MEMORANDUM

DATE: April 4, 2014

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2013-0279-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on April 3, 2014. 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

IN RE: DEVELOPMENT PLAN HEARING & PETITION FOR SPECIAL HEARING 8th Election District 3rd Council District **(RESIDENCES AT SPARKS VALLEY AKA 1ST MATERIAL AMENDMENT TO SPARKS CORPORATE CENTER AKA 14th Refinement to SPARKS CORPORATE CENTER)** 5 Fila Way Sparks, LLC, c/o P.F. Obrecht & Sons, *Owner/Developer*	*	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY **HOH Case No. 08-0722 and Zoning Case No. 2013-0279-SPH**

* * * * * * *

ADMINISTRATIVE LAW JUDGE'S COMBINED ZONING AND DEVELOPMENT PLAN OPINION & ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County for a public hearing on a development proposal submitted in accordance with the development review and approval process contained in Article 32, Title 4, of the Baltimore County Code ("B.C.C."). The hearing also involves a request for special hearing relief under the Baltimore County Zoning Regulations (B.C.Z.R.). Sparks, LLC, the developer of the subject property (hereinafter "the Developer"), submitted for approval a two-sheet redlined Development Plan prepared by KCI Technologies, Inc., known as "Residences at Sparks Valley aka 1st Material Amendment to Sparks Corporate Center aka 14th Refinement to Sparks Corporate Center." Developer's Exhibit 1A & 1B.

The Developer proposes to amend the development plan of Sparks Corporate Center, specifically Lots 8, 9 and 10 shown on that Plan, for 73 single-family attached townhome units on 16.357 +/- acres of land zoned DR 10.5. There are steep slopes greater than 25% and wetlands on the property. This is the 1st material amendment and 14th Refinement to the

ORDER RECEIVED FOR FILING
Date 3-4-14
By DW

Development Plan.

In addition to the Hearing Officer's Hearing (HOH), the Developer is requesting Special Hearing relief pursuant to § 500.7 of the B.C.Z.R., to determine whether the Administrative Law Judge (ALJ) should allow a material amendment to a previously approved development plan.

A history of this project reveals that a Hearing Officer's Hearing (HOH) granted approval in July 1999 for the Sparks Corporate Center. The development plan approved was signed on August 19, 1999. A portion of the property (16+/- acres) was rezoned during the 2012 Comprehensive Zoning Map Process (CZMP) from ML to DR 10.5 which allows high density/urban residential development. The Development Review Committee (DRC) in March 2013 (DRC No. 030513B), determined that the project is a material amendment of the earlier Development Plan, and the Developer was obligated to participate in a DPC and HOH.

The property was posted with the Notice of Hearing Officer's Hearing and Zoning Notice (both on January 23, 2014) for 20 working days prior to the hearing, in order to inform all interested citizens of the date and location of the hearing. The undersigned conducted the hearing on Friday, February 21, 2014, at 10:00 AM, Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson, Maryland.

Appearing at the requisite Hearing Officer's Hearing in support of the Development Plan on behalf of the Developer and property owner was George Obrecht and Charles Phillips, with KCI Technologies, Inc., the consulting firm that prepared the site plan. Patricia A. Malone, Esquire and Justin Williams, Esquire, with Venable, LLP, appeared and represented the Developer.

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Date 3-4-14
By DW

Several members of the community attended the hearing, and their names are included on the sign-in-sheets in the file. The only issue raised by the community concerned an environmental cleanup project involving a nearby property, which will be addressed below.

Numerous representatives of the various Baltimore County agencies, who reviewed the Development Plan, also attended the hearing, including the following individuals from the Department of Permits and Development Management: Darryl Putty (Project Manager), Dennis Kennedy and Jean M. Tansey, Development Plans Review, Brad Knatz, Real Estate Compliance, and Joseph C. Merrey (Office of Zoning Review). Also appearing on behalf of the County were David Lykens from the Department of Environmental Protection and Sustainability (DEPS), and Jenifer Nugent from the Department of Planning (DOP).

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

Pursuant to §§32-4-227 and 32-4-228 of the B.C.C., which regulate the conduct of the Hearing Officer's Hearing, I am required first to identify any unresolved comments or issues as of the date of the hearing. At the hearing, each of the Baltimore County agency representatives

ORDER RECEIVED FOR FILING
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By

identified above indicated that the redlined Development Plan (marked as Developer's Exhibit 1A & 1B) addressed any and all comments submitted by their agency, and they each recommended approval of the plan.

DEVELOPER'S CASE

The Developer presented one witnesses, Charles Phillips, a licensed surveyor whose firm prepared the Development Plan. Mr. Phillips, who was accepted as an expert, explained the project by referring to the two-sheet Development Plan. Mr. Phillips noted that under the DR 10.5 zoning classification, 172 housing units would be permitted, but that the Developer proposed only 73 townhouses (24' x 32') on the 16 acre parcel. Mr. Phillips also explained that the development would be served by numerous state of the art storm water devices required by the new State and County regulations, rather than the large storm water "ponds" with standing water used in prior years. In response to a question raised on behalf of the community, Mr. Phillips stated that units 35-37 (as shown on the Plan) would be visible from York Road, but that the Developer would use landscaping to buffer the view. In conclusion, the witness opined that the development proposal satisfied all Baltimore County rules and regulations.

Carey Hopkins Bosley, a nearby resident, questioned how the project could be approved given that (according to him) the area was listed as a "Superfund" site. After a review of Environmental Protection Agency (EPA) records, it does not appear as if the site (or any neighboring lands) are listed as a Superfund site. State records reflect that the former Bausch & Lomb Diecraft Plant, located at 14600 York Road, was included in the Voluntary Cleanup Program, to remediate contaminants (solvents) discharged in wastewater generated by Diecraft, which produced components for telescopes and other optical equipment. State records also reflect that in 2001 and 2002, only "low levels of solvents and metals" were found at the site. As

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By

such, and given that Mr. Phillips estimated this site was at least one-half mile from the townhouse project (which will be served by municipal sewer and water), this issue does not seem germane to the present case.

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

ZONING REQUEST

SPECIAL HEARING

In addition to the Development Plan approval, the Developer sought special hearing relief under the B.C.Z.R. This request was described in detail earlier in this Opinion. This is in essence a "housekeeping" measure, which ensures that the previous plans for the site are properly amended. Based upon the testimony and evidence presented in the development case, I will grant the request for special hearing relief.

Pursuant to the advertisement, posting of the property, and public hearing held thereon, the requirements of which are contained in Article 32, Title 4, of the Baltimore County Code, the Residences at Sparks Valley aka 1st Material Amendment to Sparks Corporate Center aka 14th Refinement to Sparks Corporate Center Development Plan shall be granted.

ORDER RECEIVED FOR FILING

Date 3-4-14

By

THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this 4th day of March, 2014, that the two-sheet redlined **"RESIDENCES AT SPARKS VALLEY AKA 1st MATERIAL AMENDMENT TO SPARKS CORPORATE CENTER AKA 14th REFINEMENT TO SPARKS CORPORATE CENTER"** Development Plan, marked and accepted into evidence as Developer's Exhibit 1A & 1B, be and is hereby **APPROVED**.

