



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

October 29, 2013

David Karceski, Esquire
Justin Williams, Esquire
Venable, LLP
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204

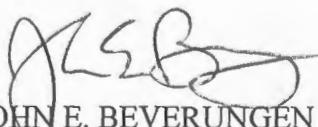
RE: Petitions for Special Hearing and Variance
Property: Autumn Terrace Drive
Case No.: 2013-0236-SPHA- AMENDED OPINION AND ORDER

Dear Counsel:

Enclosed please find a copy of the Amended Opinion and Order decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Matt Bishop, 1220-C E. Joppa Road, Suite 505, Towson, Maryland 21286
David Murphy, 5074 Dorset Hall Drive, Suite 205, Ellicott City, Maryland 21042
Christopher R. Howard, 5718 Fieldcrest Drive, White Marsh, Maryland 21162

May 30, 2013

David Karceski

T 410.494.6825
F 410.821.0147
dhkarceski@venable.com

HAND-DELIVERED

John E. Beverungen
Administrative Law Judge
for Baltimore County
The Jefferson Building
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

RECEIVED

MAY 30 2013

OFFICE OF ADMINISTRATIVE HEARINGS

Re: **Case No. 2013-236-A**

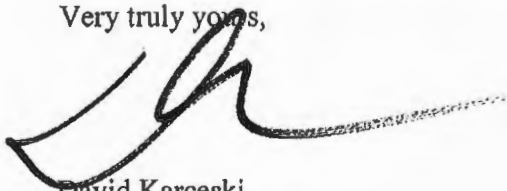
Location: 11500-11588 Autumn Terrace Drive, 5700-5647 Crescent Ridge Drive,
11490-11492 Ridgedale Drive

Dear Judge Beverungen:

Our client and petitioner in the above-referenced case, Allender L.C, requests a postponement of the public hearing scheduled for Tuesday, June 4, 2013 at 1:30 p.m. The reason for the request is Petitioner has determined that additional zoning relief is required at this time in combination with the Petition for Variance already filed in this case. As a result, the property will need to be posted again and re-advertised. Therefore, I am respectfully requesting that you postpone the hearing to allow for proper posting and advertising of the necessary zoning relief.

I appreciate your consideration of this request.

Very truly yours,


David Karceski

cc: Kristen Lewis, Zoning Review Office
Arnold Jablon, Director
Department of Permits, Approvals
and Inspections

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
(Autumn Terrace Dr.)
11th Election District
5th Councilmanic District
Allender L.C.
Petitioner

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0236-SPHA

* * * * *
AMENDED OPINION AND ORDER

By Order dated October 24, 2013, zoning relief was granted in the above captioned matter. With respect to the variance relief, the Petitioner submitted on the day of the hearing a revised Petition wherein it was indicated that variances were no longer being sought for all of the 121 lots on the site. Even so, the Order provided that the relief was granted for Lots 1-121, which was erroneous.

The sole purpose of this amended order is to clarify that variance relief is granted only with respect to the lots noted in the revised zoning petition.

THEREFORE, IT IS ORDERED this 29th day of October 2013, by this Administrative Law Judge that the petition for variance in the above captioned case seeking the following:

1. Variance from BCZR Section 1B01.2.C.1.B of the Baltimore County Zoning Regulations ("BCZR") to permit a minimum side building face to side building face setback of 15 feet in lieu of the required 20 feet between Lot Nos. 1-3; 4-12; 13-18; 19-21; 22-26; 27-30; 31-34; 35-41; 42&43; 44-48; 50&51; 52-56; 57-59; 61-67; 68-74; 75&76; 77&78; 79&115; 114&80; 80-83; 84&85; 86&87; 88-92; 93-96; 98&99; 100-107; 109-113; 116-121.
2. Variance from BCZR Section 1B01.2.C.1.B to permit a minimum distance of 20 feet from rear building face to rear property line in lieu of the required 30 feet for Lot Nos. 1; 6-12; 15; 20; 24; 27-28; 33-38; 44-48; 51-56; 57-121.

ORDER RECEIVED FOR FILING

Date

10-29-13

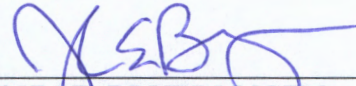
By

Sen

be and is hereby GRANTED.

All other aspects of the Order dated October 24, 2013 shall remain in full force and effect.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date

10-29-13

By

sln

KEVIN KAMENETZ
County Executive



LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

October 24, 2013

David Karceski, Esquire
Justin Williams, Esquire
Venable, LLP
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Property: Autumn Terrace Drive
Case No.: 2013-0236-SPHA

Dear Counsel:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Matt Bishop, 1220-C E. Joppa Road, Suite 505, Towson, Maryland 21286
David Murphy, 5074 Dorset Hall Drive, Suite 205, Ellicott City, Maryland 21042
Christopher R. Howard, 5718 Fieldcrest Drive, White Marsh, Maryland 21162

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE
(Autumn Terrace Dr.)
11th Election District
5th Councilmanic District
Allender L.C.
Petitioner

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY
Case No. 2013-0236-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed by David H. Karceski, Esquire on behalf of Allender L.C., legal owner. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R."), to amend the final development plan for revised building envelopes. The Variance petition seeks relief from B.C.Z.R. as follows: (1) to permit a minimum side building face to side building face setback of 15 feet in lieu of the required 20 feet for Lot Numbers 1-121¹; and (2) to permit a minimum distance of 20 feet from rear building face to rear property line in lieu of the required 30 feet for Lot Numbers 1-121 pursuant to B.C.Z.R. § 1B01.2.C.1.B. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Matt Bishop, David Murphy and Ed Levendesky. David H. Karceski, Esquire and Justin Williams, Esquire of Venable, LLP, appeared and represented the Petitioner. Christopher Howard, a resident living in the community, attended the hearing and objected to the petitions.

¹ At the hearing, Petitioner submitted a revised attachment (dated October 17, 2013) to the zoning petition. The revised petition reflects that the Petitioner seeks variance relief for most of the lots in the subdivision, but not all 121 lots as referenced in the original filing.

ORDER RECEIVED FOR FILING
Date 10/24/13
By Den

The file reveals that the Petition was advertised and the site was posted as required by the Baltimore County Zoning Regulations.

Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) dated October 4, 2013, the Department of Environmental Protection and Sustainability (DEPS) dated September 13, 2013 and from the Bureau of Development Plans Review dated September 3, 2013.

The subject property is approximately 67± acres in size and is zoned DR 3.5. The Petitioner proposes to construct 121 single family dwellings on the site, which would be the second phase of a development approved in 2010, PDM# 11-1065. To do so requires zoning relief.

Based upon the testimony and evidence presented, I will grant the petition for variance. To obtain variance relief, a petitioner must show:

- (1) The property is unique; and
- (2) If variance relief is denied, petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

The Petitioner has met this test. Mr. Bishop testified (via proffer) the property is irregularly shaped, bisected by power lines and a Baltimore Gas and Electric (BGE) easement, and constrained by environmental features. As such, it is unique.

If the regulations were strictly enforced, the Petitioner would not be able to build and offer for sale the homes being requested by its customers. Finally, I do not believe the grant of variance relief would endanger the public's health, safety and welfare.

SPECIAL HEARING

The petition for Special Hearing seeks to amend the final development plan for this residential project. As such, it is subject to B.C.Z.R. §1B01.3.A.7. This regulation essentially

ORDER RECEIVED FOR FILING

Date 10/24/13

By den

requires a petitioner to satisfy the special exception standards set forth in B.C.Z.R. §502.1. Mr. Bishop testified the Petitioner has satisfied these requirements, and I concur. The regulation also requires that the Director of the Department of Planning determine the proposed amendment is in compliance with the Comprehensive Manual of Development Policies. Ms. Van Arsdale, in a memorandum dated October 4, 2013, made such a determination. Finally, the regulation requires that the amendment would be consistent with the original development plan. On this point, Mr. Bishop indicated that the original development plan did not contain any restrictions or notes that would prohibit this amendment, which indicates the proposal is consistent with the original plan. More to the point, similar setback relief was granted in Case # 2012-0025-A with respect to Phase 1 of this project, and thus the relief sought here would ensure that the layout of Phase 2 would match the design and layout in Phase 1. As such, I find the proposed amendment would be consistent with the spirit and intent of the original plan.

Mr. Howard, who resides in the community, opposed the relief and expressed concern that the yard areas would (with the reduced setbacks) be very small. He thought this would negatively impact the resale value of his home, and he believed that potential buyers would look at other developments in the vicinity having larger yard/lot areas. While I understand and appreciate Mr. Howard's concerns, I do not believe his testimony, without additional lay and/or expert testimony establishing that the revised building envelopes would cause or contribute to a decline in property values, can justify the denial of the petition for Special Hearing.

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

THEREFORE, IT IS ORDERED this 24th day of October 2013, by this Administrative

ORDER RECEIVED FOR FILING

Date 10/24/13

By Sen

Law Judge, that Petitioner's request for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to amend the final development plan for revised building envelopes, as shown on Exhibit 1, be and is hereby GRANTED.

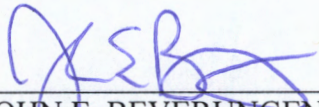
IT IS FURTHER ORDERED that Petitioner's request for Variance as follows: (1) to permit a minimum side building face to side building face setback of 15 feet in lieu of the required 20 feet for Lot Numbers 1-121; and (2) to permit a minimum distance of 20 feet from rear building face to rear property line in lieu of the required 30 feet for Lot Numbers 1-121 pursuant to B.C.Z.R. § 1B01.2.C.1.B, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner must comply with the ZAC comment dated September 13, 2013, submitted by the DEPS.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 10/24/13

By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 11500-11588 Autumn Terrace Dr., 5700-5647 Crescent Ridge Dr., 11490-11492 Ridgedale Dr. which is presently zoned DR 3.5

Deed References: 29404/376

10 Digit Tax Account # See Attached Sheet 1

Property Owner(s) Printed Name(s) Allender, L.C.

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

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

See Attached Sheet 2

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s)

See Attached Sheet #3

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

To be presented at hearing

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

David H. Karceski

Name- Type or Print

Signature

Venable LLP 210, W. Pennsylvania Ave., #500 Towson, MD

Mailing Address

21204

(410) 494-6285

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

See Attached Sheet 4

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski

Name - Type or Print

Signature

Venable LLP 210, W. Pennsylvania Ave., #500 Towson, MD

Mailing Address

21204

(410) 494-6285

Zip Code

Telephone #

Email Address

CASE NUMBER 2013-0236-A Filing Date 4/16/13

Do Not Schedule Dates:

Reviewer JCM

** 2013-0236-SPHA revised 8/16/13*

REV. 10/4/11

Attached Sheet 1

**Petition for Variance and Special Hearing
11500-11588 Autumn Terrace Road
5700-5647 Crescent Ridge Drive
11490-11492 Ridgedale Drive
Lot / Tax Account Numbers:**

1/2500006768	41/2500006852	82/2500006801
2/2500006769	42/2500006853	83/2500006802
3/2500006770	43/2500006854	84/2500006803
4/2500006771	44/2500006855	85/2500006804
5/2500006772	45/2500006856	86/2500006805
6/2500006773	46/2500006857	87/2500006806
7/2500006774	47/2500006858	88/2500006807
8/2500006775	48/2500006859	89/2500006808
9/2500006776	50/2500006861	90/2500006883
10/2500006777	51/2500006862	91/2500006884
11/2500006778	52/2500006863	92/2500006885
12/2500006779	53/2500006864	93/2500006886
13/2500006780	54/2500006865	94/2500006887
14/2500006781	55/2500006866	95/2500006888
15/2500006782	56/2500006867	96/2500006889
16/2500006783	57/2500006868	97/2500006890
17/2500006784	58/2500006869	98/2500006891
18/2500006785	59/2500006870	99/2500006892
19/2500006786	60/2500006871	100/2500006893
20/2500006787	61/2500006872	101/2500006894
21/2500006788	62/2500006873	102/2500006895
22/2500006789	63/2500006874	103/2500006896
23/2500006790	64/2500006875	104/2500006897
24/2500006835	65/2500006876	105/2500006898
25/2500006836	66/2500006877	106/2500006809
26/2500006837	67/2500006878	107/2500006810
27/2500006838	68/2500006879	108/2500006811
28/2500006839	69/2500006880	109/2500006812
29/2500006840	70/2500006881	110/2500006813
30/2500006841	71/2500006882	111/2500006814
31/2500006842	72/2500006883	112/2500006815
32/2500006843	73/2500006884	113/2500006816
33/2500006844	74/2500006885	114/2500006817
34/2500006845	75/2500006794	115/2500006818
35/2500006846	76/2500006795	116/2500006819
36/2500006847	77/2500006796	117/2500006820
37/2500006848	78/2500006797	118/2500006821
38/2500006849	79/2500006798	119/2500006822
39/2500006850	80/2500006799	120/2500006823
40/2500006851	81/2500006800	121/2500006824

Attached Sheet 2

**Petition for Special Hearing
11500-11588 Autumn Terrace Road
5700-5647 Crescent Ridge Drive
11490-11492 Ridgedale Drive**

Special hearing to amend the final development plan for revised building envelopes.

Attached Sheet ~~2~~ 3

Petition for Variance
11500-11588 Autumn Terrace Road
5700-5647 Crescent Ridge Drive
11490-11492 Ridgedale Drive

1. Variance from Section 1B01.2.C.1.B of the Baltimore County Zoning Regulations ("BCZR") to permit a minimum side building face to side building face setback of 15 feet in lieu of the required 20 feet for Lot Nos. 1-121.
2. Variance from BCZR Section 1B01.2.C.1.B to permit a minimum distance of 20 feet from rear building face to rear property line in lieu of the required 30 feet for Lot Nos. 1-121.

Attached Sheet *34*

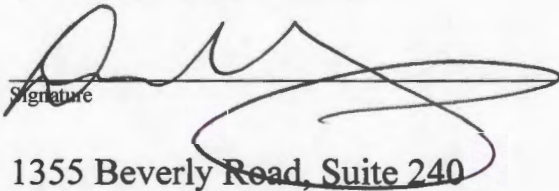
Petition for Variance + *Special Hearing*
11500-11588 Autumn Terrace Road
5700-5647 Crescent Ridge Drive
11490-11492 Ridgedale Drive

Legal Owner:

For Lot Nos. 1-121

Allender, L.C.

