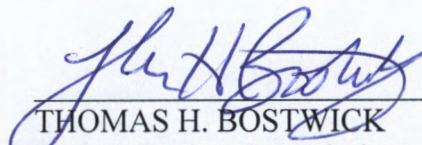
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 7th day of December, 2010 that Petitioners' request for Special Hearing relief filed in accordance with Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to amend the Final Development Plan be and is hereby **GRANTED**; and

IT IS FURTHER ORDERED that Petitioners' request for Variance from Section 1B01.2.C.b of the B.C.Z.R. to permit a windows to tract boundaries of 25 feet in lieu of the required 35 feet be and is hereby **GRANTED**.

The relief granted herein is subject to the following:

1. Petitioners may apply for their 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

THB:pz

ORDER RECEIVED FOR FILING

Date 12-7-10

3

By pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 7, 2010

BENJAMIN BRONSTEIN
29 WEST SUSQUEHANNA AVENUE
SUITE 205
TOWSON MD 21204

Re: Petition for Special Hearing and Variance
Case No. 2011-0092-SPHA
Property: 9819 and 9822 Correlli Lane

Dear Mr. Bronstein:

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: Dominic and Antinio Correlli, 9819 Correlli Lane, Perry Hall, MD 21128
Craig Rodgers, PO Box 201, White Marsh, MD 21162



VARIANCE AND
Petition for Special Hearing
to the Zoning Commissioner of Baltimore County

for the property located at 9819 Correlli Lane and 9822 Correlli Lane
which is presently zoned 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 amended Final Development Plan and to permit a variance from Section 1B01.2.C.b. BCZR to permit windows to tract boundaries of 25 feet in lieu of the required 35 feet.

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:

Benjamin Bronstein

Name - Type or Print

Signature

Company

29 West Susquehanna Avenue, Suite 205 410-296-0200

Address Telephone No.

Towson Maryland 21204
City State Zip Code

Legal Owner(s):

Dominic S. Correlli

Name - Type or Print

Signature

Antinino Correlli

Name - Type or Print

Signature

9819 Correlli Lane

Address

Telephone No.

Perry Hall

Maryland

21128

City

State

Zip Code

Representative to be Contacted:

Craig Rodgers,

R. Craig, Inc.

Name

P.O. Box 201

Address

Telephone No.

White Marsh

Maryland

21162

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 2011-0092-SPH A

REV 9/15/98 ORDER RECEIVED FOR FILING

Date 12-7-10

By pm

Received By [Signature]

PROP-OFF

Date 9.8.10

ZONING DESCRIPTION FOR CORRELLI ESTATES

BALTIMORE COUNTY, MARYLAND

Beginning at a point in the centerline of Forge Road at a distance of 502 feet southeast from the intersection of the centerlines of Forge Road and Cross Road, thence running with the centerline of Forge Road south 76°02'59" east 323.81 feet, thence leaving Forge Road and running north 41°39'12" east 39.84 feet to a concrete monument set on the future north side of a 70 foot right-of-way for said Forge Road, thence continuing on the north 41° 39'12" east line 1111.39 feet, thence north 51°43'51" west, 629.32 feet to a stone, thence south 41°51'31" west, 890.65 feet, then south 59°16'53" east, 276.85 feet, thence south 31°45'42" west, 400.13 feet to a point on the north side of the aforementioned future 70 foot right-of-way for Forge Road, then continuing south 31° 45'42" west, 36.94 feet to the point of beginning, being all the lands of Correlli Estates, containing a total of 15.226 acres, more or less or 663,244.56 square feet, more or less. Also known as Correlli Estates recorded in the Land Records of Baltimore County in Plat Book 61, Page No. 79, and located in the Eleventh Election District, Fifth Councilmanic District.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE OF TITLE.

THIS PROPERTY IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY, AND/OR COVENANTS OF RECORD AND LAW.



HERBERT MALMUD
PROFESSIONAL LAND SURVEYOR
MARYLAND # 7558
AUGUST 26, 2010

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

No. **60008**

Date: **9.8.10**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 9/09/2010 9/08/2010 11:52:44 5

REC WSD3 WALKIN RDS LRB
 >>RECEIPT # 478044 9/08/2010 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 060008

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				130.00

Recpt Tot \$130.00
 \$130.00 CK \$.00 CA
 Baltimore County, Maryland

Total: **130.00**

Rec From: **Corbelli**

For: **2011-0092-SPHA.**

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: # 2011-0092-SPHA
9819 & 9822 Correll Lane
N/side of Forge Road, 900
feet +/- s/east of Hidden
Valley Road
11th Election District
5th Councilmanic District
Legal Owner(s): Dominic &
Antinino Correll
Special Hearing: to amend
the FDP. **Variance:** to per-
mit a windows to tract
boundaries of 25 feet in lieu
of the required 35 feet.
**Hearing: Monday, November
8, 2010 at 9:00 a.m.**
in Room 104, Jefferson
Building, 105 West Chesa-
peake Avenue, Towson
21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

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

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

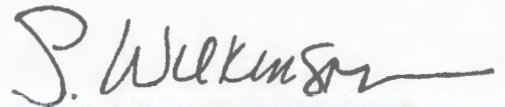
10/269 Oct. 21 258466

CERTIFICATE OF PUBLICATION

10/21, 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 10/21, 2010.

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



LEGAL ADVERTISING

CERTIFICATE OF POSTING

2011-0092-SPHA

RE: Case No.: _____

Petitioner/Developer: _____
Dominic & Antonio Correlli

Nov. 8 2010
Date of Hearing/Closing: _____

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

Attn: KtistinMatthews;

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were
posted conspicuously
9819 & 9822 Correlli

October 23, 2010
The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

Robert Black October 26 2010
(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)

ZONING NOTICE

CASE # 2011-0092-SPHA

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

Room 104, JEFFERSON BUILDING 21254
105 WEST CHESAPEAKE AVENUE, TOWSON, MD

PLACE:

DATE AND TIME: MONDAY, NOVEMBER 8, 2010 AT 9:00 A.M.

REQUEST: SPECIAL HEARING TO AMEND THE FDP.