IT IS FURTHER ORDERED that the Petition for Special Hearing seeking relief pursuant to § 500.7 of the B.C.Z.R., to approve a material amendment of a prior approved development plan, be and is hereby GRANTED.

Any appeal of this Order shall be taken in accordance with Baltimore County Code, § 32-4-281.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/dlw

ORDER RECEIVED FOR FILING
Date 3-4-14
By

KEVIN KAMENETZ
County Executive

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

March 4, 2014

Patricia A. Malone, Esquire
Justin Williams, Esquire
Venable, LLP
210 West Pennsylvania Avenue, Suite 500
Towson, MD 21204

RE: Hearing Officer's Hearing *(HOH)*
HOH Case No. 08-0722 and Zoning Case No. 2013-0279-SPH
Residences at Sparks Valley aka 1st Material Amendment to Sparks Corporate Center aka 14th Refinement to Sparks Corporate Center
(5 Fila Way)

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 Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Robert Elliott, Hendersen-Webb, 1025 Cranbrook Road, Cockeysville, MD 21030
Mary Jane and Karen Goshaney, 13945 York Road, Sparks, MD 21152
Kirsten Burger, 1906 Corbridge Lane, Monkton, MD 21111
K. and Kenneth T. Bosley, Box 585, Sparks, MD 21152
Michael Ruby, Editor, The Country Chronicle, P.O. Box 5472, Towson, MD 21285

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 5, 9, 15 Fila Way **which is presently zoned** DR 10.5

Deed References: 32997 / 00480 10 Digit Tax Account # 2 3 0 0 0 0 0 9 9 3 0

Property Owner(s) Printed Name(s) Sparks Residential Enterprises LLC 2 3 0 0 0 0 0 9 9 3 1
2 3 0 0 0 0 0 9 9 3 2

(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
material amendment of prior approved development plan

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

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

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)**

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 City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Sparks Residential Enterprises LLC
Name #1 – Type or Print

Signature #1 Thomas F. Obrecht, Manager

9475 Deerco Road, Ste. 200 Timonium MD
Mailing Address City State

21093 / 410-561-5858 /
Zip Code Telephone # Email Address

Attorney for Petitioner:

Patricia A. Malone, Esquire
Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD
Mailing Address City State

21204 / 410-494-6206 / pamlone@venable.com
Zip Code Telephone # Email Address

Representative to be contacted:

Patricia A. Malone, Esquire
Name – Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD
Mailing Address City State

21204 / 410-494-6206 / pamalone@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2013-0279-SPH **Filing Date** 5/23/2013 **Do Not Schedule Dates:** _____ **Reviewer** _____

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date 3-4-14

By DW

KCI TECHNOLOGIES

ISO 9001:2008 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

936 Ridgebrook Road • Sparks, MD 21152 • Phone 410-316-7800 • Fax 410-316-7005

ZONING PROPERTY DESCRIPTION FOR 5, 9, & 15 FILA WAY

Beginning at a point on the west side of York Road (MD 45), which is of variable width, at the distance of 50 feet south of the centerline of the nearest improved intersecting street Fila Way, which is 50 feet wide. Being lots 8, 9, & 10 in the subdivision of Sparks Corporate Center as recorded in Baltimore County Plat Book Liber No. 76, Folio 11, containing 16.357 acres more or less. Located in the Eighth Election District and the Third Councilmanic District.



2013-0279-SPH

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2013-0279-SPH

Petitioner: Sparks Residential Enterprises LLC

Address or Location: 5, 9 & 15 Filo Way

PLEASE FORWARD ADVERTISING BILL TO:

Name: JUSTIN WILLIAMS

Address: 210 W. Pennsylvania Ave
Suite 500
Towson MD 21204

Telephone Number: 410-494-6200

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

No. 099734

Date: 5/23/13

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6152				385.00

Total: 385.00

Rec From: Obstetrics Health

For: Sparks Road Water CC 2013-0279
15,15 Fairway
Check # 31277
350.00
Cash 35.00

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

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

2013-0279-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Sparks Residential Enterprises, LLC

February 21, 2014

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: _____

5, 9, 15 Fila Way

January 23, 2014

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



Sincerely,

January 23, 2014

(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)

THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

January 30, 2014

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 January 30, 2014

☐ The Jeffersonian

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: #2013-0279-SPH
5, 9, 15 Fila Way
W/s York Road, 50 ft. S/of centerline of Fila Way
8th Election District - 3rd Councilmanic District
Legal Owner(s): Sparks Residential Enterprises, LLC

Special Hearing to approve material amendment of prior approved development plan.

Hearing: Friday, February 21, 2014 at 10:00 a.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.

1/1070 January 30 967279

KEVIN KAMENETZ
County Executive

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

January 27, 2014

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: 2013-0279-SPH
5, 9, 15 Fila Way
W/s York Road, 50 ft. S/of centerline of Fila Way
8th Election District – 3rd Councilmanic District
Legal Owners: Sparks Residential Enterprises, LLC

Special Hearing to approve material amendment of prior approved development plan.

Hearing: Friday, February 21, 2014 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Patricia Malone, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204
Thomas Obrecht, 9475 Deerco Road, Ste. 200, Timonium 21093

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 1, 2014.**
(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
Thursday, January 30, 2014 Issue - Jeffersonian

Please forward billing to:
Justin Williams 410-494-6200
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 2104

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: 2013-0279-SPH
5, 9, 15 Fila Way
W/s York Road, 50 ft. S/of centerline of Fila Way
8th Election District – 3rd Councilmanic District
Legal Owners: Sparks Residential Enterprises, LLC

Special Hearing to approve material amendment of prior approved development plan.

Hearing: Friday, February 21, 2014 at 10:00 a.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.

CERTIFICATE OF POSTING

2013-0279-SPH

RE: Case No.: _____

Petitioner/Developer: _____

Sparks Residential Enterprises, LLC.

August 15, 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: _____

5, 9, 15 Fila Way

July 17, 2013

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



Sincerely,

July 17, 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)

THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

July 25, 2013

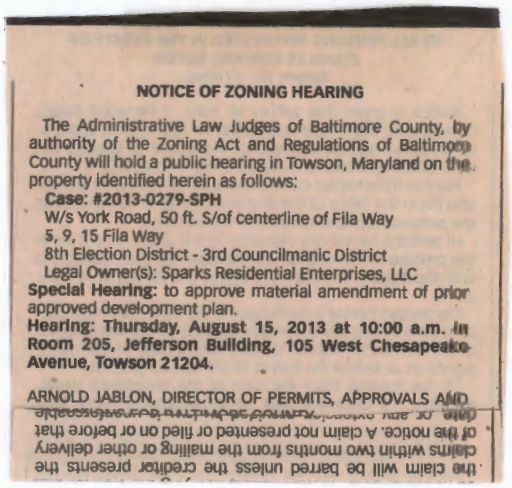
THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on July 25, 2013

☐ The Jeffersonian

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: #2013-0279-SPH
W/s York Road, 50 ft. S/of centerline of Fila Way
5, 9, 15 Fila Way
8th Election District - 3rd Councilmanic District
Legal Owner(s): Sparks Residential Enterprises, LLC

Special Hearing: to approve material amendment of prior approved development plan.