David Murphy, Manager


Signature

1355 Beverly Road, Suite 240
McLean, VA 22101
(410) 720-3021

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Zoning Description

Beginning at a point located on the west side of New Forge Road approximately 35' from the intersection of Allender Road **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

North 36 degrees 03 minutes 17 seconds West, 290.61' to a point; South 62 degrees 23 minutes 08 seconds West, 2195.17' to a point; South 25 degrees 05 minutes 00 seconds West, 569.33' to a point; South 24 degrees 56 minutes 59 seconds West, 242.16' to a point; South 11 degrees 53 minutes 59 seconds West, 988.81' to a point; South 01 degrees 17 minutes 40 seconds West, 30.37' to a point; an arc with a radius of 5783.65' and length of 1194.69' to a point; North 51 degrees 43 minutes 54 seconds West, 76.58' to a point; an arc with a radius of 5854.65' and length of 325.43' to a point; an arc with a radius of 5854.65' and length of 193.46' to a point; North 34 degrees 20 minutes 10 seconds East, 1633.21' to a point and place of beginning.

Containing an area of 2,236,907 square feet or 51.35 acres of land, more or less and being located in the Eleventh Election District of Baltimore County Maryland.

5th Councilmanic District



revised # 2013-0236-SPHA

1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD
(410) 515-9000

Laurel, MD
(410) 792-9792

Towson, MD
(410) 821-1690

Georgetown, DE
(302) 855-5734

Wilmington, DE
(302) 326-2200

York, PA
(717) 751-6073

**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: _____

2013-236-A

Petitioner: Allender, L.C.

Address or Location: 11500-11588 Autumn Terrace Road, 5700-5647 Crescent Ridge Drive, 11490-11492 Ridgedale Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich

Address: Venable, LLP

210 W. Pennsylvania Avenue, Suite 500

Towson, MD 21204

Telephone Number: 410-494-2600

Revised 2/20/98 - SCJ

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

No. **101539**

Date: **8/16/13**

PAID RECEIPT

BUSINESS ACTUAL TIME
8/19/2013 8/16/2013 11:23:07 2

REG NO: 02 MALKIN JEFF JEE
>>RECEIPT # 041185 8/16/2013 OFLH

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS.Acct	Amount
------	------	------	----------	-----------------	--------------	------	-----	---------	--------

001	806	0000		6150					\$750.00

Total: **\$750.00**

Rec From:

For: **Zoning Hearing - case # 2013-0236-SPHA**
(revision)

DISTRIBUTION

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

CASHIER'S
VALIDATION

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

No. **96140**

Date: **4/16/13**

PAID RECEIPT

BUSINESS DATE TIME

4/17/2013 4/16/2013 10:17:07

REC 0902 BALCONY 3050 JLE

>> RECEIPT # 021304 4/16/2013 OFLH

Rev Sub
 Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				950.00

Dept 5 528 Zoning Verification

096140

Receipt Tot 1950.00

1950.00 CA 1.00 CA

Baltimore County, Maryland

Total: **950.00**

Rec
 From:

ALLENDER, LLC

For:

2013-0236-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2013-0236-A

RE: Case No.: _____

Petitioner/Developer: _____

Allender L.C.

June 4, 2013

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

11500-11588 Autumn Terrace Dr, 5700-5647 Crescent Ridge Dr, 11490-11492 Ridgedale Dr

May 15, 2013

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

Sincerely,

May 15, 2013

(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)



CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 09/28/2013

Case Number: 2013-0236-SPHA

Petitioner / Developer: DAVID KZARCESKI, ESQ.~DAVID MURPHY

Date of Hearing (Closing): OCTOBER 17, 2013

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:
11500-11588 AUTUMN TERRACE DR.,
5700-5647 CRESCENT RIDGE DR., 11490-11492 ROSEDALE DR.
(ON-SITE)

The sign(s) were posted on: SEPTEMBER 27, 2013



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)



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 16, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on May 14, 2013

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: #2013-0236-A

11500-11588 Autumn Terrace Dr., 5700-5647 Créscent Ridge Dr., 11490-11492 Ridgedale Dr.
Property located on the SW/s of Allender Road, 1100 ft. +/- NW from centerline of Jerome Ave.
11th Election District - 5th Councilmanic District
Legal Owner(s): Allender L.C.

Variance: to permit a minimum side building face to side building face setback of 15 feet in lieu of the required 20 feet for Lot Nos. 1-121. To permit a minimum distance of 20 feet from rear building face to rear property line in lieu of the required 30 feet for Lot Nos. 1-121.

Hearing: Tuesday, June 4, 2013 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT 05/639 May 14 921621



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

September 26, 2013

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on September 26, 2013.

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

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

CORRECTED NOTICE OF ZONING HEARING

The Administrative Law Judges 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: #2013-0236-SPHA

11500-11588 Autumn Terrace Dr., 5700-5647 Crescent Ridge Dr., 11490-11492 Rosedale Dr.

W/s New Forge Road, 35 feet north of centerline of Allender Road

11th Election District - 5th Councilmanic District -

Legal Owner(s); Allender, L.C. David Murphy, Manager

Special Hearing to amend the final development plan for revised building envelopes. **Variance** to permit a minimum side building face to side building face setback of 15 feet in lieu of the required 20 feet for Lot Nos. 1-48 & 50-121; to permit a minimum distance of 20 feet from rear building face to rear property line in lieu of the required 30 feet from Lot Nos. 1-48 & 50-121.

Hearing: Thursday, October 17, 2013 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

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

09/441 September 26

948893



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

Corrected

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2013-0236-SPHA

11500-11588 Autumn Terrace Dr., 5700-5647 Crescent Ridge Dr., 11490-11492 Rosedale Dr.
W/s New Forge Road, 35 feet north of centerline of Allender Road
11th Election District – 5th Councilmanic District
Legal Owners: Allender, L.C. David Murphy, Manager

Special Hearing to amend the final development plan for revised building envelopes. Variance to permit a minimum side building face to side building face setback of 15 feet in lieu of the required 20 feet for Lot Nos. 1-48 & 50-121.; to permit a minimum distance of 20 feet from rear building face to rear property line in lieu of the required 30 feet from Lot Nos. 1-48 & 50-121.

Hearing: Thursday, October 17, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204
David Murphy, 1355 Beverly Road, Ste. 240, McLean VA 22101

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 27, 2013.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 2, 2013

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2013-0236-A

11500-11588 Autumn Terrace Dr., 5700-5647 Crescent Ridge Dr., 11490-11492 Ridgedale Dr.
Property located on the SW/s of Allender Road, 1100 ft. +/- NW from centerline of Jerome Ave.
11th Election District – 5th Councilmanic District
Legal Owners: Allender L.C.

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Hearing: Tuesday, June 4, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204
David Murphy, 1355 Beverly Road, Ste. 240, McLean VA 22101

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 15, 2013.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 14, 2013 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

410-494-2600

Venable, LLP

210 W. Pennsylvania Ave., Ste. 500

Towson, MD 21204

NOTICE OF ZONING HEARING

The Administrative Law Judge 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:

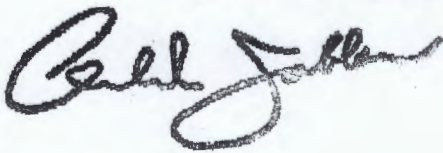
CASE NUMBER: 2013-0236-A

11500-11588 Autumn Terrace Dr., 5700-5647 Crescent Ridge Dr., 11490-11492 Ridgedale Dr.
Property located on the SW/s of Allender Road, 1100 ft. +/- NW from centerline of Jerome Ave.
11th Election District – 5th Councilmanic District

Legal Owners: Allender L.C.

Variance to permit a minimum side building face to side building face setback of 15 feet in lieu of the required 20 feet for Lot Nos. 1-121. To permit a minimum distance of 20 feet from rear building face to rear property line in lieu of the required 30 feet for Lot Nos. 1-121.

Hearing: Tuesday, June 4, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
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KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

NOTICE OF ZONING HEARING

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CASE NUMBER: 2013-0236-SPHA

11500-11588 Autumn Terrace Dr., 5700-5647 Crescent Ridge Dr., 11490-11492 Rosedale Dr.
W/s New Forge Road, 35 feet north of centerline of Allender Road

11th Election District – 5th Councilmanic District

Legal Owners: Allender, L.C. David Murphy, Manager

Special Hearing to amend the final development plan for revised building envelopes. Variance to permit a minimum side building face to side building face setback of 15 feet in lieu of the required 20 feet for Lot Nos. 1-121.; to permit a minimum distance of 20 feet from rear building face to rear property line in lieu of the required 30 feet from Lot Nos. 1-121.

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105 West Chesapeake Avenue, Towson 21204

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Arnold Jablon
Director

AJ:kl

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- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 27, 2013.**
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TO: PATUXENT PUBLISHING COMPANY
Thursday, September 26, 2013 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

410-494-2600

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

NOTICE OF ZONING HEARING

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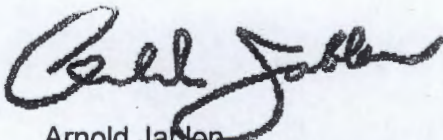
11500-11588 Autumn Terrace Dr., 5700-5647 Crescent Ridge Dr., 11490-11492 Rosedale Dr.
W/s New Forge Road, 35 feet north of centerline of Allender Road

11th Election District – 5th Councilmanic District

Legal Owners: Allender, L.C. David Murphy, Manager

Special Hearing to amend the final development plan for revised building envelopes. Variance to permit a minimum side building face to side building face setback of 15 feet in lieu of the required 20 feet for Lot Nos. 1-121.; to permit a minimum distance of 20 feet from rear building face to rear property line in lieu of the required 30 feet from Lot Nos. 1-121.

Hearing: Thursday, October 17, 2013 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

MEMORANDUM

DATE: December 2, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0236-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on November 27, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
11500-11588 Autumn Terrace Rd; 5647-5700
Crescent Ridge Dr; 11490-11492 Ridgedale Dr* OF ADMINISTRATIVE
SW/S Allender Road, 1100' c/line Jerome Ave
11th Election & 5th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Allender, LC by David Murphy
Petitioner(s) * BALTIMORE COUNTY
* 2013-236-A

* * * * *

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

APR 30 2013



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 30th day of April, 2013, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
9/3/13	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
9/13/13	DEPS (if not received, date e-mail sent _____)	C
	FIRE DEPARTMENT	
10/4/13	PLANNING (if not received, date e-mail sent _____)	C
8/28/13	STATE HIGHWAY ADMINISTRATION	NO Obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 9/26/13	
SIGN POSTING	Date: 9/27/13 by O'Keefe	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

**MATTHEW A. BISHOP, RLA,
LEED AP BD+C**

Sr. Landscape Architect

PROJECT ASSIGNMENT:

Expert Witness, Landscape Architect

YEARS OF EXPERIENCE:

MRA: 7
Other Firms: 5

EDUCATION:

B.S. Landscape Architecture / 2001 /
University of Connecticut
M.S. Plant Science / 2005 / University
of Connecticut

ACTIVE REGISTRATION:

Landscape Architect:
Maryland, 2006, #3365
North Dakota, 2013, #80

L.E.E.D. Accredited Professional
(2008)

PROFESSIONAL AFFILIATIONS:

American Society of Landscape
Architects (ASLA)
U.S. Green Building Council
(USGBC), Maryland Chapter
Homebuilders Association of
Maryland, Baltimore County
Chapter

QUALIFICATIONS:

Mr. Bishop is a Sr. Landscape Architect with MRA's Towson office. His experience includes a variety of projects ranging in scale from site specific to regional planning including streetscapes, neighborhood parks, mixed-use and residential development. The scope of Mr. Bishop's project involvement includes site analysis through construction documents; applications and permitting; graphic renderings; grading; and cost estimating. His experience also includes working with various government agencies, private interest groups, and project related consultants including: architects; civil engineers; traffic engineers; and City, State, and County environmental and planning agencies.

Sample projects managed by Mr. Bishop include the following:

Firestone Auto Care Center, Baltimore County, Maryland - Located in Perry Hall on the east side of Belair Road, this commercial auto care facility included 5,000 sf of service and retail space with associated parking, signage, and landscape improvements. Served as project manager in the preparation of all Baltimore County required plans including a Special Exception Plan, Development Plan, Grading Plan, Site Plan, ESC Plan, Utility Plans, and Landscape Plans. Served as expert witness at the Special Exception hearing.

Gunpowder Overlook, Baltimore County, Maryland - Located in Perry Hall on the east side of Belair Road, this residential community includes 48 single family detached residential homes with associated open space, stormwater management facilities, environmental conservation areas, public roads and utilities. Served as project manager in the preparation of Concept Plans, a Development Plan, a Pattern Book, and coordination of a Community Input Meeting. Provided expert witness testimony at the Administrative Law Judge Hearing.

5737 Allender Road, Baltimore County, Maryland - Located on the east side of Baltimore County in White Marsh this development incorporates 121 homes situated around an extensive network of community open spaces. Served as project landscape architect in the design and preparation of planning related design products including Concept Plan, Development Plan, Pattern Book, and Final Development Plan. Also provided expert witness testimony for a Variance hearing to reduce side and rear yard building setbacks.

Red Lion Farm, Baltimore County, Maryland - Located on the east side of Baltimore County in White Marsh this development incorporates 61 homes. Provided expert witness testimony for a variance hearing to reduce rear yard building setbacks.

Windlass Run, Baltimore County, Maryland - Located on the east side of Baltimore County south of White Marsh Boulevard this Planned Unit Development incorporates 424 homes situated around an extensive network of community open spaces including a clubhouse, pool, and children's play equipment. Served as project landscape architect in the design and preparation of planning related design products including Concept Plan, Development Plan, Pattern Book, and Final Development Plan. Also designed and prepared detailed landscape architecture related design products including Active Open Space areas, Passive Open Space areas, Entry features, and Club house/pool area.

Towson Manor, Towson, Maryland - Located south of downtown Towson, on the east side of York Road, this Planned Unit Development incorporates 109 townhouses and an assisted living facility on ±8.22 acres. The project is a redevelopment of an existing single family residential community which had fallen into disrepair. Served as project



**MORRIS & RITCHIE
ASSOCIATES, INC.**

C:\USERS\MBISH

PETITIONER'S

EXHIBIT NO.