VARIANCE TO PERMIT A WINDOWS TO TRACT BOUNDARIES OF 25 FEET
IN LIEU OF THE REQUIRED 35 FEET.

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

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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
October 8, 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: 2011-0092-SPHA

9819 & 9822 Correlli Lane

N/side of Forge Road, 900 feet +/- s/east of Hidden Valley Road

11th Election District – 5th Councilmanic District

Legal Owners: Dominic & Antinino Correlli

Special Hearing to amend the FDP. Variance to permit a windows to tract boundaries of 25 feet in lieu of the required 35 feet.

Hearing: Monday, November 8, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:kl

C: Benjamin Bronstein, 29 West Susquehanna Avenue, Ste. 205, Towson 21204
Correlli, 9819 Correlli Lane, Perry Hall 21128
Craig Rodgers, P.O. Box 201, White Marsh 21162

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 23, 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
Thursday, October 21, 2010 Issue - Jeffersonian

Please forward billing to:
Benjamin Bronstein
29 West Susquehanna Avenue, Ste. 205
Towson, MD 21204

410-296-0200

NOTICE OF ZONING HEARING

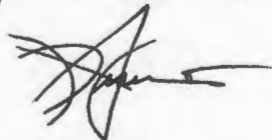
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0092-SPHA

9819 & 9822 Correlli Lane
N/side of Forge Road, 900 feet +/- s/east of Hidden Valley Road
11th Election District – 5th Councilmanic District
Legal Owners: Dominic & Antinino Correlli

Special Hearing to amend the FDP. Variance to permit a windows to tract boundaries of 25 feet in lieu of the required 35 feet.

Hearing: Monday, November 8, 2010 at 9:00 a.m. in Room 104, Jefferson Building,
105 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.

BENJAMIN BRONSTEIN

ATTORNEY AT LAW
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719
Benbronstein@terralaw.net

September 1, 2010

Mr. Carl Richards
Dept of Permits & Development Mgt
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: 9819 & 9822 Correlli Lane

Dear Mr. Richards:

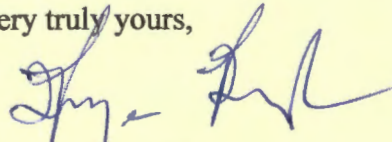
In reference to the above-entitled property I am hereby enclosing the following:

1. Petition for Variance and Special Hearing in triplicate;
2. Twelve (12) copies of the Plat to Accompany Petition;
3. Three copies of the description under seal;
4. Copy of the 200 Scale Zoning Map; and
5. Check to cover costs.

There are no known violations.

Please enter my appearance on behalf of the Petitioner and advise me as to the hearing date.

Very truly yours,



Benjamin Bronstein

BB/mlh
Enclosures

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER 2011-0092-A

DATE ~~11-8-10~~ 11-8-10

PETITIONER'S SIGN-IN SHEET

[illegible]



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

November 5, 2010

Benjamin Bronstein
29 W. Susquehanna Ave. Ste. 205
Towson, MD 21204

Dear: Benjamin Bronstein

RE: Case Number 2011-0092-SPHA, 9819 Correlli Ln.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 08, 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
Dominic & Antinino Correlli; 9819 Correlli Ln.; Perry Hall, MD 21128
Craig Rodgers; P.O. Box 201; White Marsh, MD 21162

TB 11-8 9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 6, 2010

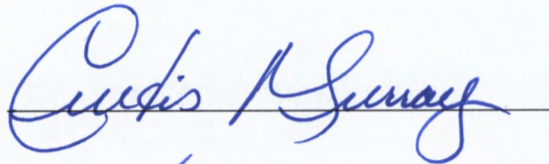
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-092- Special Hearing**

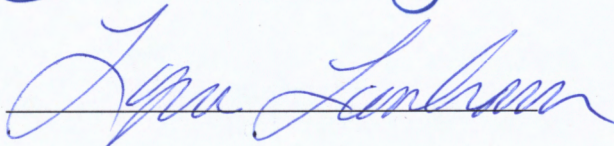
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:
CM/LL



RECEIVED

OCT 12 2010

ZONING COMMISSIONER

TB 11/8 9am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

OCT 26 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: October 25, 2010
SUBJECT: Zoning Item # 11-092-SPHA
Address 9819 & 9822 Correlli Lane
(Corelli Property)

Zoning Advisory Committee Meeting of September 27, 2010

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

Any new bldg. permits will need Groundwater Mgmt. review.

Reviewer: Dan Esser

Date: 10/1/10

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 5, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For October 12, 2010
Item Nos. 2011- 085, 089, 090, 092,
093, 094, 096, 097, 098, 100, 101
And 104

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-10122010 -NO COMMENTS.doc

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

October 4, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 27, 2010

Item Number: 2011-0092-SPHA

The Baltimore County Fire Department has no comments.

Lt. Jimmie D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File



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

State Highway
Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: Oct. 1, 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. 2011-0092-SPHA
9812 & 9822
CORRELLI 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. 2011-0092-SPHA.

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

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE *
9819 & 9822 Correlli Lane; N/S Forge Road, * ZONING COMMISSIONER
900' SE of Hidden Valley Road *
11th Election & 5th Councilmanic Districts * FOR
Legal Owner(s): Dominic & Antinio Correlli *
Petitioner(s) * BALTIMORE COUNTY
* 2011-092-SPHA

* * * * *

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.