Hearing: Thursday, August 15, 2013 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND

the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that

KEVIN KAMENETZ
County Executive

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

June 27, 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: 2013-0279-SPH
5, 9, 15 Fila Way
W/s York Road, 50 ft. S/of centerline of Fila Way
8th Election District – 3rd Councilmanic District
Legal Owners: Sparks Residential Enterprises, LLC

Special Hearing to approve material amendment of prior approved development plan.

Hearing: Thursday, August 15, 2013 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Patricia Malone, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204
Thomas Obrecht, 9475 Deerco Road, Ste. 200, Timonium 21093

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JULY 26, 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
Thursday, July 25, 2013 Issue - Jeffersonian

Please forward billing to:
Justin Williams 410-494-6200
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 2104

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: 2013-0279-SPH
5, 9, 15 Fila Way
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Hearing: Thursday, August 15, 2013 at 10:00 a.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.

RE: PETITION FOR SPECIAL HEARING 5, 9, 15 Fila Way; W/S York Road, 50' S of c/line Fila Way 8th Election & 3rd Councilmanic Districts Legal Owner(s): Sparks Residential Enterprises* Petitioner(s)	*	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2013-279-SPH

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

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
JUN 03 2013

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 3rd day of June, 2013, a copy of the foregoing Entry of Appearance was mailed to Patricia Malone, 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

8/15
10am

CASE NO. 2013-0279-SPH

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
6-7	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	NC
6/25/13	DEPS (if not received, date e-mail sent _____)	Comment
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
6-5	STATE HIGHWAY ADMINISTRATION	No objection
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 7-25-13

SIGN POSTING Date: 7-17-13 by Black

PEOPLE'S COUNSEL APPEARANCE Yes ☑ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

JUN 25 2013

OFFICE OF ADMINISTRATIVE HEARINGS

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: June 25, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0279-SPH
Address 5, 9, 15 Fila Way
(Sparks Residential Enterprises, LLC Property)

Zoning Advisory Committee Meeting of June 3, 2013.

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

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

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

Additional Comments:

Development of lots 8-10 must comply with the approved Forest Conservation Plan for Sparks Corporate Center.

Any road or utility impacts to the existing Forest Buffer Easement proposed as part of lots 8-10 must be evaluated via an alternatives analysis and approved by EPS. Any impacts to the existing Forest Buffer Easement due to the residential lots or parking must be eliminated or a variance to the above referenced Water Quality Law requested and granted.

Reviewer: *Glenn Shaffer - Environmental Impact Review (EIR)*

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 07, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For June 10, 2013
Item Nos. 2013- 0273, 0274, 0275,
0276,0277,0279,0281,0282,0283,0284,0285,0286,0287 and 0288.

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

DAK:CEN
Cc: file

G:\DevPlanRev\ZAC -No Comments\ZAC06102013 - NO COMMENTS.doc

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

SHA State Highway Administration

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6-5-13

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2013-0279-SPH
Special Hearing
Sparks Residential
Enterprises LLC
5915 Falls Rd
MD45

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 6-3-13. A field inspection and internal review reveals that an entrance onto MD45 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Hearing Case Number 2013-0279-SPH.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

KEVIN KAMENETZ
County Executive

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

August 7, 2013

Sparks Residential Enterprises LLC
Thomas F. Obrecht, Manager
9475 Deerco Road
Suite 200
Timonium MD 21093

RE: Case Number: 2013-0279 SPH, Address: 5, 9, 15 Fila Way

Dear Mr. Obrecht:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 23, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Patricia A. Malone, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson MD 21204

VENABLE® LLP

210 W. PENNSYLVANIA AVENUE SUITE 500 TOWSON, MD 21204
T 410.494.6200 F 410.821.0147 www.Venable.com

Patricia A. Malone
Counsel

t 410.494.6206
f 410.821.0147

March 6, 2014

The Honorable John E. Beverungen
Office of Administrative Hearings
105 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Hearing Officer's Hearing (HOH) and Petition for Special Hearing
(Residences @ Sparks Valley and 5, 9, and 15 Fila Way)
HOH Case No. 08-0722 and Zoning Case No. 2013-0279-SPH

Dear Judge Beverungen:

As you know, I represent Developer Sparks Residential Enterprises LLC with respect to the above-referenced matter. I have received the Combined Zoning and Development Plan Opinion and Order for this case in which you grant approval of the Development Plan and Petition for Special Hearing.

In your opinion, you reference a "two-sheet" redlined Development Plan both in the body of the opinion and in your order. However, the Development Plan for this project actually consists of four sheets: (1) first page for the overall Sparks Corporate Center Development Plan, labeled "14th Amended Development Plan and Plan to Accompany Petition for Special Hearing for Residences at Sparks Valley aka Sparks Corporate Center;" (2) Site Constraints Plan; (3) Site Proposal Plan; and (4) Conceptual Landscape Plan. Sheets 3 and 4 of this set required changes in response to agency comments and were "redlined" for purposes of the Hearing Officer's Hearing. Sheets 3 and 4 were made exhibits in the hearing (Developer's Exhibit 1A and 1B). Sheet 1 and 2 of the Development Plan were not changed or redlined for the hearing, and I did not make them separate exhibits for the hearing, although they are in the case file.

I would appreciate it if you would confirm that this information does not impact your decision to approve the Development Plan and Petition for Special Hearing.

Very truly yours,

Patricia A. Malone

PAM/bl

RECEIVED
MAR 06 2014
OFFICE OF ADMINISTRATIVE HEARINGS

cc: Mr. Darryl Putty, Project Manager
William Erskine, Esquire
Robert Elliott
Mary Jane and Karen Goshaney
Kirsten Burger
K. and Kenneth T. Bosley
Michael Ruby

Debra Wiley - RE: Sparks Valley HOH

From: John Beverungen
To: Patricia A. Malone
Date: 3/6/2014 12:04 PM
Subject: RE: Sparks Valley HOH
CC: Debra Wiley

Ms. Malone,

In response to your inquiry, please be advised that it is the Department of PAI, not this Office, that technically has custody of and maintains the files for development projects for which hearings are held. BCC 32-4-227(c). The law provides that the "Development Plan" shall be included in such a file, and I have verified that the 4 sheet Development Plan (stamped as received December 12, 2013) is contained within the PAI file (No. 08-0722). As you noted, two sheets of this four sheet plan, with red line changes, were submitted as Devs. Ex. Nos. 1A & 1B at the HOH.

John Beverungen
ALJ

>>> "Malone, Patricia A." <PAMalone@Venable.com> 3/5/2014 6:28 AM >>>
Judge Beverungen:
I just want to confirm that the Development Plan as filed (4 sheet plan) is, in fact, in and a part of your file. Developer's Exhibit 1A and 1B were just the sheets that had redlined changes. I should have made the original plan an exhibit in the case. Not doing so was a mistake on my part. Please let me know if there is anything I need to do to correct this.