2

MATTHEW A. BISHOP, RLA, LEED AP BD+C - Page 2 of 2

landscape architect in the design and preparation of Baltimore County required Concept Plan, Development Plan, Pattern Book, Final Development Plan, Grading Plan, Landscape Plan / Cost Estimates, and Stormwater Management Plan. Also designed and prepared landscape construction drawings for a highly visible centrally located Bio-Retention facility that will be used not only as a functional stormwater treatment facility but also as a visually appealing community open space. The design incorporated native plant species chosen for both functional and aesthetic qualities while also meeting the strict specifications of Baltimore County DEPS and the Maryland Stormwater Design Manual

Attached Sheet 3

**Petition for Variance
11500-11588 Autumn Terrace Road
5700-5647 Crescent Ridge Drive
11490-11492 Ridgedale Drive**

1. Variance from BCZR Section 1B01.2.C.1.B of the Baltimore County Zoning Regulations ("BCZR") to permit a minimum side building face to side building face setback of 15 feet in lieu of the required 20 feet between Lot Nos. 1-3; 4-12; 13-18; 19-21; 22-26; 27-30; 31-34; 35-41; 42&43; 44-48; 50&51; 52-56; 57-59; 61-67; 68-74; 75&76; 77&78; 79&115; 114&80; 80-83; 84&85; 86&87; 88-92; 93-96; 98&99; 100-107; 109-113; 116-121.
2. Variance from BCZR Section 1B01.2.C.1.B to permit a minimum distance of 20 feet from rear building face to rear property line in lieu of the required 30 feet for Lot Nos. 1; 6-12; 15; 20; 24; 27-28; 33-38; 44-48; 51-56; 57-121.

ORDER RECEIVED FOR FILING

Date 10/24/13

By sen

REVISED 10/17/13

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

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

SUBJECT: Zoning Advisory Committee Meeting
For September 2, 2013
Item No. 2013-0236

DATE: September 3, 2013

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comments.

Lots 6 and 28 should be eliminated from Variance Request #2 because exercising Variances #1 and #2 may result in a conflict with the drainage and utility easements along the rear property lines.

Lots 1, 6-12, 56, 57, 58 and 76 should be eliminated from Variance #2 because, after planting, the yards will be very small and the onsite easements will crowd the side/rear yards to unacceptable minimums.

DAK:cen
cc:file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: May 24, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0236-A
Address 11500-11588 Autumn Terrace Drive
(Allender L C Property)

Zoning Advisory Committee Meeting of April 22, 2013.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Regina Esslinger – Environmental Impact Review (EIR)*

RECEIVED

MAY 28 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: September 13, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0236-A (revised)
Address 11500-11588 Autumn Terrace Drive
(Allender L C Property)

Zoning Advisory Committee Meeting of April 22, 2013.

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

- 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).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

A minimum 35-foot setback from the forest buffer easement and forest conservation easement is required. Any reduction of this setback will require a variance from this Department.

Reviewer: Regina Esslinger – Environmental Impact Review (EIR)

RECEIVED

SEP 13 2013

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: October 4, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 11500-11588 Autumn Terrace Drive

OCT 08 2013

INFORMATION:

Item Number: (Revised) 13-236

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Allender, L.C., David Murphy, Manager

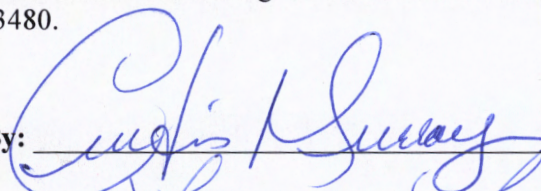
Zoning: DR 3.5

Requested Action: Special Hearing

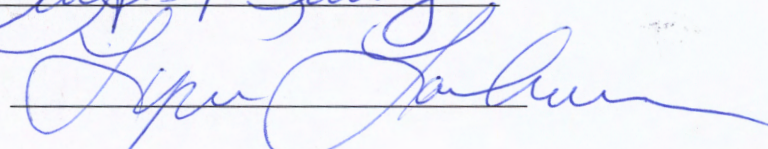
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. Per Section 1B01.3.A.7.b(1) of the Baltimore County Zoning Regulations, the Director of the Department of Planning recommends the following to the Administrative Law Judge of Baltimore County. The proposed request is in conformance with the Comprehensive Manual of Development Policies and the Department of Planning has no objection to the request to amend the Final Development Plan to allow a reduction of side and rear building setbacks.

For further information concerning the matters stated here in, please contact Matt Diana or Lynn Lanham at 410-887-3480.

Prepared By: 

Division Chief:
AVA/LL:cjm



9/12/13
WLM

BALTIMORE COUNTY, MARYLAND
INTRA-OFFICE CORRESPONDENCE

TO: Curtis Murray

DATE: September 9, 2013

FROM: Matt Diana

SUBJECT: ZAC 13-236 (11500-11588 Autumn Terrace Drive)

No opposition. This is a revision to a previous ZAC requesting the same variances (side building face to side building face reduction and rear building face to rear property line reduction).

Spoke with David Karceski who commented:

The request will allow flexibility to construct the same house types ("Zachary Place") that the prior case did. There will be no increase or decrease in the total number of lots and the lot locations will remain the same.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

October 9, 2013

Allender, L.C.
David Murphy, Manager
1355 Beverly Road
McLean VA 22101

RE: Case Number: 2013-0236 A, Address: 11500-11588 Autumn Terrace, 5700-5647 Crescent Ridge Dr
11490-11492 Ridgedale Drive

Dear Mr. Murphy:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 16, 2013. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 8-28-13

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

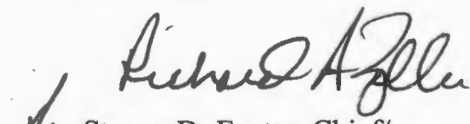
RE: Baltimore County
Item No 2013-0236-A
Variance Special Hearing
David Murphy, Manager
11500-11588 Autumn Terrace
Drive.

Dear Ms. Lewis:

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. 2013-0236-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

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.roads.maryland.gov

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



MARYLAND DEPARTMENT OF TRANSPORTATION

Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

Date: 4-29-13

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

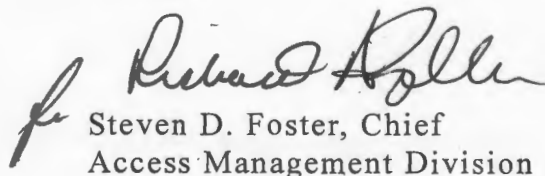
RE: Baltimore County
Item No. 2013-0236-A
Variance
David Murphy
11500-11588 Autumn Terrace
Dove

Dear Ms. Lewis:

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. 2013-0236-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registrations	
Account Identifier:		District - 11 Account Number - 2500006856			
Owner Information					
Owner Name:		ALLENDER L C		Use:	RESIDENTIAL
		STE 240		Principal Residence:	NO
Mailing Address:		1355 BEVERLY RD		Deed Reference:	1) /29404/ 00376
		MCLEAN VA 22101-3649			2)
Location & Structure Information					
Premises Address:		11500 AUTUMN TERRACE DR		Legal Description:	.192 AC PHASE 3
		0-0000			11500 AUTUMN T
					5737 ALLENDER
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0073	0008	0025		0000	
					Block:
					45
					Lot:
					2012
					Assessment Year:
					Plat No:
					Plat Ref:
					NONE
Special Tax Areas:				Town:	
				Ad Valorem:	
				Tax Class:	
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	Property Land Area
					8,363 SF
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2012	07/01/2013	07/01/
Land:		64,800	64,800		
Improvements		0	0		
Total:		64,800	64,800	64,800	64,800
Preferential Land:		0			0
Transfer Information					
Seller: OPERATING ENGINEERS LOCAL UNION			Date: 04/27/2010	Price: \$16,000,000	
Type: ARMS LENGTH MULTIPLE			Deed1: /29404/ 00376	Deed2:	
Seller:			Date:	Price:	
Type:			Deed1:	Deed2:	
Seller:			Date:	Price:	
Type:			Deed1:	Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2013	07/01/2014	
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00 0.00	0.00 0.00	
Tax Exempt:			Special Tax Recapture:		
Exempt Class:			NONE		
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

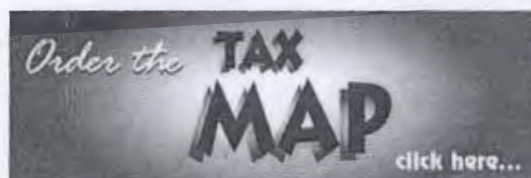
New Search (<http://sdat.resiusa.org/RealProperty/>)District: **11** Account Number: **2500006856**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



(<http://msweb05.mdp.state.md.us/website/mosp/>)

☒ Loading... Please

Loading... Please Wait.

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Attender C.C.
CASE NAME 2013-
CASE NUMBER 2013-236-A
DATE 10/17/13

[illegible]

CASE NAME _____
CASE NUMBER 2013-0236-SP4A
DATE 17 Oct 2013

CASE NAME _____
CASE NUMBER 2013-0236-SP4A
DATE 17 Oct 2013

[illegible]

Case No.: 2013-0236-SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

10-2-2-13

slw
10-24-13

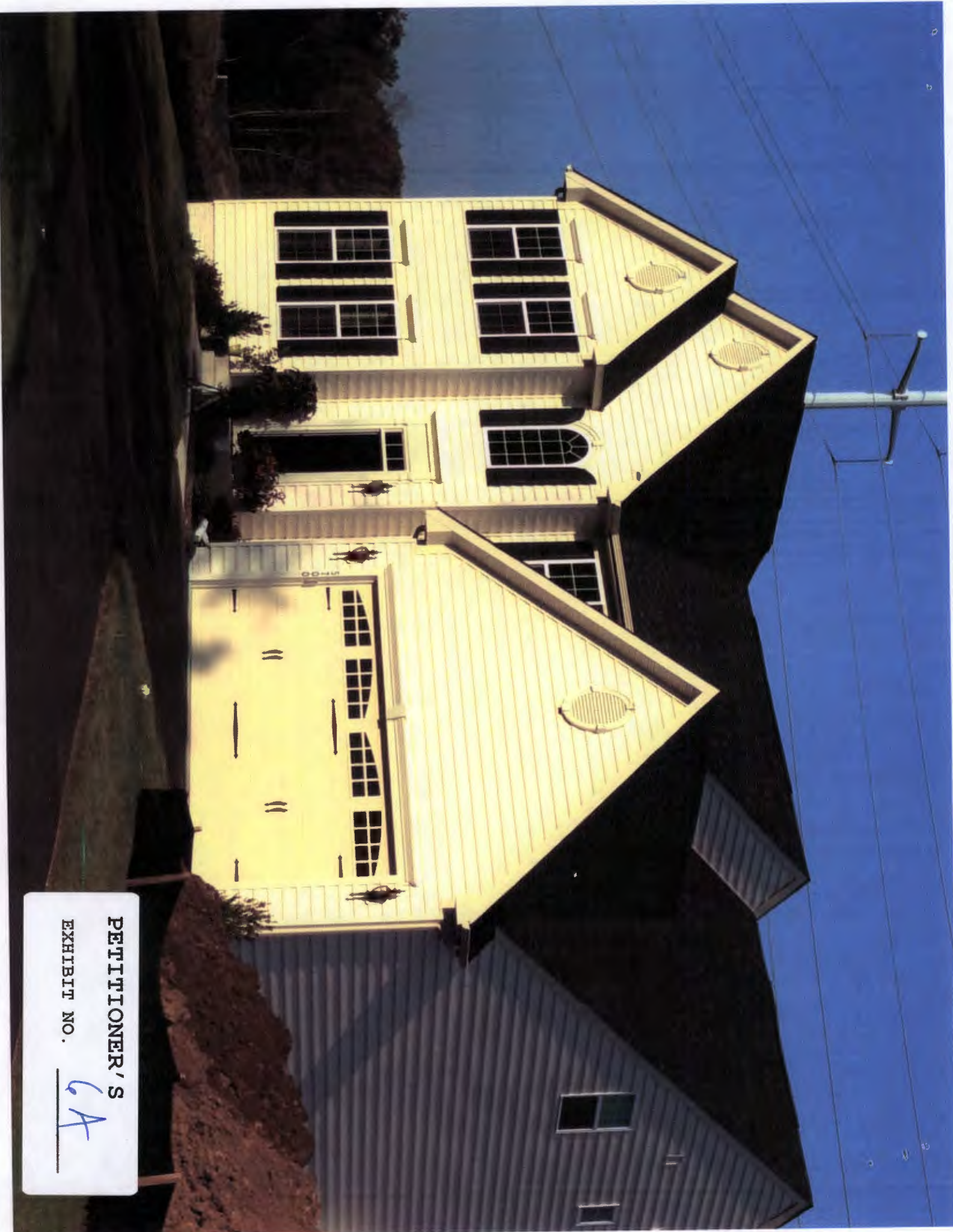
No. 1	Site plan	
No. 2	Bishop resume	
No. 3	Aerial zoning map	
No. 4	"Zachary Place" Elevations	
No. 5	Photo - site	
No. 6	6A-6D Photos of home w/ "morning room"	
No. 7	Final landscape plan	
No. 8	Final Landscape Plan Phase 2	
No. 9	Schematic Landscape Exhibit: lots 56-58	
No. 10		
No. 11		
No. 12		



PETITIONER' S

EXHIBIT NO.

5



PETITIONER'S

EXHIBIT NO.

6A



PETITIONER'S

EXHIBIT NO.