RECEIVED
OCT 06 2010

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

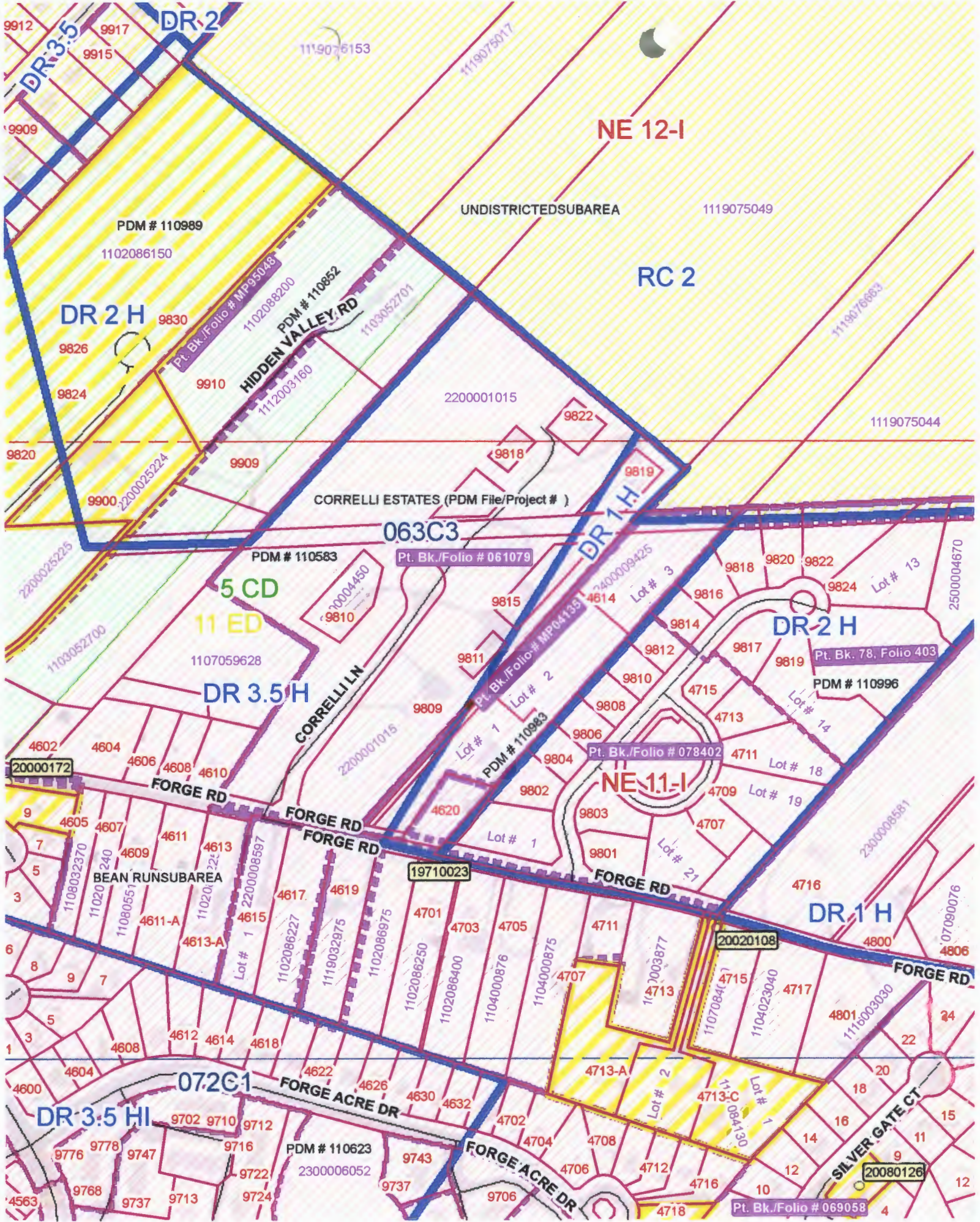
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of October, 2010, a copy of the foregoing Entry of Appearance was mailed to Craig Rodgers, P.O. Box 201, White Marsh, MD 21162 and Benjamin Bronstein, Esquire, 29 W. Susquehanna Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



9912 9917 9915 9909

DR 3.5 DR 2

1119076153 1119075017

NE 12-I

UNDISTRICTED SUBAREA 1119075049

PDM # 110989 1102086150

DR 2 H 9830 9826 9824 9820

9910 9909 9900 2200025224 2200025225 1103052700

HIDDEN VALLEY RD 1102088200 PDM # 110852 1103052701 1112003160

2200001015 9822 9818 9819

CORRELLI ESTATES (PDM File/Project #)

063C3 PDM # 110583 Pt. Bk./Folio # 061079

5 CD 11 ED 1107059628

DR 3.5 H CORRELLI LN 2200001015

20000172 4602 4604 4606 4608 4610 4605 4607 4609 4611 4613 4615 4617 4619 4620 4621 4622 4623 4624 4625 4626 4627 4628 4629 4630 4631 4632 4633 4634 4635 4636 4637 4638 4639 4640 4641 4642 4643 4644 4645 4646 4647 4648 4649 4650 4651 4652 4653 4654 4655 4656 4657 4658 4659 4660 4661 4662 4663 4664 4665 4666 4667 4668 4669 4670 4671 4672 4673 4674 4675 4676 4677 4678 4679 4680 4681 4682 4683 4684 4685 4686 4687 4688 4689 4690 4691 4692 4693 4694 4695 4696 4697 4698 4699 4700 4701 4702 4703 4704 4705 4706 4707 4708 4709 4710 4711 4712 4713 4714 4715 4716 4717 4718 4719 4720 4721 4722 4723 4724 4725 4726 4727 4728 4729 4730 4731 4732 4733 4734 4735 4736 4737 4738 4739 4740 4741 4742 4743 4744 4745 4746 4747 4748 4749 4750 4751 4752 4753 4754 4755 4756 4757 4758 4759 4760 4761 4762 4763 4764 4765 4766 4767 4768 4769 4770 4771 4772 4773 4774 4775 4776 4777 4778 4779 4780 4781 4782 4783 4784 4785 4786 4787 4788 4789 4790 4791 4792 4793 4794 4795 4796 4797 4798 4799 4800 4801 4802 4803 4804 4805 4806 4807 4808 4809 4810 4811 4812 4813 4814 4815 4816 4817 4818 4819 4820 4821 4822 4823 4824 4825 4826 4827 4828 4829 4830 4831 4832 4833 4834 4835 4836 4837 4838 4839 4840 4841 4842 4843 4844 4845 4846 4847 4848 4849 4850 4851 4852 4853 4854 4855 4856 4857 4858 4859 4860 4861 4862 4863 4864 4865 4866 4867 4868 4869 4870 4871 4872 4873 4874 4875 4876 4877 4878 4879 4880 4881 4882 4883 4884 4885 4886 4887 4888 4889 4890 4891 4892 4893 4894 4895 4896 4897 4898 4899 4900 4901 4902 4903 4904 4905 4906 4907 4908 4909 4910 4911 4912 4913 4914 4915 4916 4917 4918 4919 4920 4921 4922 4923 4924 4925 4926 4927 4928 4929 4930 4931 4932 4933 4934 4935 4936 4937 4938 4939 4940 4941 4942 4943 4944 4945 4946 4947 4948 4949 4950 4951 4952 4953 4954 4955 4956 4957 4958 4959 4960 4961 4962 4963 4964 4965 4966 4967 4968 4969 4970 4971 4972 4973 4974 4975 4976 4977 4978 4979 4980 4981 4982 4983 4984 4985 4986 4987 4988 4989 4990 4991 4992 4993 4994 4995 4996 4997 4998 4999 5000