Patsy

Sent with Good (www.good.com)

-----Original Message-----
From: John Beverungen [jbeverungen@baltimorecountymd.gov]
Sent: Tuesday, March 04, 2014 02:47 PM Eastern Standard Time
To: Malone, Patricia A.
Cc: Debra Wiley
Subject: Sparks Valley HOH

Ms. Malone,

We have received the sealed copy of the development plan in the above case, and the Order will be sent out

today or tomorrow.

The plan you dropped off had 4 pages, while only pages 3 and 4 of the Plan were submitted as exhibits 1A and 1B at the HOH. As such, I have removed pages 3 and 4 of the sealed plan, and marked them (consistent with the numbers used at the HOH) as Developer's Ex. Nos. 1A & 1B (**sealed**), to differentiate them from the unsealed exhibit.

Would you like to retrieve sheets 1 and 2 of the sealed plan, or we can recycle them?

John Beverungen
ALJ

CONNECT WITH BALTIMORE COUNTY

www.baltimorecountymd.gov

****
U.S. Treasury Circular 230 Notice: Any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (a) avoiding penalties that may be imposed under the Internal Revenue Code or by any other applicable tax authority; or (b) promoting, marketing or recommending to another party any tax-related matter addressed herein. We provide this disclosure on all outbound e-mails to assure compliance with new standards of professional practice, pursuant to which certain tax advice must satisfy requirements as to form and substance.
****
****
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****

Administrative Hearings - Residences at Spark Valley - HOH Case No. 08-0722 and Zoning Case No. 2013-0279-SPH

(Mike Ruby)

From: Administrative Hearings
To: mildmanneredcomm@aol.com
Date: 3/7/2014 11:19 AM
Subject: Residences at Spark Valley - HOH Case No. 08-0722 and Zoning Case No. 2013-0279-SPH
Attachments: 08-0722 and 2013-0279-SPH RESIDENCES AT SPARKS VALLEY AKA SPARKS CORPORATE CTR.doc

Good Morning,

Please find attached Judge Beverungen's decision in reference to the above subject matter.

Thank you.

Message Id:	5319F191.5AA : 229 : 52248
Subject:	Residences at Spark Valley - HOH Case No. 08-0722 and Zoning Case No. 2013-0279-SPH
Created By:	administrativehearings@baltimorecountymd.gov
Scheduled Date:	
Creation Date:	3/7/2014 11:19 AM
From:	Administrative Hearings

Recipients:

Recipient	Action	Date & Time	Comment
aol.com	Transferred	3/7/2014 11:19 AM	
To: mildmanneredcomm@aol.com (mildmanneredcomm@aol.com)			

Post Offices

Post Office	Delivered	Route
aol.com		aol.com

Files

File	Size	Date & Time
08-0722 and 2013-0279-SPH RESIDENCES AT SPARKS VALLEY AKA SPARKS CORPORATE CTR.doc	50688	3/4/2014 2:31 PM
MESSAGE	593	3/7/2014 11:19 AM
TEXT.htm	502	3/7/2014 11:19 AM

Options

Auto Delete:	No
Concealed Subject:	No
Expiration Date:	None
Notify Recipients:	Yes
Priority:	Standard
Reply requested by	None
Security:	Standard
To Be Delivered:	Immediate

Record Id

Record Id:	5319AB41.NCH_DOM.NCH_PO.100.1796364.1.5BB.1
Common Record Id:	5319AB41.NCH_DOM.NCH_PO.200.20000E5.1.4BB4F.1

Debra Wiley - Fwd: Re: Sparks HOH - 08-0722 & Case No. 013-0279-SPH

From: Kristen Lewis
To: Wiley, Debra
Date: 9/23/2013 10:09 AM
Subject: Fwd: Re: Sparks HOH - 08-0722 & Case No. 013-0279-SPH

Your welcome.

>>> Debra Wiley 9/23/2013 10:08 AM >>>
Thanks Kristen.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> Kristen Lewis 9/23/2013 10:05 AM >>>
Hi Debbie,

Im assuming we should have the file back until they are ready to continue and have them rescheduled together. Ill let June know to bring it back when she delivers the Admins tomorrow. Thanks,

Kristen

>>> Debra Wiley 9/23/2013 10:03 AM >>>
Hi Kristen,

Please see below and indicate whether the zoning case should be returned to your office. Thanks in advance.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> Debra Wiley 9/23/2013 10:01 AM >>>
Ok, thanks.

Debbie Wiley
Legal Administrative Secretary

Debra Wiley - Fwd: Re: Sparks HOH - 08-0722 & Case No. 013-0279-SPH

From: Kristen Lewis
To: Wiley, Debra
Date: 9/23/2013 10:06 AM
Subject: Fwd: Re: Sparks HOH - 08-0722 & Case No. 013-0279-SPH

Hi Debbie,

Im assuming we should have the file back until they are ready to continue and have them rescheduled together. Ill let June know to bring it back when she delivers the Admins tomorrow. Thanks,

Kristen

>>> Debra Wiley 9/23/2013 10:03 AM >>>
Hi Kristen,

Please see below and indicate whether the zoning case should be returned to your office. Thanks in advance.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> Debra Wiley 9/23/2013 10:01 AM >>>
Ok, thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> Darryl Putty 9/23/2013 9:52 AM >>>
You should probably contact the Zoning office (x3391). They may want it returned to them instead us.

Darryl

>>> Debra Wiley 9/23/2013 9:49 AM >>>
Darryl,

I will put the HOH file in the pick-up box for your office. In addition, should the zoning file be returned with the

HOH file since they need to be heard together?

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

>>> Darryl Putty 9/23/2013 9:40 AM >>>
Hi Debra,

Yes you could return the file to our office.

Darryl

>>> Debra Wiley 9/23/2013 9:24 AM >>>
Good Morning,

As you both know, the above case has been postponed indefinitely. This was as a result of Patsy Malone's letter of 9/5 in which she indicated "our engineers re-evaluated the Development Plan and have been working to revise the plan to address some of the concerns expressed ...".

In any event, Judge Beverungen is asking if the file should be returned to your office.

Please let me know your thoughts. Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Debra Wiley - Sparks Valley HOH

From: John Beverungen
To: pamalone@venable.com; werskine@offitkurman.com
Date: 9/5/2013 11:30 AM
Subject: Sparks Valley HOH
CC: Darryl Putty; Debra Wiley; Kristen Lewis

Counsel,

I am in receipt of Ms. Malone's request for postponement, which she indicates is unopposed. The request is granted, and this HOH and related zoning case are postponed indefinitely.

Counsel are responsible for the rescheduling of the hearing, and must contact the County's Department of PAI to select new dates.