63



PETITIONER'S

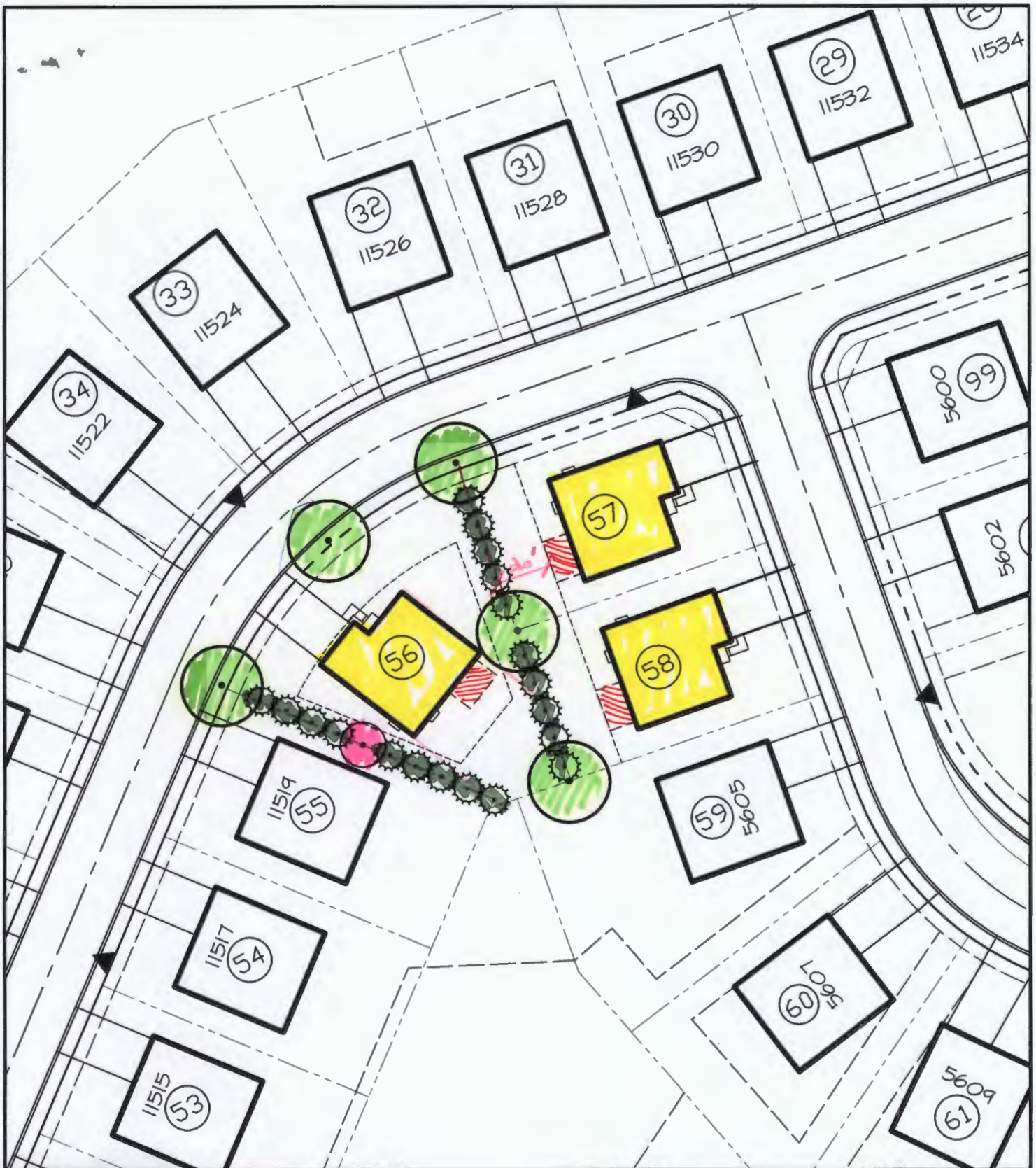
EXHIBIT NO. 6C



PETITIONER' S

EXHIBIT NO.

6D



MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 1220-C EAST JOPPA ROAD, SUITE 505
 TOWSON, MARYLAND 21286
 (410) 821-1690
 FAX: (410) 821-1748
 MRAGTA.COM

**Schematic Landscape
 Exhibit for lots 56-58
 5737 Allender Road**

PETITIONER'S 9
 EXHIBIT NO. _____

TY, STATE

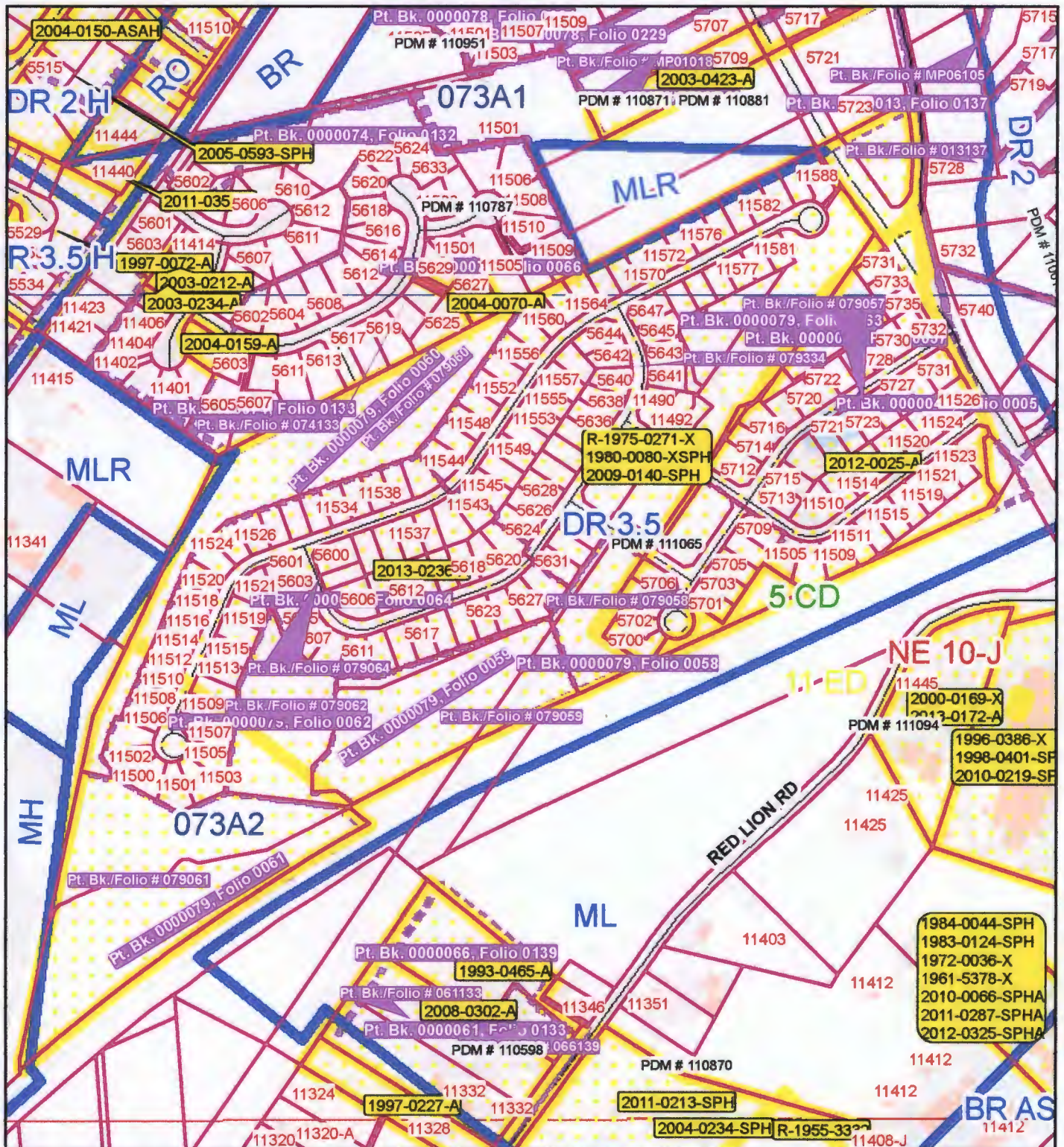
SCALE: 1"=50'

DATE: 10/17/2013

DRAWN BY: MAB

JOB NO. : 15510

5737 Allender Road, PDM #11-1065



Publication Date: 8/16/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

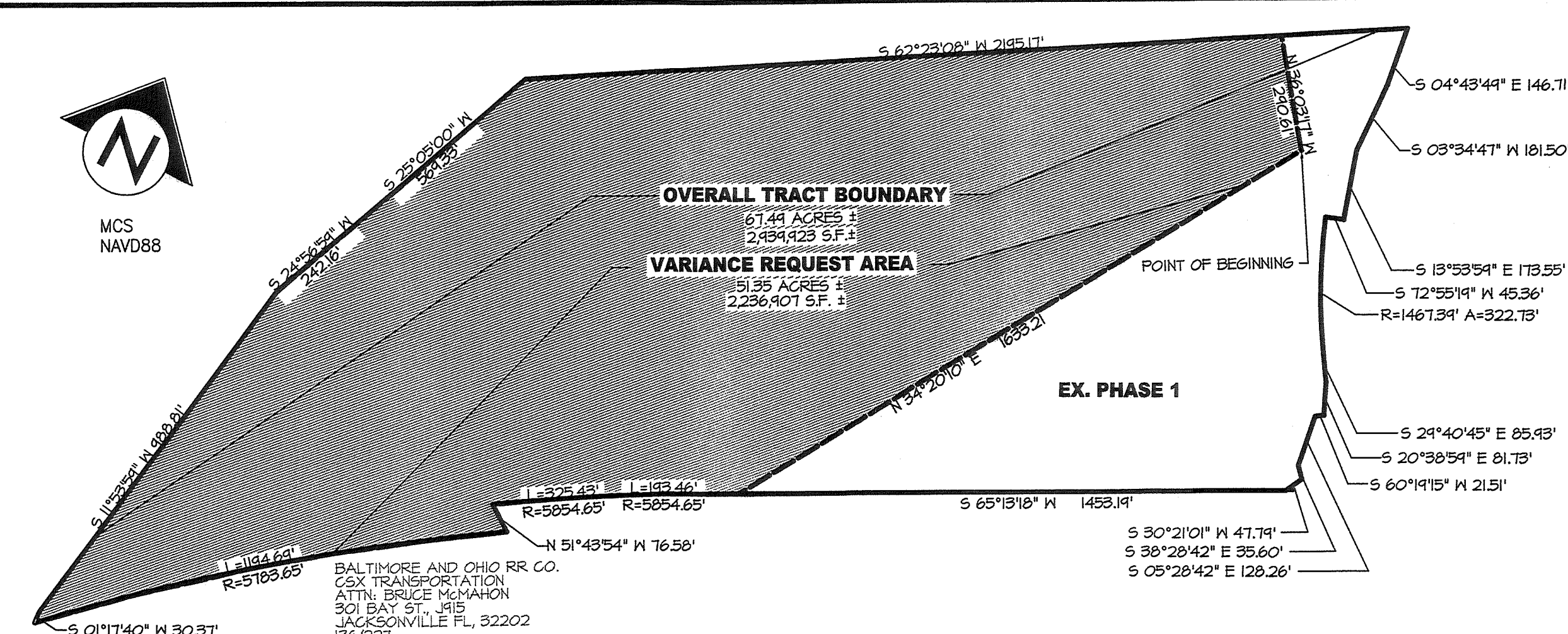
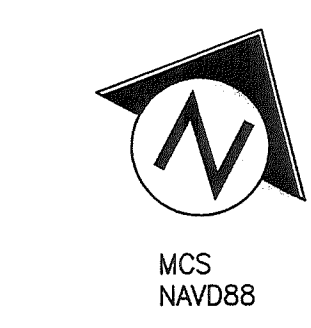


0 100 200 400 600 800 Feet

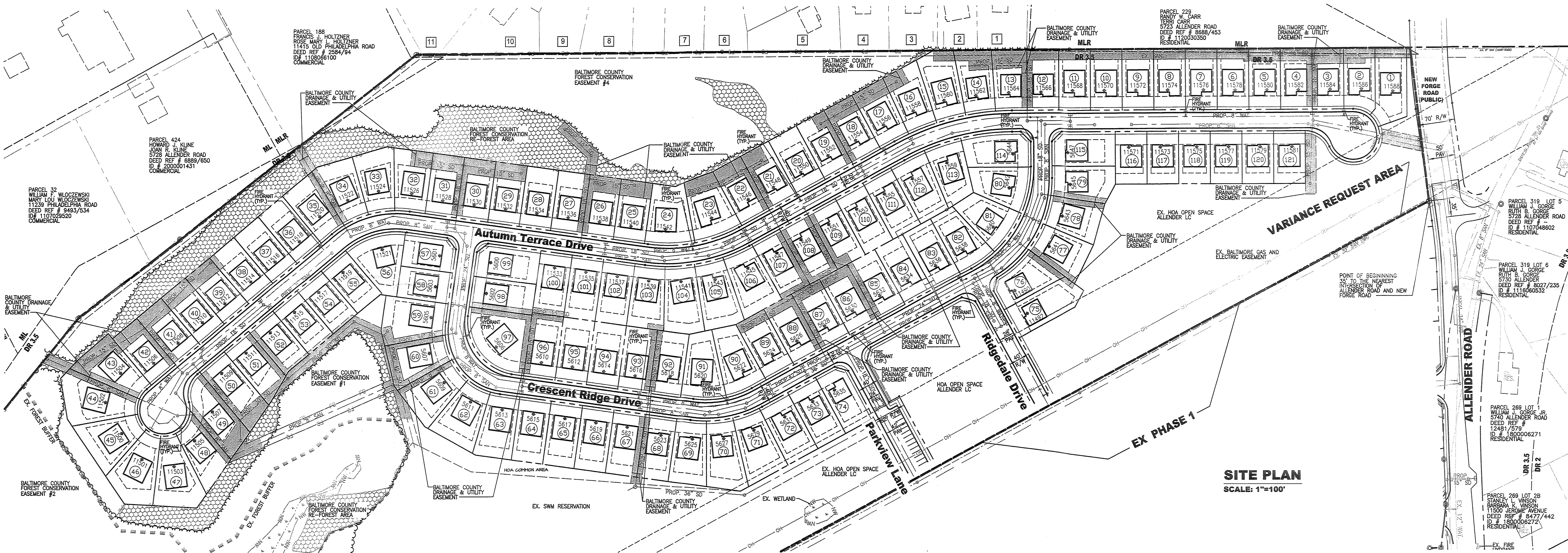
1 inch = 400 feet

sed #2013-0236-SPHA

Item #0236



OVERALL TRACT BOUNDARY
SCALE: 1"=300'



SITE PLAN
SCALE: 1"=100'

ZONING HISTORY:

THE ZONING COMMISSIONER, IN CASE NO. 75-271-RX ON MAY 29TH, 1975, GRANTED THE FOLLOWING RELIEF:

THE REQUESTED REDISTRICTING FROM UNDISTRICTED TO AN I.M. DISTRICT AND A SPECIAL EXCEPTION FOR A RESIDENT TRAINING SCHOOL FOR THE TRAINING OF APPRENTICES IN THE CONSTRUCTION CRAFT OF OPERATING ENGINEERS SHOULD BE AND THE SAME IS HEREBY GRANTED.

SAID GRANTING SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. THE SUBSTANTIAL STAND OF TREES THAT BORDER THE PERIMETER OF THE SITE SHALL NOT BE DISTURBED BY ANY OF THE EXCAVATING ACTIVITIES OF THE SCHOOL.
2. ALL REQUIREMENTS FOR SEDIMENT AND STORM DRAIN CONTROL SHALL BE COMPLIED WITH AT ALL TIMES.
3. THE SCHOOL SHALL NOT OPERATE ON SUNDAY, AND THE HOURS OF OPERATION SHALL OTHERWISE BE BETWEEN 8:00 AM AND 5:00 PM WITH THE EXCEPTION OF EVENING CLASSROOM HOURS.
4. THE MAXIMUM NUMBER OF STUDENTS SHALL NOT EXCEED 20.
5. A SITE PLAN SHALL BE APPROVED BY THE DEPARTMENT OF WORKS, THE SEDIMENT CONTROL DIVISION OF THE DEPARTMENT OF PERMITS AND LICENSES, THE OFFICE OF PLANNING AND ZONING. SAID SITE PLAN SHOULD INCLUDE THE FOLLOWING:

- A. THE AREA IN WHICH EXCAVATING WILL TAKE PLACE SHALL BE OUTLINED ON THE SITE PLAN.
- B. THE LOCATION AND SIZE OF THE PROPOSED BUILDING, PARKING, EQUIPMENT STORAGE AREA, FENCING AND LANDSCAPING SHALL BE INDICATED ON SAID PLAN.
- C. THE D.R.3.5 BUFFER STRIP PARALLELING ALLENDER ROAD SHALL NOT BE UTILIZED EXCEPT FOR LANDSCAPING AND ENTRANCES.