BEAN RUN SUBAREA 1108032370 11020240 11080551 11020224 11020225 11020226 11020227 11020228 11020229 11020230 11020231 11020232 11020233 11020234 11020235 11020236 11020237 11020238 11020239 11020240 11020241 11020242 11020243 11020244 11020245 11020246 11020247 11020248 11020249 11020250 11020251 11020252 11020253 11020254 11020255 11020256 11020257 11020258 11020259 11020260 11020261 11020262 11020263 11020264 11020265 11020266 11020267 11020268 11020269 11020270 11020271 11020272 11020273 11020274 11020275 11020276 11020277 11020278 11020279 11020280 11020281 11020282 11020283 11020284 11020285 11020286 11020287 11020288 11020289 11020290 11020291 11020292 11020293 11020294 11020295 11020296 11020297 11020298 11020299 11020300 11020301 11020302 11020303 11020304 11020305 11020306 11020307 11020308 11020309 11020310 11020311 11020312 11020313 11020314 11020315 11020316 11020317 11020318 11020319 11020320 11020321 11020322 11020323 11020324 11020325 11020326 11020327 11020328 11020329 11020330 11020331 11020332 11020333 11020334 11020335 11020336 11020337 11020338 11020339 11020340 11020341 11020342 11020343 11020344 11020345 11020346 11020347 11020348 11020349 11020350 11020351 11020352 11020353 11020354 11020355 11020356 11020357 11020358 11020359 11020360 11020361 11020362 11020363 11020364 11020365 11020366 11020367 11020368 11020369 11020370 11020371 11020372 11020373 11020374 11020375 11020376 11020377 11020378 11020379 11020380 11020381 11020382 11020383 11020384 11020385 11020386 11020387 11020388 11020389 11020390 11020391 11020392 11020393 11020394 11020395 11020396 11020397 11020398 11020399 11020400 11020401 11020402 11020403 11020404 11020405 11020406 11020407 11020408 11020409 11020410 11020411 11020412 11020413 11020414 11020415 11020416 11020417 11020418 11020419 11020420 11020421 11020422 11020423 11020424 11020425 11020426 11020427 11020428 11020429 11020430 11020431 11020432 11020433 11020434 11020435 11020436 11020437 11020438 11020439 11020440 11020441 11020442 11020443 11020444 11020445 11020446 11020447 11020448 11020449 11020450 11020451 11020452 11020453 11020454 11020455 11020456 11020457 11020458 11020459 11020460 11020461 11020462 11020463 11020464 11020465 11020466 11020467 11020468 11020469 11020470 11020471 11020472 11020473 11020474 11020475 11020476 11020477 11020478 11020479 11020480 11020481 11020482 11020483 11020484 11020485 11020486 11020487 11020488 11020489 11020490 11020491 11020492 11020493 11020494 11020495 11020496 11020497 11020498 11020499 11020500 11020501 11020502 11020503 11020504 11020505 11020506 11020507 11020508 11020509 11020510 11020511 11020512 11020513 11020514 11020515 11020516 11020517 11020518 11020519 11020520 11020521 11020522 11020523 11020524 11020525 11020526 11020527 11020528 11020529 11020530 11020531 11020532 11020533 11020534 11020535 11020536 11020537 11020538 11020539 11020540 11020541 11020542 11020543 11020544 11020545 11020546 11020547 11020548 11020549 11020550 11020551 11020552 11020553 11020554 11020555 11020556 11020557 11020558 11020559 11020560 11020561 11020562 11020563 11020564 11020565 11020566 11020567 11020568 11020569 11020570 11020571 11020572 11020573 11020574 11020575 11020576 11020577 11020578 11020579 11020580 11020581 11020582 11020583 11020584 11020585 11020586 11020587 11020588 11020589 11020590 11020591 11020592 11020593 11020594 11020595 11020596 11020597 11020598 11020599 11020600 11020601 11020602 11020603 11020604 11020605 11020606 11020607 11020608 11020609 11020610 11020611 11020612 11020613 11020614 11020615 11020616 11020617 11020618 11020619 11020620 11020621 11020622 11020623 11020624 11020625 11020626 11020627 11020628 11020629 11020630 11020631 11020632 11020633 11020634 11020635 11020636 11020637 11020638 11020639 11020640 11020641 11020642 11020643 11020644 11020645 11020646 11020647 11020648 11020649 11020650 11020651 11020652 11020653 11020654 11020655 11020656 11020657 11020658 11020659 11020660 11020661 11020662 11020663 11020664 11020665 11020666 11020667 11020668 11020669 11020670 11020671 11020672 11020673 11020674 11020675 11020676 11020677 11020678 11020679 11020680 11020681 11020682 11020683 11020684 11020685 11020686 11020687 11020688 11020689 11020690 11020691 11020692 11020693 11020694 11020695 11020696 11020697 11020698 11020699 11020700 11020701 11020702 11020703 