John Beverungen
ALJ

Debra Wiley - Calendar Change - September

From: Debra Wiley
To: OAH Staff
Date: 9/5/2013 12:16 PM
Subject: Calendar Change - September
CC: Lewis, Kristen

Good Afternoon,

Please be advised that the following has been postponed to allow plan revision and County review:

Sparks Valley HOH & Case No. 2013-0279-SPH
September 12 **&** September 13, 2013

Please mark your calendars accordingly. Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

VENABLE® LLP

210 W. PENNSYLVANIA AVENUE SUITE 500 TOWSON, MD 21204
T 410.494.6200 F 410.821.0147 www.Venable.com

Patricia A. Malone
Of Counsel

t 410.494.6206
f 410.821.0147
pamalone@venable.com

HAND-DELIVERED

RECEIVED
SEP 05 2013
OFFICE OF ADMINISTRATIVE HEARINGS

September 5, 2013

The Honorable John E. Beverungen
Office of Administrative Hearings
105 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Hearing Officer's Hearing (HOH) and Petition for Special Hearing
(Residences @ Sparks Valley and 5, 9, and 15 Fila Way)
HOH Case No. 08-0722 and Zoning Case No. 2013-279-SPH

Dear Judge Beverungen:

On behalf of Developer Sparks Residential Enterprises LLC, I am writing to request a postponement of the combined Hearing Officer's Hearing and Petition for Special Hearing currently scheduled for September 12 and 13, 2013.

At the request of Counsel for Appellants' counsel, William Erskine, the hearing was postponed from the originally scheduled dates of August 15 and 16, 2013, to accommodate a scheduling issue. Taking advantage of that delay, Mr. Erskine and I then met to discuss his clients' concerns with the pending Development Plan.

As a result of that meeting, our engineers re-evaluated the Development Plan and have been working to revise the plan to address some of the concerns expressed. The engineers, however, will not be able to complete this work and have the plan reviewed by the relevant County agencies in time for the hearing next week.

At this time, I would ask that the hearing be postponed indefinitely to allow time for these efforts to be completed. I have advised Mr. Erskine of the status of the plan, and he does not object to my requested postponement. I will certainly work with him at the appropriate time to find agreeable dates for the continued hearing.

I appreciate your consideration of this request.

Very truly yours,

Patricia A. Malone

PAM/bl

cc: William Erskine, Esquire
Mr. Robert Elliott
Mr. Sebastian Ramirez
Ms. Wendy Cohen
Ms. Victoria Marzooghian
Mr. Darryl Putty, Project Manager

7065123 v1

KEVIN KAMENETZ
County Executive

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

August 15, 2013

Patricia A. Malone, Esquire
Venable, LLP
210 West Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

William E. Erskine, Esquire
Offit / Kurman
8171 Maple Lawn Boulevard, Suite 200
Maple Lawn, Maryland 20759

RE: Hearing Officer's Hearing (HOH) and Petition for Special Hearing
(Residence @ Sparks Valley and 5, 9, 15 Fila Way)
HOH Case No. 08-0722 and Zoning Case No. 2013-0279-SPH

Dear Counsel:

This letter is to confirm that the above-captioned matter has been scheduled for further proceedings on Thursday, September 12, 2013 and Friday, September 13, 2013, both at 10:00 AM in Room 205, of the Jefferson Building, 105 West Chesapeake Avenue, Towson, Maryland 21204.

By way of background, at the onset of the hearing held today, Justin Williams, Esq. from Venable, LLP, moved for a continuance.

By copy of this letter, I am informing all parties who appeared at today's hearing of the continued hearing dates, time and location.

Very truly yours,

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

c: Darryl Putty, Project Manager, Div. of Development Processing, PAI
Joseph Merrey, Office of Zoning Review, PAI
Robert Elliott, 1025 Cranbrook Road, Cockeysville, MD 21030
Sebastian Ramirez, 1905 Bond Road, Parkton, MD 21120
Wendy Cohen, P.O. Box 518, Sparks, MD 21152
Victoria Marzooghian, 1121 Saddle Creek Court, Sparks, MD 21152

Debra Wiley - Re: Today's hearings

From: Kristen Lewis
To: Wiley, Debra
Date: 8/15/2013 2:13 PM
Subject: Re: Today's hearings

Hi Debbie,

Yes those dates and times have been confirmed with Justin and I will be adding them on the calendar. I am gonna start the calendar today and should be done with it by tomorrow after I confirm a few other hearings. Thanks,

Kristen

>>> Debra Wiley 8/15/2013 12:39 PM >>>
Hi Kristen,

The Sparks Valley HOH and zoning case were opened and continued. Justin Williams appeared and indicated that all parties consented to the continuance, and that the new dates had been chosed: September 12 & 13, 10 AM, Room 205.

Can you confirm this so that I can send out a new letter to all parties who appeared?

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov

Debra Wiley - Sparks Valley HOH. PAI # 08-722

From: John Beverungen
To: Debra Wiley
Date: 8/15/2013 10:21 AM
Subject: Sparks Valley HOH. PAI # 08-722

Today's HOH was opened and continued. Developer's attorney, Justin Williams, appeared and indicated that all parties consented to the continuance, and that new dates had been chosen: September 12 & 13, 10am, Room 205.

John Beverungen - Sparks Valley Development Plan Hearing

From: John Beverungen
To: WErskine@offitkurman.com; pamalone@venable.com
Date: 08/05/13 3:40 PM
Subject: Sparks Valley Development Plan Hearing
CC: Arnold Jablon; Debra Wiley

Counsel,

I received today Mr. Erskine's request for postponement of the August 15 hearing in the above. Given the request is filed more than 5 business days prior to the hearing, it is the Director of the Department of Permits, Approvals and Inspections, Arnold Jablon, that under the Rules of this Office will make this decision.

I have copied Mr. Jablon on this e-mail, and would suggest that Mr. Erskine forward to his attention the postponement request.

John Beverungen
ALJ

8-12 Per John, no need to draft Order + the docs not need the file for hearing - to be opened + cont'd

Per Darye on 8-9, he believes counsel will come in + put on record they'd like + open + continue Req'd file fr. Dawn

John Beverungen - RE: Sparks Valley Development Plan Hearing

From: "Malone, Patricia A." <PAMalone@Venable.com>
To: John Beverungen <jbeverungen@baltimorecountymd.gov>, "WErskine@offitkurm...
Date: 08/05/13 3:43 PM
Subject: RE: Sparks Valley Development Plan Hearing
CC: "dputty@baltimorecountymd.gov" <dputty@baltimorecountymd.gov>
Attachments: ~WRD000.jpg; image001.jpg

Judge Beverungen:
We have agreed to reschedule. I have been in touch with the Project Manager Darryl Putty and your scheduling office to arrange alternate hearing dates.

Thanks.

Patsy

Patricia A. Malone, Esq. | Venable LLP
t 410.494.6206 | f 410.821.0147 |
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

PAMalone@Venable.com | www.Venable.com

From: John Beverungen [mailto:jbeverungen@baltimorecountymd.gov]
Sent: Monday, August 05, 2013 3:40 PM
To: WErskine@offitkurman.com; Malone, Patricia A.
Cc: Arnold Jablon; Debra Wiley
Subject: Sparks Valley Development Plan Hearing

Counsel,

I received today Mr. Erskine's request for postponement of the August 15 hearing in the above. Given the request is filed more than 5 business days prior to the hearing, it is the Director of the Department of Permits, Approvals and Inspections, Arnold Jablon, that under the Rules of this Office will make this decision.

I have copied Mr. Jablon on this e-mail, and would suggest that Mr. Erskine forward to his attention the postponement request.