THE ZONING COMMISSIONER, IN CASE NO. 75-271-RX ON JUNE 16TH, 1975, AMENDED THE ORDER DATED MAY 29TH, 1975 BY AMENDING SUB-PARAGRAPH 4 TO READ:

THE MAXIMUM NUMBER OF DAYTIME CONSTRUCTION EQUIPMENT STUDENTS SHALL NOT EXCEED 20. AND THE MAXIMUM NUMBER OF EVENING CLASSROOM STUDENTS SHALL NOT EXCEED 40.

THE ZONING COMMISSIONER, IN CASE NO. 80-80-XSPH 253 ON NOVEMBER 14TH, 1979, DENIED THE FOLLOWING RELIEF:

PETITION TO AMEND THE SPECIAL EXCEPTION GRANTED UNDER CASE NO. 75-271-RX, BY REMOVING THEREFROM 4.43 ACRES OF LAND FROM THE OVERALL ACREAGE DEVOTED TO THE USE FOR WHICH THE SAID SPECIAL EXCEPTION WAS GRANTED, AND THE REQUEST TO PROVIDE AN ACCESS ROAD THROUGH D.R.3.5 ZONED LAND, PETITIONED FOR IN THE HEREIN PETITION FOR SPECIAL HEARING, BE AND THE SAME IS HEREBY DENIED.

DEVELOPMENT PLAN (PDM# 11-1065/2009-0140-SPH) HEARING OFFICER'S ORDER:

THEREFORE, IT IS ORDERED by the Zoning Commission Hearing Officer for Baltimore County, this 11th day of March, 2010, that the "5797 ALLENDER ROAD" Non-Standard Development Plan, identified herein as Developer's Exhibit 8A through 8G, be and is hereby APPROVED, subject to the following conditions:

1. Developer shall provide delineation of the proposed lot lines, as shown and indicated on the subject property to the satisfaction of the Hearing Officer's Hearing. It shall be the duty of the Developer to provide the necessary information to the Hearing Officer to ensure that the proposed lot lines are in compliance with the zoning regulations.
2. The imposition of the above conditions is due to the unusual facts and circumstances of the subject property and the subject of this Hearing Officer's Hearing. It shall be the duty of the Developer to provide the necessary information to the Hearing Officer to ensure that the proposed lot lines are in compliance with the zoning regulations.
3. The Petition for Special Hearing granted below in Case No. 2009-0140-SPH to amend the special exception granted in Case No. 75-271-RX is conditioned upon the compliance of the subject property to the zoning regulations of the hearing of the property by the Operating Engineers, who have been in the area.

IT IS FURTHER ORDERED by the Zoning Commission/Hearing Officer, that the subject property shall be subject to the zoning regulations of the hearing of the property by the Operating Engineers, who have been in the area.

IT IS FURTHER ORDERED by the Zoning Commission/Hearing Officer, that the subject property shall be subject to the zoning regulations of the hearing of the property by the Operating Engineers, who have been in the area.

WILLIAM J. BISHOP, Jr.
Zoning Commission/Hearing Officer

THE ADMINISTRATIVE LAW JUDGE, IN CASE NO. 2012-25-A ON SEPTEMBER 2, 2011, GRANTED THE FOLLOWING RELIEF:

A VARIANCE REQUEST FROM SECTION 1801.2.C.1.B OF THE BALTIMORE COUNTY ZONING REGULATIONS ("BCZR") TO PERMIT A MINIMUM SIDE BUILDING FACET TO SIDE BUILDING FACE SETBACK OF 15 FEET IN LIEU OF THE REQUIRED 20 FEET FOR LOT NOS. 122-173, AND FROM SECTION 1801.2.C.1.B TO PERMIT A MINIMUM DISTANCE OF 20 FEET FROM REAR BUILDING FACE TO REAR PROPERTY LINE IN LIEU OF THE REQUIRED 30 FEET FOR LOT NOS. 122-123; 126-135; 138-139; 164 AND 166.

GENERAL NOTES CONTINUED:

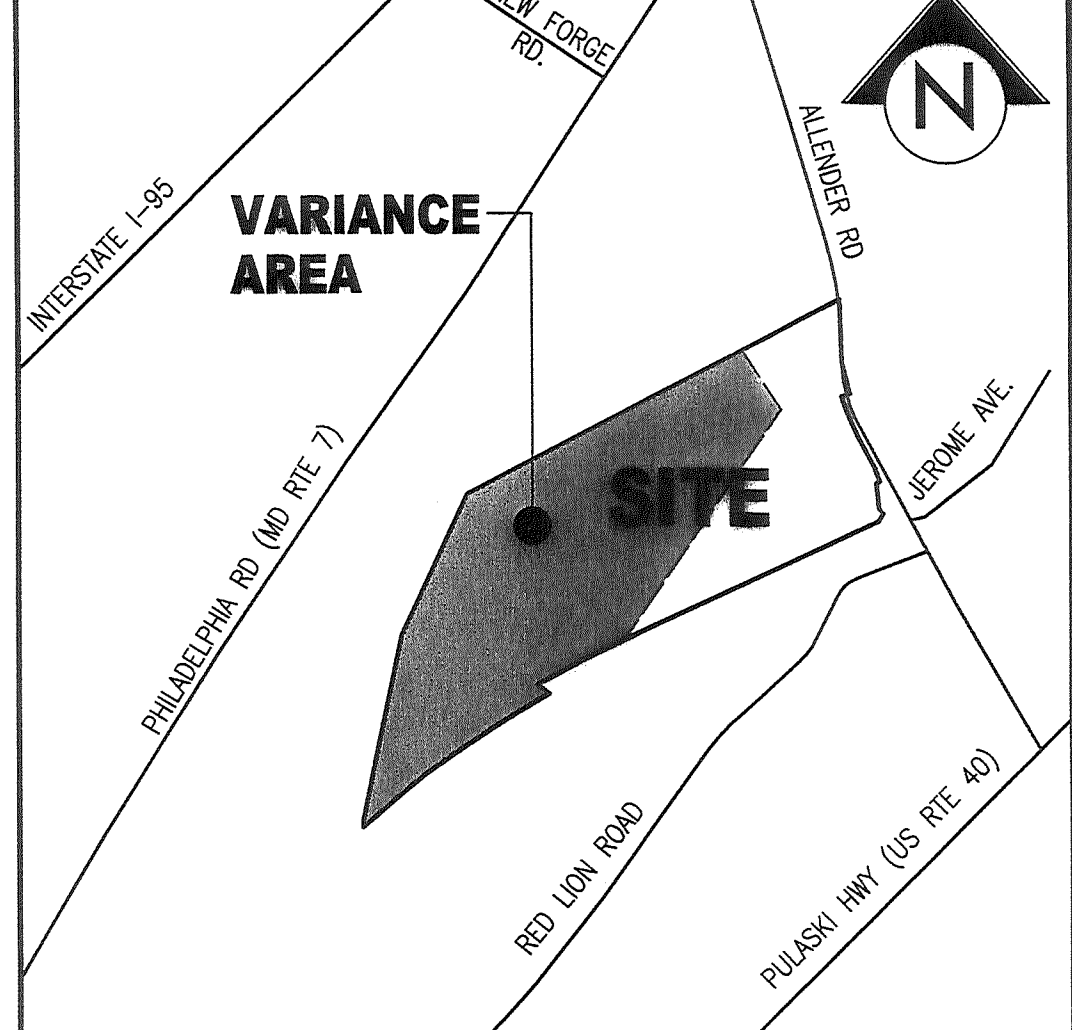
OVERALL TRACT SITE INFORMATION

1. PROPERTY INFORMATION:
 - a. TAX ACCOUNT NUMBERS: 29404/376 (LOTS 1-121)
 - b. DEED REFERENCES: 11
 - c. COUNCILMANIC DISTRICT: 1113.02
 - d. ELECTION DISTRICT: MAP 30
 - e. CENSUS TRACT: 73
 - f. ADC MAP LOCATION: 73
 - g. ZONING MAP REFERENCES: 73A1, 73B, 73C, 73D, 73E, 73F, 73G, 73H, 73I, 73J, 73K, 73L, 73M, 73N, 73O, 73P, 73Q, 73R, 73S, 73T, 73U, 73V, 73W, 73X, 73Y, 73Z
 - h. ZONED: 25
 - i. TAX MAP: 25
 - j. PARCEL: 25
 - k. LOT: 25
 - l. WATERSHED: BIRD RIVER
 - m. REGIONAL PLANNING DISTRICT: PERRY HALL - WHITE MARSH
2. THERE ARE NO KNOWN 100-YEAR FLOODPLAINS WITHIN 50' OF THE VARIANCE AREA.
3. NON-TIDAL WETLANDS WITHIN 50' OF THE VARIANCE AREA ARE AS SHOWN ON THE SITE PLAN.
4. THERE ARE NO DESIGNATED HISTORIC SITES AS PER LANDMARKS PRESERVATION COMMISSION OR THE MD HISTORIC TRUST INVENTORY LOCATED WITHIN THE VARIANCE REQUEST AREA.
5. THIS SITE IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES AREAS.
6. PARKING REQUIRED: 121 SINGLE FAMILY DETACHED DWELLING UNITS X 2 SPACES EACH = 242 SPACES
7. PARKING PROPOSED: 256 SPACES
8. ALL SIGNS WILL CONFORM TO BALTIMORE COUNTY ZONING CODE.
9. EXISTING AND PROPOSED BUILDING HEIGHT: MAXIMUM 50'
10. EXISTING AND PROPOSED BUILDING NUMBER OF STORIES: 3
11. SCREENING AND LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL.

OVERALL TRACT	
1. GROSS ACREAGE:	67.90 ac ± (2,957,625 S.F.)
2. NET ACREAGE:	67.49 ac ± (2,939,923 S.F.)
3. EXISTING LAND USE:	RESIDENTIAL
VARIANCE REQUEST AREA	
1. GROSS ACREAGE:	51.62 ac ± (2,248,672 S.F.)
2. NET ACREAGE:	51.35 ac ± (2,236,907 S.F.)
3. EXISTING LAND USE:	RESIDENTIAL

REQUESTED VARIANCES:

1. VARIANCE FROM BCZR SECTION 1801.2.C.1.B OF THE BALTIMORE COUNTY ZONING REGULATIONS ("BCZR") TO PERMIT A MINIMUM SIDE BUILDING FACET TO SIDE BUILDING FACE SETBACK OF 15 FEET IN LIEU OF THE REQUIRED 20 FEET FOR LOT NUMBERS 1-121.
2. VARIANCE FROM BCZR SECTION 1801.2.C.1.B TO PERMIT A MINIMUM DISTANCE OF 20 FEET FROM REAR BUILDING FACE TO REAR PROPERTY LINE IN LIEU OF THE OF THE REQUIRED 30 FEET FOR LOT NUMBERS 1-121.



VICINITY MAP
SCALE 1" = 1000'

GENERAL NOTES:

OWNER/APPLICANT:

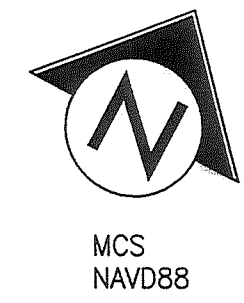
1. ALLENDER, L.C.
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VA 22101
OWNER OF LOTS 1-121

PLAN PREPARED BY:

MORRIS & RITCHIE ASSOCIATES, INC. (MRA)
1220-C EAST JOPPA ROAD SUITE 505
TOWSON, MD 21286
ATTN: MATT BISHOP, RLA
TEL.: 410-821-1690

ADJACENT OWNERS CHART

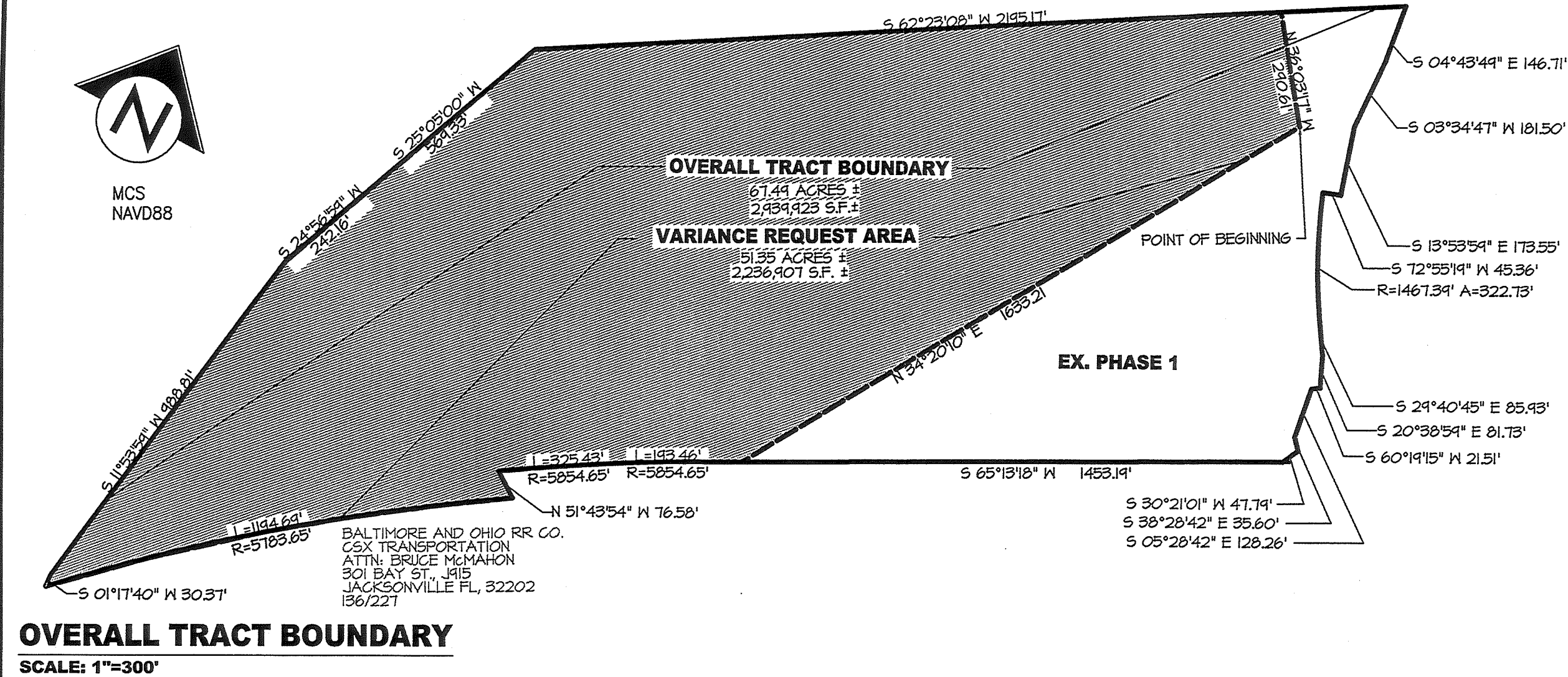
Parcel	Owner	Address	Deed Ref.	Deed Date	Deed Type
Parcel 457 Lot 31	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 32	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 33	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 34	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 35	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 36	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 37	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 38	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 39	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 40	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 41	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 42	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 43	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 44	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 45	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 46	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 47	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 48	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 49	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 50	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 51	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 52	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 53	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 54	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 55	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 56	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 57	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 58	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 59	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 60	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 61	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 62	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 63	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 64	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 65	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 66	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 67	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 68	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 69	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 70	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 71	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 72	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 73	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 74	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 75	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 76	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 77	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 78	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 79	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 80	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 81	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 82	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 83	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 84	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 85	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 86	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 87	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 88	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 89	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 90	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 91	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 92	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 93	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 94	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 95	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 96	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 97	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 98	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 99	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 100	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 101	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 102	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 103	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 104	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 105	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 106	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 107	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 108	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 109	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 110	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 111	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 112	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 113	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 114	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 115	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 116	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 117	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 118	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 119	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 120	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL
Parcel 457 Lot 121	ALLENDER, L.C.	1355 BEVERLY ROAD, SUITE 240	DEED REF # 2007/400	12/22/07	RESIDENTIAL