11020704 11020705 11020706 11020707 11020708 11020709 11020710 11020711 11020712 11020713 11020714 11020715 11020716 11020717 11020718 11020719 11020720 11020721 11020722 11020723 11020724 11020725 11020726 11020727 11020728 11020729 11020730 11020731 11020732 11020733 11020734 11020735 11020736 11020737 11020738 11020739 11020740 11020741 11020742 11020743 11020744 11020745 11020746 11020747 11020748 11020749 11020750 11020751 11020752 11020753 11020754 11020755 11020756 11020757 11020758 11020759 11020760 11020761 11020762 11020763 11020764 11020765 11020766 11020767 11020768 11020769 11020770 11020771 11020772 11020773 11020774 11020775 11020776 11020777 11020778 11020779 11020780 11020781 11020782 11020783 11020784 11020785 11020786 11020787 11020788 11020789 11020790 11020791 11020792 11020793 11020794 11020795 11020796 11020797 11020798 11020799 11020800 11020801 11020802 11020803 11020804 11020805 11020806 11020807 11020808 11020809 11020810 11020811 11020812 11020813 11020814 11020815 11020816 11020817 11020818 11020819 11020820 11020821 11020822 11020823 11020824 11020825 11020826 11020827 11020828 11020829 11020830 11020831 11020832 11020833 11020834 11020835 11020836 11020837 11020838 11020839 11020840 11020841 11020842 11020843 11020844 11020845 11020846 11020847 11020848 11020849 11020850 11020851 11020852 11020853 11020854 11020855 11020856 11020857 11020858 11020859 11020860 11020861 11020862 11020863 11020864 11020865 11020866 11020867 11020868 11020869 11020870 11020871 11020872 11020873 11020874 11020875 11020876 11020877 11020878 11020879 11020880 11020881 11020882 11020883 11020884 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11020996 11020997 11020998 11020999 11021000 11021001 11021002 11021003 11021004 11021005 11021006 11021007 11021008 11021009 11021010 11021011 11021012 11021013 11021014 11021015 11021016 11021017 11021018 11021019 11021020 11021021 11021022 11021023 11021024 11021025 11021026 11021027 11021028 11021029 11021030 11021031 11021032 11021033 11021034 11021035 11021036 11021037 11021038 11021039 11021040 11021041 11021042 11021043 11021044 11021045 11021046 11021047 11021048 11021049 11021050 11021051 11021052 11021053 11021054 11021055 11021056 11021057 11021058 11021059 11021060 11021061 11021062 11021063 11021064 11021065 11021066 11021067 11021068 11021069 11021070 11021071 11021072 11021073 11021074 11021075 11021076 11021077 11021078 11021079 11021080 11021081 11021082 11021083 11021084 11021085 11021086 11021087 11021088 11021089 11021090 11021091 11021092 11021093 11021094 11021095 11021096 11021097 11021098 11021099 11021100 11021101 11021102 11021103 11021104 11021105 11021106 11021107 11021108 11021109 11021110 11021111 11021112 11021113 11021114 11021115 11021116 11021117 11021118 11021119 11021120 11021121 11021122 11021123 11021124 11021125 11021126 11021127 11021128 11021129 11021130 11021131 11021132 11021133 11021134 11021135 11021136 11021137 11021138 11021139 11021140 11021141 11021142 11021143 11021144 11021145 11021146 11021147 11021148 11021149 11021150 11021151 11021152 11021153 11021154 11021155 11021156 11021157 11021158 11021159 11021160 11021161 11021162 11021163 11021164 11021165 11021166 11021167 11021168 11021169 11021170 11021171 11021172 11021173 11021174 11021175 11021176 11021177 11021178 11021179 11021180 11021181 11021182 11021183 11021184 11021185 11021186 11021187 11021188 11021189 11021190 11021191 11021192 11021193 11021194 11021195 11021196 11021197 11021198 11021199 11021200 11021201 11021202 11021203 11021204 11021205 11021206 11021207 11021208 11021209 11021210 11021211 11021212 11021213 11021214 11021215 11021216 11021217 11021218 11021219 11021220 11021221 11021222 11021223 11021224 11021225 11021226 11021227 11021228 11021229 11021230 11021231 11021232 11021233 11021234 11021235 11021236 11021237 11021238 11021239 11021240 11021241 11021242 11021243 11021244 11021245 11021246 11021247 11021248 11021249 11021250 11021251 11021252 11021253 11021254 11021255 11021256 11021257 11021258 11021259 11021260 11021261 11021262 11021263 11021264 11021265 11021266 11021267 11021268 11021269 11021270 11021271 11021272 11021273 11021274 11021275 11021276 11021277 11021278 11021279 11021280 11021281 11021282 11021283 11021284 11021285 11021286 11021287 11021288 11021289 11021290 11021291 11021292 11021293 11021294