John Beverungen
ALJ

CONNECT WITH BALTIMORE COUNTY

Offit | Kurman
Attorneys At Law

JB 8-15-13
Hold - Sparks +

William E. Erskine, Esquire
Tel: 443-738-1563
WErskine@offitkurman.com

2013-0279-SPH

For File

August 1, 2013

John E. Beverungen
Administrative Law Judge
Office of Zoning
111 W. Chesapeake Avenue
Room 111
Towson, Maryland 21204

RECEIVED
AUG 05 2013
OFFICE OF ADMINISTRATIVE HEARINGS

Re: Entry of Appearance & Request for Continuance
Residences at Sparks Valley
Aka Sparks Corporate Center
Case No.: 013-0279-SPH

Dear Judge Beverungen:

I have recently been retained by the Sparks-Glenco Community Planning Council, Inc., Karen Goshaney and Helen Goshaney to represent their respective interests in the above captioned matter which I understand to be currently scheduled for a Development Plan Hearing on Thursday, August 15, 2013 beginning at 10:00 a.m. The current scheduled hearing date presents a practical difficulty for me and my clients because I am currently scheduled to be on a family vacation from August 14th through August 23rd. Additionally, my clients and I require additional time to review and evaluate a revised storm water management plan that was recently submitted as part of this proposed development project. In light of the foregoing, I am respectfully requesting that the Development Plan Hearing date be postponed and rescheduled. Prior to submitting this written postponement request, I did call the Applicant's attorney, Patricia Malone, in an effort to seek her position with respect to this postponement request. Unfortunately, Ms. Malone was not in the office at the time that I called. Nonetheless, I will certainly convey her position with respect to this request to you as soon as I hear back from her.

Thank you in advance.

William E. Erskine

CC: Patricia Malone, Esq.
Kristen Burger
Karen Goshaney
Helen Goshaney

Debra Wiley - RE: Sparks Valley HOH

From: "Malone, Patricia A." <PAMalone@Venable.com>
To: 'John Beverungen' <jbeverungen@baltimorecountymd.gov>
Date: 3/5/2014 6:28 AM
Subject: RE: Sparks Valley HOH
CC: 'Debra Wiley' <dwiley@baltimorecountymd.gov>

Judge Beverungen:
I just want to confirm that the Development Plan as filed (4 sheet plan) is, in fact, in and a part of your file. Developer's Exhibit 1A and 1B were just the sheets that had redlined changes. I should have made the original plan an exhibit in the case. Not doing so was a mistake on my part. Please let me know if there is anything I need to do to correct this.

Patsy

Sent with Good (www.good.com)

-----Original Message-----
From: John Beverungen [jbeverungen@baltimorecountymd.gov]
Sent: Tuesday, March 04, 2014 02:47 PM Eastern Standard Time
To: Malone, Patricia A.
Cc: Debra Wiley
Subject: Sparks Valley HOH

Ms. Malone,

We have received the sealed copy of the development plan in the above case, and the Order will be sent out today or tomorrow.

The plan you dropped off had 4 pages, while only pages 3 and 4 of the Plan were submitted as exhibits 1A and 1B at the HOH. As such, I have removed pages 3 and 4 of the sealed plan, and marked them (consistent with the numbers used at the HOH) as Developer's Ex. Nos. 1A & 1B (**sealed**), to differentiate them from the unsealed exhibit.

Would you like to retrieve sheets 1 and 2 of the sealed plan, or we can recycle them?

John Beverungen
ALJ

CONNECT WITH BALTIMORE COUNTY

www.baltimorecountymd.gov

****

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****

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****

Debra Wiley - RE: Sparks Valley HOH

From: "Malone, Patricia A." <PAMalone@Venable.com>
To: John Beverungen <jbeverungen@baltimorecountymd.gov>
Date: 3/4/2014 4:02 PM
Subject: RE: Sparks Valley HOH
CC: Debra Wiley <dwiley@baltimorecountymd.gov>
Attachments: ~WRD000.jpg; image001.jpg

We can pick them up next time we come over if you will leave them out front.

Thanks.

Patsy

Patricia A. Malone, Esq. | Venable LLP
t 410.494.6206 | f 410.821.0147
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204
PAMalone@Venable.com | www.Venable.com

From: John Beverungen [jbeverungen@baltimorecountymd.gov]
Sent: Tuesday, March 04, 2014 2:47 PM
To: Malone, Patricia A.
Cc: Debra Wiley
Subject: Sparks Valley HOH

Ms. Malone,

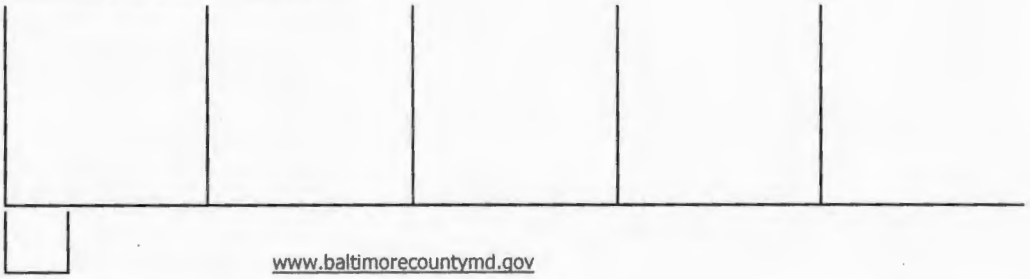
We have received the sealed copy of the development plan in the above case, and the Order will be sent out today or tomorrow.

The plan you dropped off had 4 pages, while only pages 3 and 4 of the Plan were submitted as exhibits 1A and 1B at the HOH. As such, I have removed pages 3 and 4 of the sealed plan, and marked them (consistent with the numbers used at the HOH) as Developer's Ex. Nos. 1A & 1B (**sealed**), to differentiate them from the unsealed exhibit.

Would you like to retrieve sheets 1 and 2 of the sealed plan, or we can recycle them?

John Beverungen
ALJ

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

****
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Search Help

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: District - 08 Account Number - 2300009930

Owner Information

Owner Name:	SPARKS RESIDENTIAL ENTERPRISES LLC	**Use:**	INDUSTRIAL
		Principal Residence:	NO
Mailing Address:	STE 200 9475 DEERECO RD LUTH-TIMONIUM MD 21093-2122	**Deed Reference:**	1) /32997/ 00480 2)

Location & Structure Information

Premises Address:	5 FILA WAY 0-0000	**Legal Description:**	5.274 AC 5 FILA WAY SS SPARKS CORPORATE CENTER

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1
0042	0004	0545		0000			8	2011	Plat Ref:	0073/ 0011

Special Tax Areas: Town: NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
			5.2700 AC	07

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

Value Information

	Base Value	Value As of 01/01/2011	Phase-in Assessments As of 07/01/2012	As of 07/01/2013
Land:	718,100	527,400		
Improvements	0	0		
Total:	718,100	527,400	527,400	527,400
Preferential Land:	0			0

Transfer Information

Seller:	Date: 01/03/2013	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: /32997/ 00480	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2012	07/01/2013
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt:
Exempt Class:

Special Tax Recapture: NONE

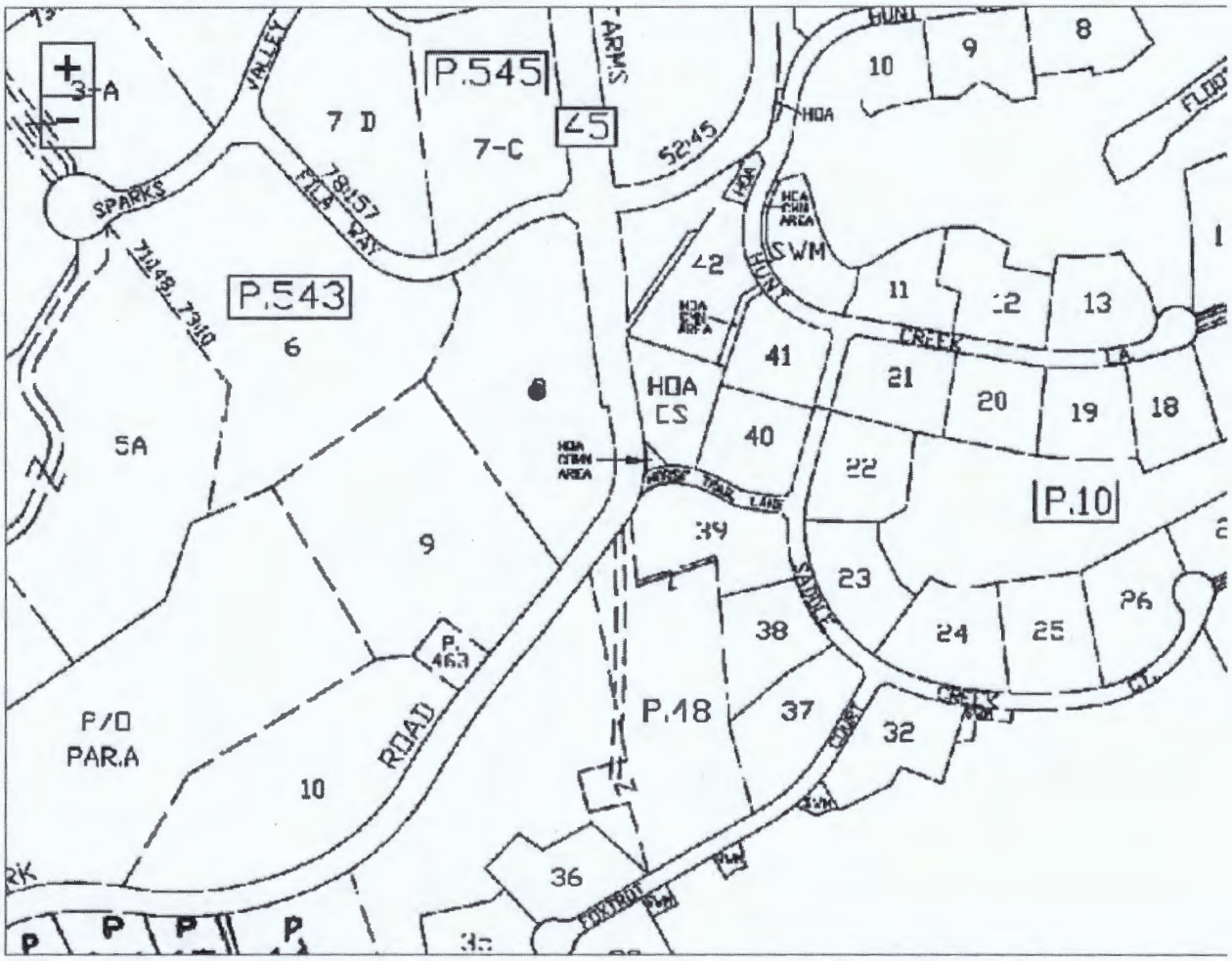
Homestead Application Information

Homestead Application Status: No Application

New Search

Baltimore County

District: 08 **Account Number: 2300009930**



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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.

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Search Help

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: District - 08 Account Number - 2300009931

Owner Information

Owner Name:	SPARKS RESIDENTIAL ENTERPRISES LLC	**Use:**	INDUSTRIAL
		Principal Residence:	NO
Mailing Address:	STE 200 9475 DEERECO RD LUTH-TIMONIUM MD 21093-2122	**Deed Reference:**	1) /32997/ 00480 2)

Location & Structure Information

Premises Address:	9 FILA WAY 0-0000	**Legal Description:**	6.014 AC 9-11 FILA WAY SSR SPARKS CORPORATE CENTER

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1
0042	0004	0545		0000			9	2011	Plat Ref:	0073/ 0011

Special Tax Areas: **Town:** NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
			6.0100 AC	07

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

Value Information

	Base Value	Value As of 01/01/2011	Phase-in Assessments As of 07/01/2012	As of 07/01/2013
Land:	493,000	300,700		
Improvements	0	0		
Total:	493,000	300,700	300,700	300,700
Preferential Land:	0			0

Transfer Information

Seller:	**Date:** 01/03/2013	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /32997/ 00480	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2012	07/01/2013
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