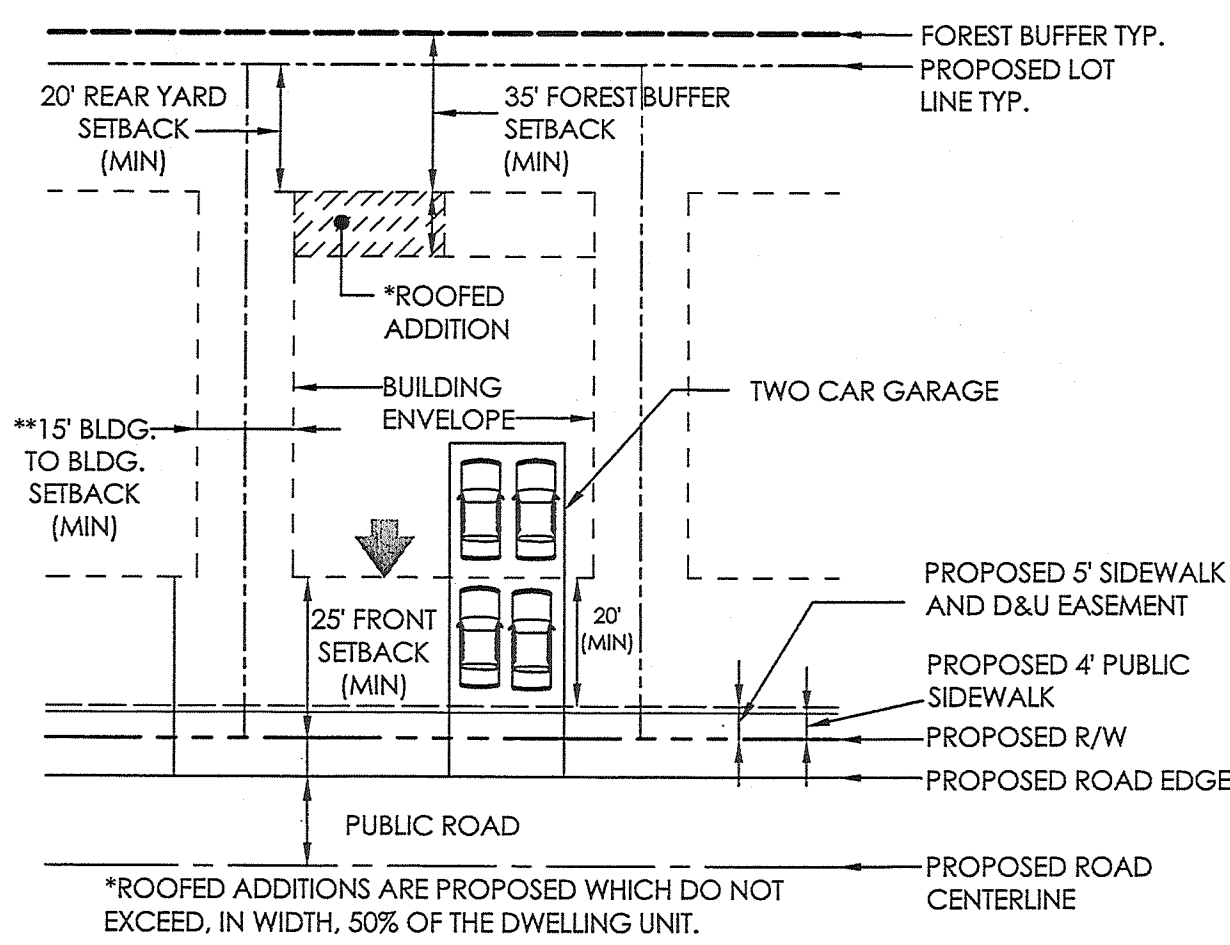
MCS
NAV88

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRA.GTA.COM

11500-11588 AUTUMN TERRACE DRIVE
5700-56

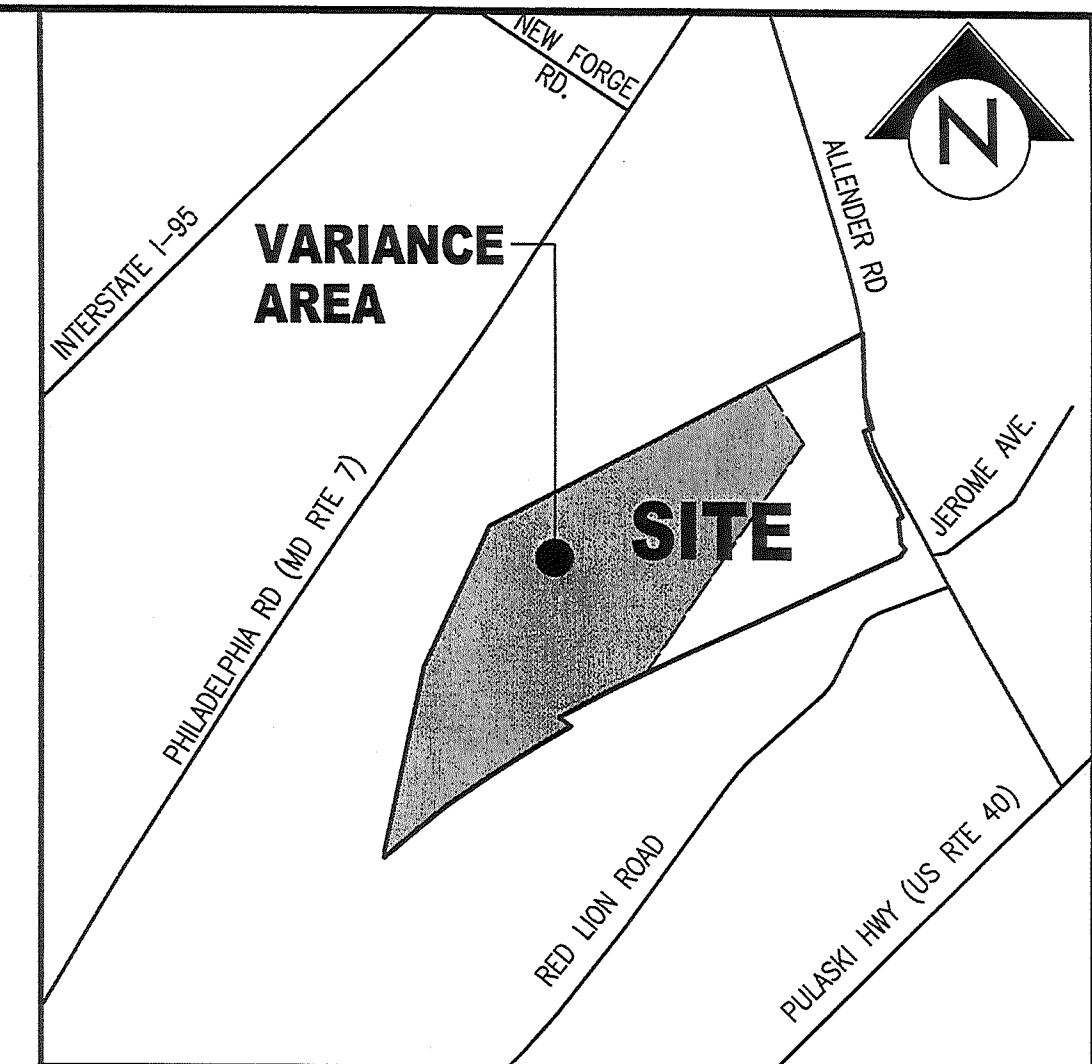


OVERALL TRACT BOUNDARY
SCALE: 1"=300'



DR 3.5 TYPICAL SETBACK DIAGRAM FOR LOTS WITH ROOFED ADDITIONS
NOT TO SCALE

***LOT / TAX ACCOUNT NUMBERS:			
1/2500006768	36/2500006847	71/2500006882	106/2500006809
2/2500006769	37/2500006848	72/2500006883	107/2500006810
3/2500006770	38/2500006849	73/2500006884	108/2500006811
4/2500006771	39/2500006850	74/2500006885	109/2500006812
5/2500006772	40/2500006851	75/2500006886	110/2500006813
6/2500006773	41/2500006852	76/2500006887	111/2500006814
7/2500006774	42/2500006853	77/2500006888	112/2500006815
8/2500006775	43/2500006854	78/2500006889	113/2500006816
9/2500006776	44/2500006855	79/2500006890	114/2500006817
10/2500006777	45/2500006856	80/2500006891	115/2500006818
11/2500006778	46/2500006857	81/2500006892	116/2500006819
12/2500006779	47/2500006858	82/2500006893	117/2500006820
13/2500006780	48/2500006859	83/2500006894	118/2500006821
14/2500006781	49/2500006860	84/2500006895	119/2500006822
15/2500006782	50/2500006861	85/2500006896	120/2500006823
16/2500006783	51/2500006862	86/2500006897	121/2500006824
17/2500006784	52/2500006863	87/2500006898	
18/2500006785	53/2500006864	88/2500006899	
19/2500006786	54/2500006865	89/2500006900	
20/2500006787	55/2500006866	90/2500006901	
21/2500006788	56/2500006867	91/2500006902	
22/2500006789	57/2500006868	92/2500006903	
23/2500006790	58/2500006869	93/2500006904	
24/2500006835	59/2500006870	94/2500006905	
25/2500006836	60/2500006871	95/2500006906	
26/2500006837	61/2500006872	96/2500006907	
27/2500006838	62/2500006873	97/2500006908	
28/2500006839	63/2500006874	98/2500006909	
29/2500006840	64/2500006875	99/2500006910	
30/2500006841	65/2500006876	100/2500006911	
31/2500006842	66/2500006877	101/2500006912	
32/2500006843	67/2500006878	102/2500006913	
33/2500006844	68/2500006879	103/2500006914	
34/2500006845	69/2500006880	104/2500006915	
35/2500006846	70/2500006881	105/2500006916	



VICINITY MAP
SCALE 1" = 1000'

GENERAL NOTES:

OWNER/APPLICANT:

1. ALLENDER, L.C.
1355 BEVERLY ROAD, SUITE 240
MCLEAN, VA 22101
OWNER OF LOTS 1-121

PLAN PREPARED BY:

MORRIS & RITCHIE ASSOCIATES, INC. (MRA)
1220-C EAST JOPPA ROAD SUITE 505
TOWSON, MD 21286
ATTN: MATT BISHOP, RLA
TEL.: 410-821-1690