Case No.: 2011-0092-A

Exhibit Sheet

Petitioner/Developer

Protestant

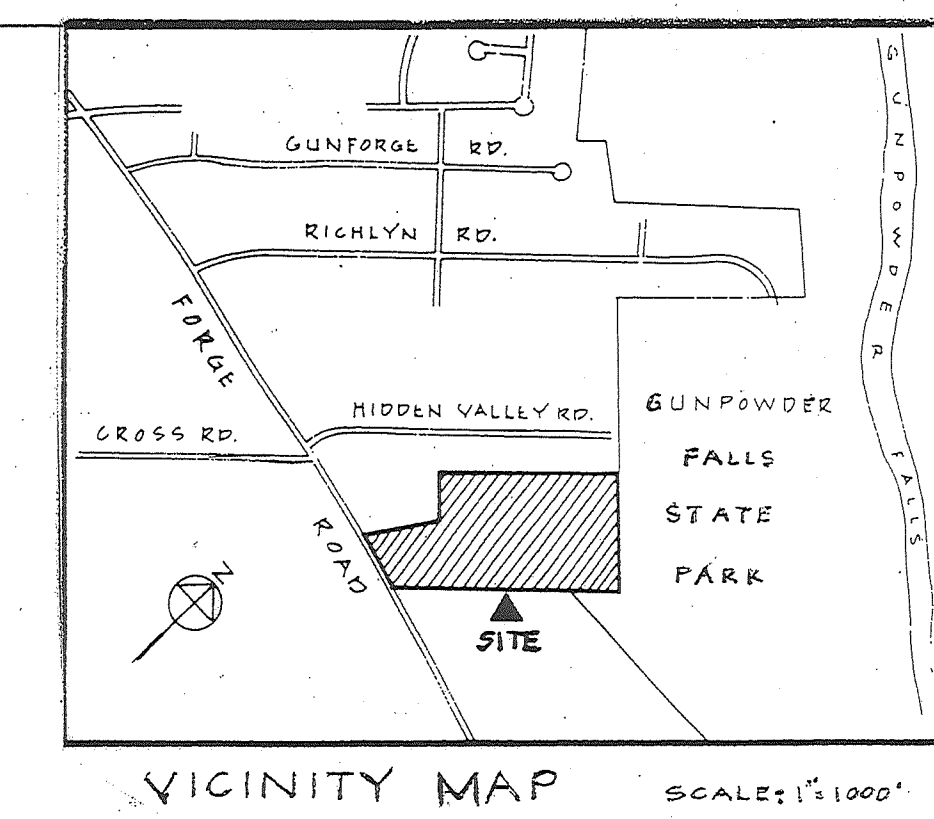
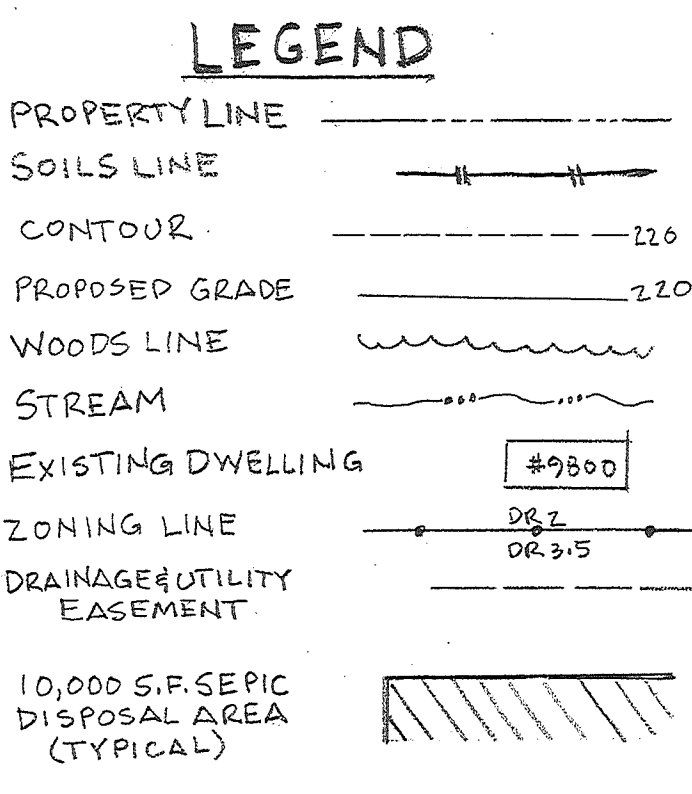
No. 1	site plan	
No. 2	blue lined plan	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

- GENERAL NOTES
- TOTAL AREA OF SITE: 15.126 AC. 0.4155 AC. 14.711 AC. NET
 - EXISTING ZONING OF SITE: DR 3.5 = 14.72 AC. DR 2 = 0.41 AC.
 - EXISTING USE OF SITE: 7 SINGLE FAMILY DWELLINGS
 - PROPOSED USE OF SITE: 8 SINGLE FAMILY DWELLINGS
 - ALL UTILITIES WILL BE PUBLIC
 - THERE ARE NO CRITICAL AREAS IN THIS SITE
 - THE PROPERTY IS NOT AN ENDANGERED SPECIES HABITAT. THERE ARE NO ARCHEOLOGICAL SITES WITHIN THIS PROPERTY. THIS PROPERTY IS NOT A HAZARDOUS MATERIAL SITE THERE ARE NO HISTORICAL BUILDINGS WITHIN THIS PROPERTY.
 - C.R.G. PLAN APPROVED: 1/28/89
 - BUDG. ENVELOPES SHOWN HEREON ARE FOR PRIVATE USE AREAS AND LOCATION OF DWELLINGS. ALL OTHER AREAS ARE COMMON ELEMENT. DENSITY CALCULATIONS:
DR 3.5 DWELLING UNITS ALLOWED @ 3.5 X 14.72 = 51.52
DR 2 DWELLING UNITS ALLOWED @ 2.0 X 0.41 = 0.82
 - DWELLING UNITS PROPOSED: 8
 - ALL DWELLING UNITS ARE TO BE OWNED BY IMMEDIATE FAMILY MEMBERS AND MEMBERS OF THE COUNCIL OF UNIT OWNERS OF CORRELLI ESTATES
 - NUMBER OF PARKING SPACES REQUIRED: 16
 - NUMBER OF PARKING SPACES PROPOSED: 16
 - OPEN SPACE REQUIRED: NONE
 - OPEN SPACE REQUIRED: NONE
 - WATERSHED NO.: 3
 - DRAINAGE AREA: GUNPOWDER FALLS STATE PARK
 - ADTS = 96 PER DWELLING UNIT = 12
 - A STORM WATER MANAGEMENT WAIVER WAS GRANTED ON 2/28/88
 - LANDSCAPING TO BE DONE AS PER BALTO. CO. LANDSCAPE MANUAL ADOPTED BY THE CO. COUNCIL ON 5/7/84
 - A MINIMUM OF ONE TREE PROVIDED PER DWELLING UNIT
 - ADDITIONAL TREES WILL BE SAVED BY THE DEVELOPER WHEREVER POSSIBLE. EXISTING WOODED AREA = 3.58 AC = 23.7%
 - EXISTING WOODED AREA RETAINED = 3.58 AC = 23.7%
 - LOCAL OPEN SPACE: AN EXEMPTION HAS BEEN GRANTED FOR TRANSFER OF PROPERTY FROM PARENT TO SIBLING ON 1/1/89
 - CENSUS TRACT: 4113.04
 - ELECTION DISTRICT: 11
 - COUNCILMANIC DISTRICT: 5
 - ACCESSORY STRUCTURE NOTE
 - ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS)
 - ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOODPLAIN AREAS OR HYDRIC SOILS
 - DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT'S NOTE
 - THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT 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 OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
 - CURB CUT NOTE
 - THE EXACT LOCATION OF CURB CUTS FOR DRIVEWAY OR PARKING PAD ENTRANCES IS TO BE DETERMINED BY OWNER WHEN EXACT BUILDING MODELS BECOME AVAILABLE BUT PRIOR TO INSTALLATION OF STREET CURBS
 - C.R.G. PLAN NOTE
 - THIS DEVELOPMENT PLAN COMPLIES WITH THE C.R.G. PLAN AND ALL C.R.G. COMMENTS
 - LANDSCAPE PLAN NOTE
 - LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT
 - THE OWNER/DEVELOPER AGREES TO COMPLY WITH THE BEST MANAGEMENT PRACTICES
 - FOR PRIVATE ROAD LOTS, REFUSE COLLECTION SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE BALTO CO. ROW LINE ONLY
 - DRC NOTE
 - A REFINEMENT TO ADD UNIT 8 WAS GRANTED BY THE DRC ON NOVEMBER 30, 2001. THIS PLAN AGREES WITH THE APPROVED REFINEMENT, APPROVED UNDER DRC# 1126011 ON NOVEMBER 30, 2001.
 - ALL EXISTING DWELLINGS TO REMAIN
 - THE SUBJECT PROPERTY DOES NOT IN A FLOOD ZONE. SEE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 240010 0290B.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAW.
 - A TITLE REPORT WAS NOT FURNISHED FOR THIS PLAT.