ADJACENT OWNERS CHART

Parcel	Owner	Parcel	Owner	Parcel	Owner
1	ALLENDER, L.C.	5	ALLENDER, L.C.	9	ALLENDER, L.C.
2	ALLENDER, L.C.	6	ALLENDER, L.C.	10	ALLENDER, L.C.
3	ALLENDER, L.C.	7	ALLENDER, L.C.	11	ALLENDER, L.C.
4	ALLENDER, L.C.	8	ALLENDER, L.C.	12	ALLENDER, L.C.
5	ALLENDER, L.C.	9	ALLENDER, L.C.	13	ALLENDER, L.C.
6	ALLENDER, L.C.	10	ALLENDER, L.C.	14	ALLENDER, L.C.
7	ALLENDER, L.C.	11	ALLENDER, L.C.	15	ALLENDER, L.C.
8	ALLENDER, L.C.	12	ALLENDER, L.C.	16	ALLENDER, L.C.
9	ALLENDER, L.C.	13	ALLENDER, L.C.	17	ALLENDER, L.C.
10	ALLENDER, L.C.	14	ALLENDER, L.C.	18	ALLENDER, L.C.
11	ALLENDER, L.C.	15	ALLENDER, L.C.	19	ALLENDER, L.C.
12	ALLENDER, L.C.	16	ALLENDER, L.C.	20	ALLENDER, L.C.
13	ALLENDER, L.C.	17	ALLENDER, L.C.	21	ALLENDER, L.C.
14	ALLENDER, L.C.	18	ALLENDER, L.C.	22	ALLENDER, L.C.
15	ALLENDER, L.C.	19	ALLENDER, L.C.	23	ALLENDER, L.C.
16	ALLENDER, L.C.	20	ALLENDER, L.C.	24	ALLENDER, L.C.
17	ALLENDER, L.C.	21	ALLENDER, L.C.	25	ALLENDER, L.C.
18	ALLENDER, L.C.	22	ALLENDER, L.C.	26	ALLENDER, L.C.
19	ALLENDER, L.C.	23	ALLENDER, L.C.	27	ALLENDER, L.C.
20	ALLENDER, L.C.	24	ALLENDER, L.C.	28	ALLENDER, L.C.
21	ALLENDER, L.C.	25	ALLENDER, L.C.	29	ALLENDER, L.C.
22	ALLENDER, L.C.	26	ALLENDER, L.C.	30	ALLENDER, L.C.
23	ALLENDER, L.C.	27	ALLENDER, L.C.	31	ALLENDER, L.C.
24	ALLENDER, L.C.	28	ALLENDER, L.C.	32	ALLENDER, L.C.
25	ALLENDER, L.C.	29	ALLENDER, L.C.	33	ALLENDER, L.C.
26	ALLENDER, L.C.	30	ALLENDER, L.C.	34	ALLENDER, L.C.
27	ALLENDER, L.C.	31	ALLENDER, L.C.	35	ALLENDER, L.C.
28	ALLENDER, L.C.	32	ALLENDER, L.C.	36	ALLENDER, L.C.
29	ALLENDER, L.C.	33	ALLENDER, L.C.	37	ALLENDER, L.C.
30	ALLENDER, L.C.	34	ALLENDER, L.C.	38	ALLENDER, L.C.
31	ALLENDER, L.C.	35	ALLENDER, L.C.	39	ALLENDER, L.C.
32	ALLENDER, L.C.	36	ALLENDER, L.C.	40	ALLENDER, L.C.
33	ALLENDER, L.C.	37	ALLENDER, L.C.	41	ALLENDER, L.C.
34	ALLENDER, L.C.	38	ALLENDER, L.C.	42	ALLENDER, L.C.
35	ALLENDER, L.C.	39	ALLENDER, L.C.	43	ALLENDER, L.C.
36	ALLENDER, L.C.	40	ALLENDER, L.C.	44	ALLENDER, L.C.
37	ALLENDER, L.C.	41	ALLENDER, L.C.	45	ALLENDER, L.C.
38	ALLENDER, L.C.	42	ALLENDER, L.C.	46	ALLENDER, L.C.
39	ALLENDER, L.C.	43	ALLENDER, L.C.	47	ALLENDER, L.C.
40	ALLENDER, L.C.	44	ALLENDER, L.C.	48	ALLENDER, L.C.
41	ALLENDER, L.C.	45	ALLENDER, L.C.	49	ALLENDER, L.C.
42	ALLENDER, L.C.	46	ALLENDER, L.C.	50	ALLENDER, L.C.
43	ALLENDER, L.C.	47	ALLENDER, L.C.	51	ALLENDER, L.C.
44	ALLENDER, L.C.	48	ALLENDER, L.C.	52	ALLENDER, L.C.
45	ALLENDER, L.C.	49	ALLENDER, L.C.	53	ALLENDER, L.C.
46	ALLENDER, L.C.	50	ALLENDER, L.C.	54	ALLENDER, L.C.
47	ALLENDER, L.C.	51	ALLENDER, L.C.	55	ALLENDER, L.C.
48	ALLENDER, L.C.	52	ALLENDER, L.C.	56	ALLENDER, L.C.
49	ALLENDER, L.C.	53	ALLENDER, L.C.	57	ALLENDER, L.C.
50	ALLENDER, L.C.	54	ALLENDER, L.C.	58	ALLENDER, L.C.
51	ALLENDER, L.C.	55	ALLENDER, L.C.	59	ALLENDER, L.C.
52	ALLENDER, L.C.	56	ALLENDER, L.C.	60	ALLENDER, L.C.
53	ALLENDER, L.C.	57	ALLENDER, L.C.	61	ALLENDER, L.C.
54	ALLENDER, L.C.	58	ALLENDER, L.C.	62	ALLENDER, L.C.
55	ALLENDER, L.C.	59	ALLENDER, L.C.	63	ALLENDER, L.C.
56	ALLENDER, L.C.	60	ALLENDER, L.C.	64	ALLENDER, L.C.
57	ALLENDER, L.C.	61	ALLENDER, L.C.	65	ALLENDER, L.C.
58	ALLENDER, L.C.	62	ALLENDER, L.C.	66	ALLENDER, L.C.
59	ALLENDER, L.C.	63	ALLENDER, L.C.	67	ALLENDER, L.C.
60	ALLENDER, L.C.	64	ALLENDER, L.C.	68	ALLENDER, L.C.
61	ALLENDER, L.C.	65	ALLENDER, L.C.	69	ALLENDER, L.C.
62	ALLENDER, L.C.	66	ALLENDER, L.C.	70	ALLENDER, L.C.
63	ALLENDER, L.C.	67	ALLENDER, L.C.	71	ALLENDER, L.C.
64	ALLENDER, L.C.	68	ALLENDER, L.C.	72	ALLENDER, L.C.
65	ALLENDER, L.C.	69	ALLENDER, L.C.	73	ALLENDER, L.C.
66	ALLENDER, L.C.	70	ALLENDER, L.C.	74	ALLENDER, L.C.
67	ALLENDER, L.C.	71	ALLENDER, L.C.	75	ALLENDER, L.C.
68	ALLENDER, L.C.	72	ALLENDER, L.C.	76	ALLENDER, L.C.
69	ALLENDER, L.C.	73	ALLENDER, L.C.	77	ALLENDER, L.C.
70	ALLENDER, L.C.	74	ALLENDER, L.C.	78	ALLENDER, L.C.
71	ALLENDER, L.C.	75	ALLENDER, L.C.	79	ALLENDER, L.C.
72	ALLENDER, L.C.	76	ALLENDER, L.C.	80	ALLENDER, L.C.
73	ALLENDER, L.C.	77	ALLENDER, L.C.	81	ALLENDER, L.C.
74	ALLENDER, L.C.	78	ALLENDER, L.C.	82	ALLENDER, L.C.
75	ALLENDER, L.C.	79	ALLENDER, L.C.	83	ALLENDER, L.C.
76	ALLENDER, L.C.	80	ALLENDER, L.C.	84	ALLENDER, L.C.
77	ALLENDER, L.C.	81	ALLENDER, L.C.	85	ALLENDER, L.C.
78	ALLENDER, L.C.	82	ALLENDER, L.C.	86	ALLENDER, L.C.
79	ALLENDER, L.C.	83	ALLENDER, L.C.	87	ALLENDER, L.C.
80	ALLENDER, L.C.	84	ALLENDER, L.C.	88	ALLENDER, L.C.
81	ALLENDER, L.C.	85	ALLENDER, L.C.	89	ALLENDER, L.C.
82	ALLENDER, L.C.	86	ALLENDER, L.C.	90	ALLENDER, L.C.
83	ALLENDER, L.C.	87	ALLENDER, L.C.	91	ALLENDER, L.C.
84	ALLENDER, L.C.	88	ALLENDER, L.C.	92	ALLENDER, L.C.
85	ALLENDER, L.C.	89	ALLENDER, L.C.	93	ALLENDER, L.C.
86	ALLENDER, L.C.	90	ALLENDER, L.C.	94	ALLENDER, L.C.
87	ALLENDER, L.C.	91	ALLENDER, L.C.	95	ALLENDER, L.C.
88	ALLENDER, L.C.	92	ALLENDER, L.C.	96	ALLENDER, L.C.
89	ALLENDER, L.C.	93	ALLENDER, L.C.	97	ALLENDER, L.C.
90	ALLENDER, L.C.	94	ALLENDER, L.C.	98	ALLENDER, L.C.
91	ALLENDER, L.C.	95	ALLENDER, L.C.	99	ALLENDER, L.C.
92	ALLENDER, L.C.	96	ALLENDER, L.C.	100	ALLENDER, L.C.
93	ALLENDER, L.C.	97	ALLENDER, L.C.	101	ALLENDER, L.C.
94	ALLENDER, L.C.	98	ALLENDER, L.C.	102	ALLENDER, L.C.
95	ALLENDER, L.C.	99	ALLENDER, L.C.	103	ALLENDER, L.C.
96	ALLENDER, L.C.	100	ALLENDER, L.C.	104	ALLENDER, L.C.
97	ALLENDER, L.C.	101	ALLENDER, L.C.	105	ALLENDER, L.C.
98	ALLENDER, L.C.	102	ALLENDER, L.C.	106	ALLENDER, L.C.
99	ALLENDER, L.C.	103	ALLENDER, L.C.	107	ALLENDER, L.C.
100	ALLENDER, L.C.	104	ALLENDER, L.C.	108	ALLENDER, L.C.
101	ALLENDER, L.C.	105	ALLENDER, L.C.	109	ALLENDER, L.C.
102	ALLENDER, L.C.	106	ALLENDER, L.C.	110	ALLENDER, L.C.
103	ALLENDER, L.C.	107	ALLENDER, L.C.	111	ALLENDER, L.C.
104	ALLENDER, L.C.	108	ALLENDER, L.C.	112	ALLENDER, L.C.
105	ALLENDER, L.C.	109	ALLENDER, L.C.	113	ALLENDER, L.C.
106	ALLENDER, L.C.	110	ALLENDER, L.C.	114	ALLENDER, L.C.
107	ALLENDER, L.C.	111	ALLENDER, L.C.	115	ALLENDER, L.C.
108	ALLENDER, L.C.	112	ALLENDER, L.C.	116	ALLENDER, L.C.
109	ALLENDER, L.C.	113	ALLENDER, L.C.	117	ALLENDER, L.C.
110	ALLENDER, L.C.	114	ALLENDER, L.C.	118	ALLENDER, L.C.
111	ALLENDER, L.C.	115	ALLENDER, L.C.	119	ALLENDER, L.C.
112	ALLENDER, L.C.	116	ALLENDER, L.C.	120	ALLENDER, L.C.
113	ALLENDER, L.C.	117	ALLENDER, L.C.	121	ALLENDER, L.C.

#2013-0236-SPHA



ZONING HISTORY:

THE ZONING COMMISSIONER, IN CASE NO. 75-271-RX ON MAY 29TH, 1975, GRANTED THE FOLLOWING RELIEF:

THE REQUESTED REDISTRICTING FROM UNDISTRICTED TO AN I.M. DISTRICT AND A SPECIAL EXCEPTION FOR A RESIDENT TRAINING SCHOOL FOR THE TRAINING OF APPRENTICES IN THE CONSTRUCTION CRAFT OF OPERATING ENGINEERS SHOULD BE AND THE SAME IS HEREBY GRANTED.

SAID GRANTING SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. THE SUBSTANTIAL STAND OF TREES THAT BORDER THE PERIMETER OF THE SITE SHALL NOT BE DISTURBED BY ANY OF THE EXCAVATING ACTIVITIES OF THE SCHOOL.
2. ALL REQUIREMENTS FOR SEDIMENT AND STORM DRAIN CONTROL SHALL BE COMPLIED WITH AT ALL TIMES.
3. THE SCHOOL SHALL NOT OPERATE ON SUNDAY, AND THE HOURS OF OPERATION SHALL OTHERWISE BE BETWEEN 8:00 AM AND 5:00 PM WITH THE EXCEPTION OF EVENING CLASSROOM HOURS.
4. THE MAXIMUM NUMBER OF STUDENTS SHALL NOT EXCEED 20.
5. A SITE PLAN SHALL BE APPROVED BY THE DEPARTMENT OF PERMITS AND ZONING, SAID SITE PLAN SHOULD INCLUDE THE FOLLOWING:

A. THE AREA IN WHICH EXCAVATING WILL TAKE PLACE SHALL BE OUTLINED ON THE SITE PLAN.

B. THE LOCATION AND SIZE OF THE PROPOSED BUILDING, PARKING, EQUIPMENT STORAGE AREA, FENCING AND LANDSCAPING SHALL BE INDICATED ON SAID PLAN.

C. THE D.R.3.5 BUFFER STRIP PARALLELING ALLENDER ROAD SHALL NOT BE UTILIZED EXCEPT FOR LANDSCAPING AND ENTRANCES.

THE ZONING COMMISSIONER, IN CASE NO. 75-271-RX ON JUNE 16TH, 1975, AMENDED THE ORDER DATED MAY 29TH, 1975 BY AMENDING SUB-PARAGRAPH 4 TO READ:

THE MAXIMUM NUMBER OF DAYTIME CONSTRUCTION EQUIPMENT STUDENTS SHALL NOT EXCEED 20, AND THE MAXIMUM NUMBER OF EVENING CLASSROOM STUDENTS SHALL NOT EXCEED 40.

THE ZONING COMMISSIONER, IN CASE NO. 80-80-XSPH 253 ON NOVEMBER 14TH, 1979, DENIED THE FOLLOWING RELIEF:

PETITION TO AMEND THE SPECIAL EXCEPTION GRANTED UNDER CASE NO. 75-271-RX BY REMOVING THEREFROM 4.43 ACRES OF LAND FROM THE OVERALL ACREAGE DEVOTED TO THE USE FOR WHICH THE SAID SPECIAL EXCEPTION WAS GRANTED, AND THE REQUEST TO PROVIDE AN ACCESS ROAD THROUGH D.R.3.5 ZONED LAND, PETITIONED FOR IN THE HEREIN PETITION FOR SPECIAL HEARING, BE AND THE SAME IS HEREBY DENIED.

DEVELOPMENT PLAN (PDM# 11-1065/2009-0140-SPH) HEARING OFFICER'S ORDER:

THEREFORE, IT IS ORDERED by this Zoning Commission's Hearing Officer for Baltimore County, this 11th day of March, 2010, that the "SPH ALLENDER ROAD" be and is hereby APPROVED, subject to the following conditions:

1. Developer shall provide bioluminescent orange stamped islands, as shown and indicated on Developer's Exhibit 3, in the center of each of the three (3) wet-dry areas provided on the development plan. The bioluminescent orange stamping within each wet-dry area shall be gray in color.
2. The imposition of the above conditions is due to the natural flood and circumstances of the subject property that is the subject of this Hearing Officer's Order. I wish to clarify that the decision to impose Condition No. 1 is not made pursuant to any law or code but is a discretionary decision made by the Hearing Officer.
3. The Petition for Special Hearing granted below in Case No. 2009-0140-SPH to amend the special exception granted in Case No. 75-271-RX is conditioned upon the acceptance of the subject property by Developer or the vacating of the property by the Operating Engineers, whichever is later in time.

IT IS FURTHER ORDERED by this Zoning Commission's Hearing Officer, that the wolver Dam Public Works standards to permit 30 foot wide pavement sections on a 40 foot right-of-way in line of the proposed 30 foot wide pavement sections on a 50 foot right-of-way, be and is hereby APPROVED, and

IT IS FURTHER ORDERED by this Hearing Officer/Zoning Commission, that the Petition for Special Hearing to amend the special exception granted in Case No. 75-271-RX, be and is hereby APPROVED, and that because effective upon the acceptance of the subject property (SPH) Alleander Road from the Legal Owner to the Developer or the vacating of the property by the Operating Engineers, whichever is later in time.