FOREST BUFFER AREA. DO NOT DISTURB. NO CLEARING, GRADING OR CONSTRUCTION ALLOWED IN THE FOREST BUFFER AREA EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEP RM

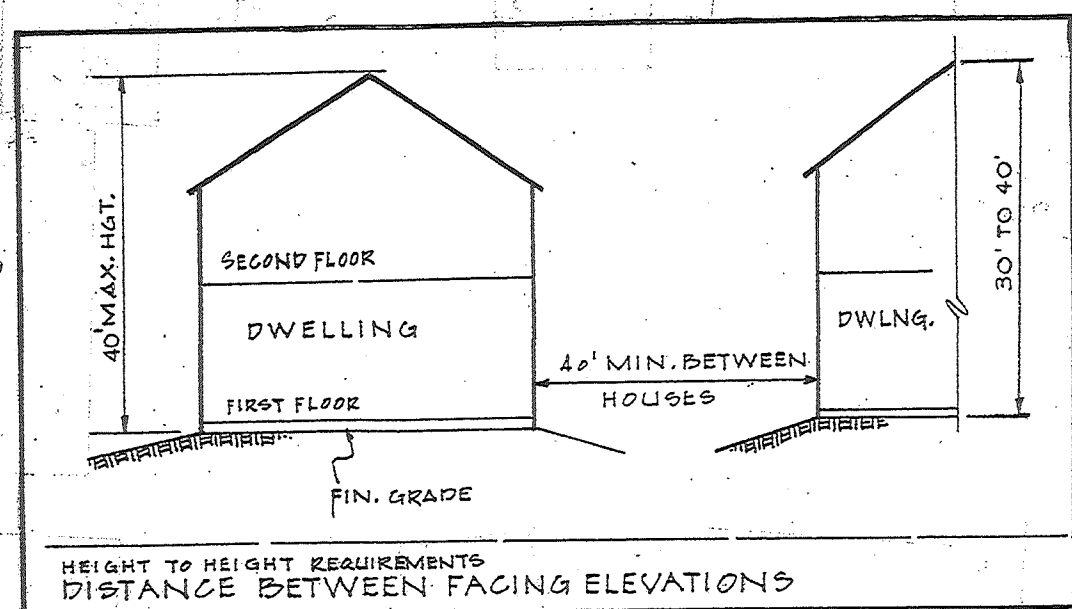
FORGE ROAD
NOTE: FORGE ROAD IS A PUBLIC ROAD & COUNTY MAINTAINED

PREPARED BY:
R. CRAIG, INC.
P.O. BOX 201
WHITE MARSH, MD. 21162
PH: 443-677-2007
EMAIL: craigradgers200@gmail.com



VARIANCE
ISSUE #1
25' WINDOW TO PROPERTY
LINE IN LIEU OF 35'

50' TRANSMISSION LINE R.O.W. HAS BEEN ABANDONED BY BGE & TOWERS HAVE BEEN REMOVED; AREA INCLUDED IN AREA CALCULATIONS



No.	REVISIONS	DATE
1	ADD UNIT 8	6/25/02
2	CORRECT BOUNDARY & TOPOGRAPHY AREA	8/23/10
3	ADJUST BUILDING ENVELOPES FOR UNITS 1 & 8	"
4	ADJUST SDA'S ON UNITS 1 & 8 PER DEPRM	"
5	CHANGE NOTE FOR BGE RIGHT OF WAY	"
6	UPDATE EXISTING DRIVEWAYS & DWELLINGS	"
7	SHOW AREAS FOR VARIANCE ISSUES	"

OUT OF TRANSITION:
WINDOW TO WINDOW = 40'
WINDOW TO WINDOW = 25'
WINDOW TO STREET ROW = 35'
WINDOW TO TRACT BOUNDARY = 35'
WINDOW TO PROPERTY LINE = 15'
BUILDING TO EX. ROW = 25'
BUILDING TO EX. ROW CL = 25'
BUILDING TO PROPOSED ROW = 0'
BUILDING TO TRACT BOUNDARY = 30'

HEIGHT TO HEIGHT REQUIREMENTS:
(DISTANCE BETWEEN FACING ELEVATIONS)
0-20' = 18' SEPARATION
20-25' = 25' SEPARATION
25-30' = 30' SEPARATION
30-40' = 40' SEPARATION
40-50' = 60' SEPARATION
50-60' = 75' SEPARATION
BUILDING HEIGHT = 40' MAXIMUM
BUILDING LENGTH = 300' MAXIMUM

PLAN TO ACCOMPANY PETITION FOR
VARIANCES AND SPECIAL HEARING, AND
2ND AMENDED FINAL DEVELOPMENT PLAN

CORRELLI ESTATES CONDOMINIUM

ELEVENTH ELECTION DISTRICT BALTIMORE COUNTY, MD.
P.D.M. No. XI-583 OCTOBER 4, 1989
SCALE: 1" = 50'
DRC No. 1126011

UNIT ADDRESS	T/A NO.	OWNER
1 9811	2300004445	RACHEL CORRELLI
2 9815	2300004446	JOSEPH T. CORRELLI, SR.
3 9819	2300004447	DOMINIC CORRELLI
4 9822	2300004448	ANTONIO CORRELLI
5 9818	2300004449	JOSEPH T. CORRELLI, JR.
6 9814	2300004450	COUNCIL OF UNIT OWNERS OF CORRELLI ESTATES, INC.
7 9810	2300004450	COMMON ELEMENT
8 9814	2300004451	COUNCIL OF UNIT OWNERS OF CORRELLI ESTATES, INC.

OFFICE OF PERMITS AND DEVELOPMENT MANAGEMENT
APPROVED BY: _____
DIRECTOR PERMITS AND DEVELOPMENT MANAGEMENT
PETITIONER'S
DATE
EXHIBIT NO.

- GENERAL NOTES
- TOTAL AREA OF SITE: 15,276 AC. G. 455, 14,963 AC. NET
 - EXISTING ZONING OF SITE: DR 3.5 = 14.72 AC. DR 2 = 0.84 AC.
 - EXISTING USE OF SITE: 7 SINGLE FAMILY DWELLINGS
 - PROPOSED USE OF SITE: 8 SINGLE FAMILY DWELLINGS
 - ALL UTILITIES WILL BE PUBLIC.
 - THERE ARE NO CRITICAL AREAS IN THIS SITE.
 - THE PROPERTY IS NOT AN ENDANGERED SPECIES HABITAT. THERE ARE NO ARCHEOLOGICAL SITES WITHIN THIS PROPERTY. THIS PROPERTY IS NOT A HAZARDOUS MATERIAL SITE THERE ARE NO HISTORICAL BUILDINGS WITHIN THIS PROPERTY.
 - C.R.G. PLAN APPROVED: 12/20/89
 - B.L.D.C. ENVELOPES SHOWN HEREON ARE FOR PRIVATE USE AREAS AND LOCATION OF DWELLINGS. ALL OTHER AREAS ARE COMMON ELEMENT. DENSITY CALCULATIONS:
DR 3.5 DWELLING UNITS ALLOWED @ 3.5 X 14.72 = 51.52
DR 2 DWELLING UNITS ALLOWED @ 2.0 X 0.84 = 1.68

DWELLING UNITS PROPOSED: 8
ALL DWELLING UNITS ARE TO BE OWNED BY IMMEDIATE FAMILY MEMBERS AND MEMBERS OF THE COUNCIL OF UNIT OWNERS OF CORRELLI ESTATES
NUMBER OF PARKING SPACES REQUIRED: 16
NUMBER OF PARKING SPACES PROPOSED: 16
OPEN SPACE REQUIRED: NONE
OPEN SPACE REQUIRED: NONE

- WATERSHED NO.: 3 SUBWATERSHED: 20
- DRAINAGE AREA: GUNPOWDER
- ADT'S = 96 PER DWELLING UNIT = 12
- A STORM WATER MANAGEMENT WAIVER WAS GRANTED ON 6/25/89.
- LANDSCAPING TO BE DONE AS PER BALTO. CO. LANDSCAPE MANUAL ADOPTED BY THE CO. COUNCIL ON 5/7/84
- A MINIMUM OF ONE TREE PROVIDED PER DWELLING UNIT. ADDITIONAL TREES WILL BE SAVED BY THE DEVELOPER WHEREVER POSSIBLE. EXISTING WOODED AREA = 3.58 AC = 23.7% EXISTING WOODED AREA RETAINED = 3.58 AC = 23.7%
- LOCAL OPEN SPACE - AN EXEMPTION HAS BEEN GRANTED FOR TRANSFER OF PROPERTY FROM PARENT TO SIBLING ON 1/10/89.
- CENSUS TRACT: 4113.04
- ELECTION DISTRICT: 11
- COUNCILMANIC DISTRICT: 5
- ACCESSORY STRUCTURE NOTE

- ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS)
- ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOODPLAIN AREAS OR HYDRIC SOILS.

- DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT'S NOTE
THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT 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 OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
- CURB CUT NOTE
THE EXACT LOCATION OF CURB CUTS FOR DRIVEWAY OR PARKING PAD ENTRANCES IS TO BE DETERMINED BY OWNER WHEN EXACT BUILDING MODELS BECOME AVAILABLE BUT PRIOR TO INSTALLATION OF STREET CURBS.
- C.R.G. PLAN NOTE
THIS DEVELOPMENT PLAN COMPLIES WITH THE C.R.G. PLAN AND ALL C.R.G. COMMENTS

- LANDSCAPE PLAN NOTE
A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT
- THE OWNER/DEVELOPER AGREES TO COMPLY WITH THE BEST MANAGEMENT PRACTICES.
- FOR PRIVATE ROAD LOTS, REFUSE COLLECTION SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE BALTO CO. R/W LINE ONLY.
- DRC NOTE
A REFINEMENT TO ADD UNIT 8 WAS GRANTED BY THE DRC ON NOVEMBER 30, 2001. THIS PLAN AGREES WITH THE APPROVED REFINEMENT, APPROVED UNDER DRC# 1126011 ON NOVEMBER 30, 2001.

- ALL EXISTING DWELLINGS TO REMAIN

- THE SUBJECT PROPERTY DOES NOT IN A FLOOD ZONE. SEE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 240010 0290B.

- THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RIGHTS OF WAY AND/OR COVENANTS OF RECORD AND LAWS.

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LEGEND

- PROPERTY LINE
SOILS LINE
CONTOUR
PROPOSED GRADE
WOODS LINE
STREAM
EXISTING DWELLING
ZONING LINE
DRAINAGE & UTILITY EASEMENT
10,000 S.F. SEPIC DISPOSAL AREA (TYPICAL)

FOREST BUFFER AREA DO NOT DISTURB. NO CLEARING, GRADING OR CONSTRUCTION ALLOWED IN THE FOREST BUFFER AREA EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPRM

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