Any appeal of this Order shall be taken in accordance with Baltimore County Code (B.C.C.) Sections 20-3-401 and 20-3-402.

THE ADMINISTRATIVE LAW JUDGE, IN CASE NO. 2012-25-A ON SEPTEMBER 2, 2011, GRANTED THE FOLLOWING RELIEF:

A VARIANCE REQUEST FROM SECTION 1801.2.C.1.B OF THE BALTIMORE COUNTY ZONING REGULATIONS ("BCZR") TO PERMIT A MINIMUM SIDE BUILDING FACE TO SIDE BUILDING FACE SETBACK OF 15 FEET IN LIEU OF THE REQUIRED 20 FEET FOR LOT NOS. 122-173, AND FROM SECTION 1801.2.C.1.B TO PERMIT A MINIMUM DISTANCE OF 20 FEET FROM REAR BUILDING FACE TO REAR PROPERTY LINE IN LIEU OF THE REQUIRED 30 FEET FOR LOT NOS. 122-123; 126-135; 138-139; 164 AND 166.

OVERALL TRACT
1. GROSS ACREAGE: 67.90 ac ± (2,957,625 S.F.)
2. NET ACREAGE: 67.49 ac ± (2,939,923 S.F.)
3. EXISTING LAND USE: RESIDENTIAL

VARIANCE REQUEST AREA
1. GROSS ACREAGE: 51.62 ac ± (2,248,672 S.F.)
2. NET ACREAGE: 51.35 ac ± (2,236,907 S.F.)
3. EXISTING LAND USE: RESIDENTIAL

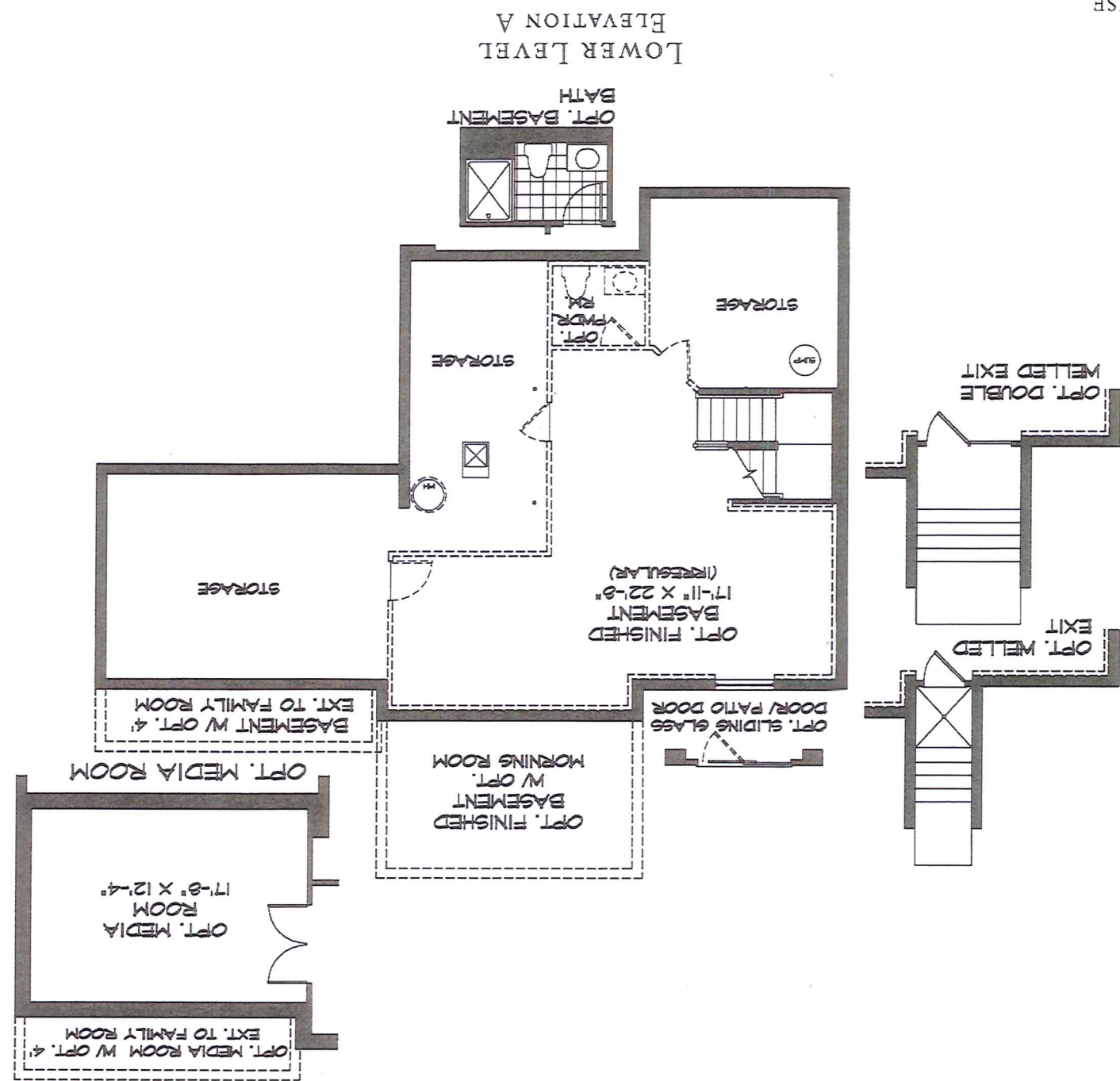
GENERAL NOTES CONTINUED:

OVERALL TRACT SITE INFORMATION

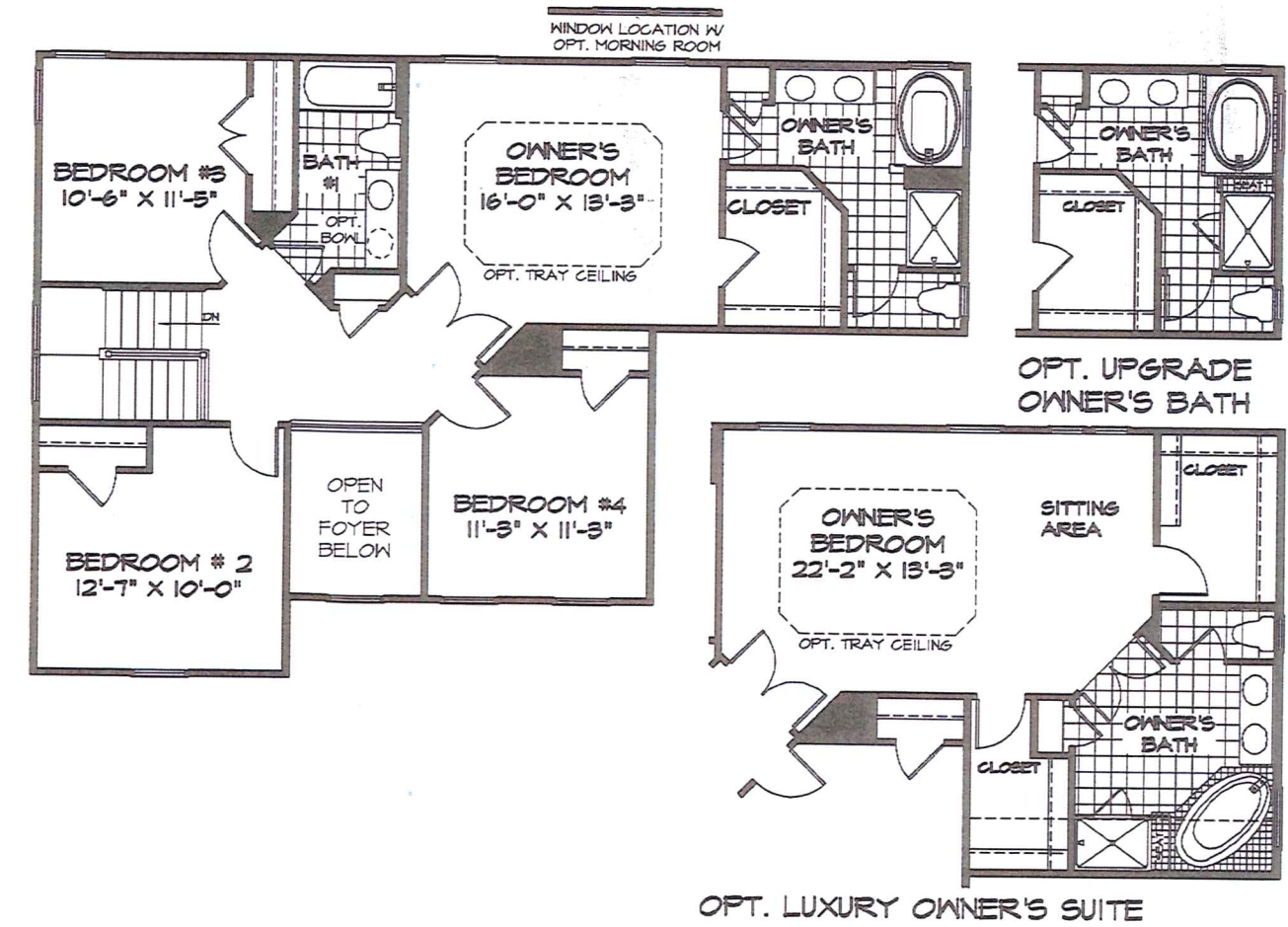
1. PROPERTY INFORMATION:
 - a. TAX ACCOUNT NUMBERS: 29404/376 (LOTS 1-121)
 - b. DEED REFERENCES: 5
 - c. COUNCILMANIC DISTRICT: 11
 - d. ELECTION DISTRICT: 4113.02
 - e. CENSUS TRACT: MAP 30
 - f. ADC MAP LOCATION: 73A1 & 73A2 (11183 and 111C3)
 - g. ZONING MAP REFERENCES: DR 3.5
 - h. ZONED: 73
 - i. TAX MAP: 25
 - j. PAR



THE RYAN PROMISE
Our concern with quality construction doesn't stop at the point of sale. We carefully select the people who build your home. To give you peace of mind, we make at least two service inspections with our homeowners, one prior to settlement and another ten months after settlement. We back up everything we do with Ryan's exceptional 10 Year Limited Warranty. There is no additional cost to the homeowner for this level of service. We promise to be there for our customers, both before and after they purchase. Our service program is proactive, live, sincere and convenient. It's part of our overall concern for our customers and helps to explain why more than half our business is generated through referrals.



THE ZACHARY PLACE



THE ZACHARY PLACE



ELEVATION C



ELEVATION A



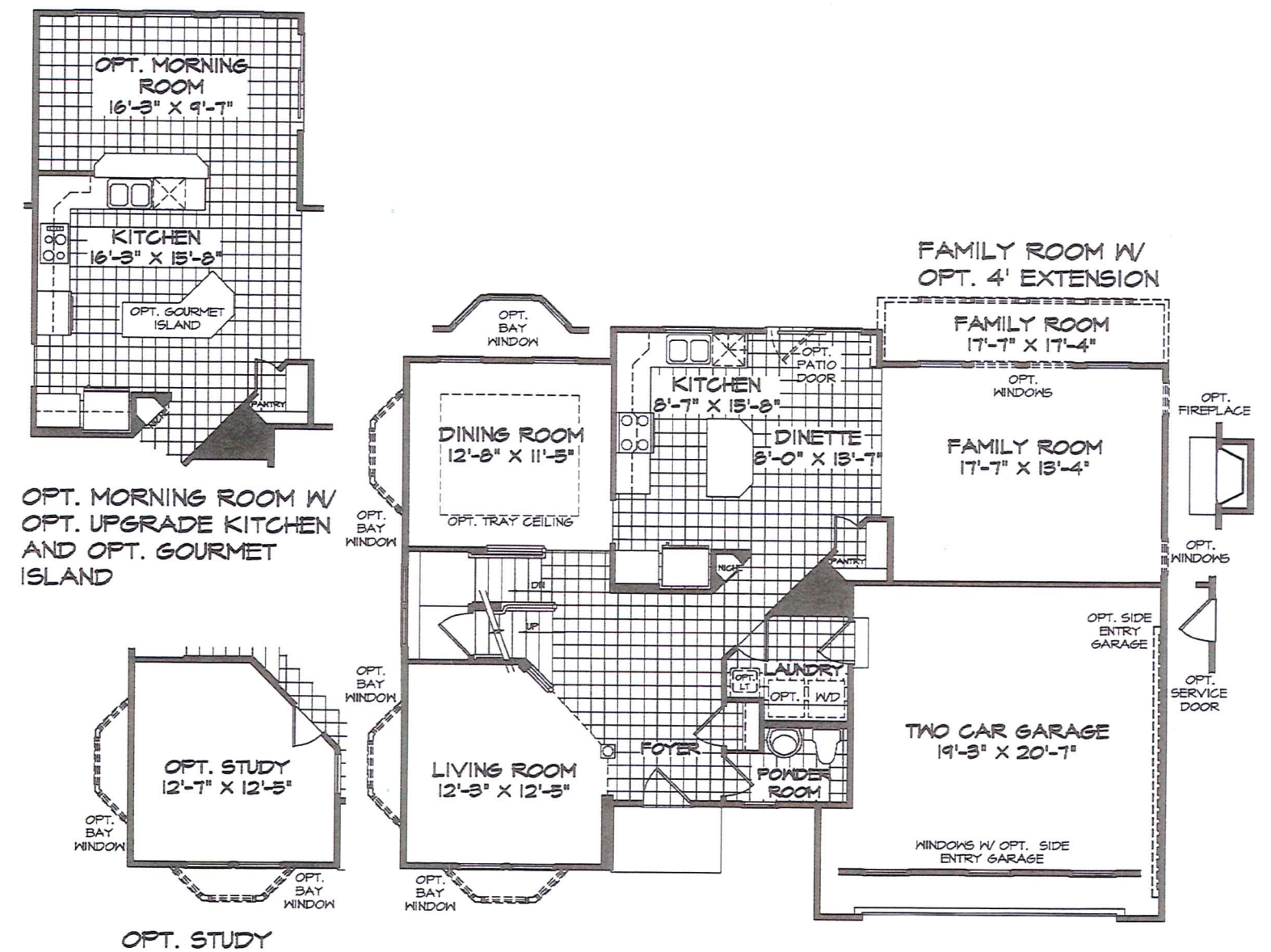
ELEVATION B

Ryan
Homes

WELCOMING FAMILIES HOME FOR OVER 60 YEARS

PETITIONER'S

EXHIBIT NO. 4



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RY0311ZAPL00



My Neighborhood Map

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Baltimore County
My Neighborhood



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PETITIONER'S

EXHIBIT NO.

3

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experts'