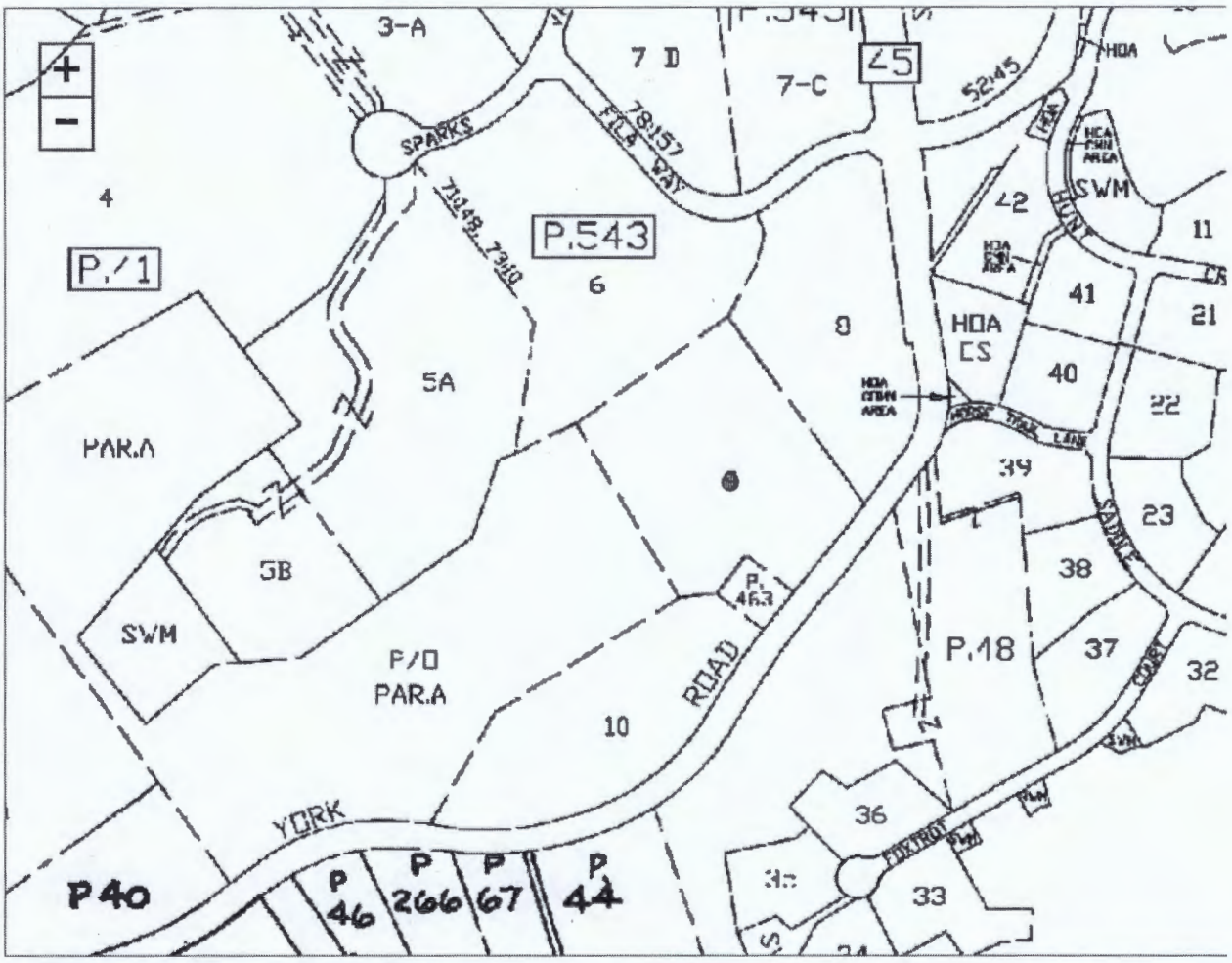
Homestead Application Information

Homestead Application Status: No Application

New Search

Baltimore County

District: 08 Account Number: 2300009931



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Search Help

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration

Account Identifier: District - 08 Account Number - 2300009932

Owner Information

Owner Name:	SPARKS RESIDENTIAL ENTERPRISES LLC	**Use:**	INDUSTRIAL
		Principal Residence:	NO
Mailing Address:	STE 200 9475 DEERECO RD LUTH-TIMONIUM MD 21093-2122	**Deed Reference:**	1) /32997/ 00480 2)

Location & Structure Information

Premises Address:	15 FILA WAY 0-0000	**Legal Description:**	5.069 AC 15 FILA WAY SSR SPARKS CORPORATE CENTER

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1
0042	0004	0545		0000			10	2011	Plat Ref:	0073/ 0011

Special Tax Areas:	**Town:**	NONE	
	Ad Valorem:		
	Tax Class:		

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
			5.0600 AC	07

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

Value Information

	Base Value	Value As of 01/01/2011	Phase-in Assessments As of 07/01/2012	As of 07/01/2013
Land:	146,200	146,200		
Improvements	0	0		
Total:	146,200	146,200	146,200	146,200
Preferential Land:	0			0

Transfer Information

Seller:	**Date:** 01/03/2013	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /32997/ 00480	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2012	07/01/2013
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	

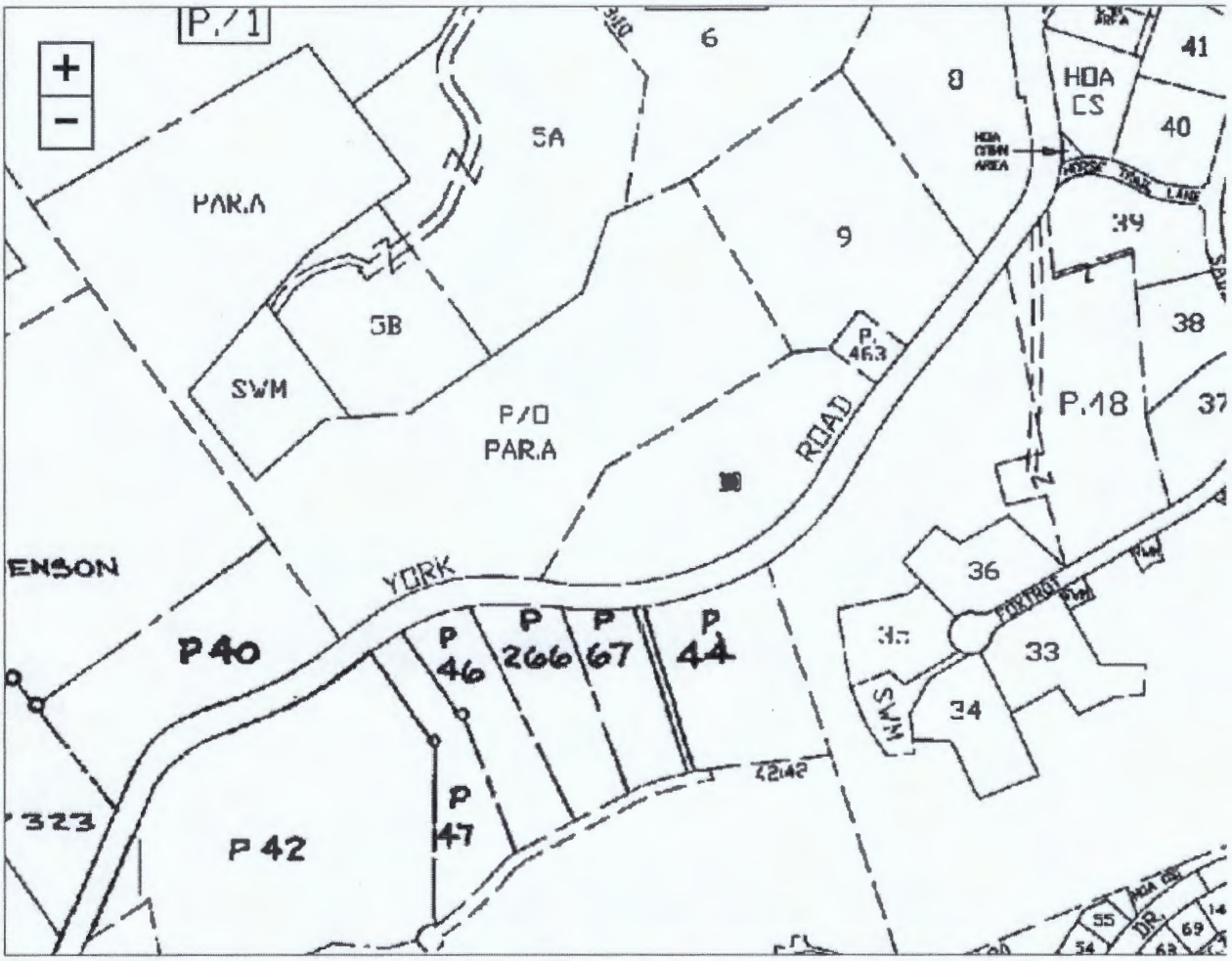
Homestead Application Information

Homestead Application Status: No Application

New Search

Baltimore County

District: 08 **Account Number: 2300009932**



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CASE NAME Residences @ Sparks Valley
CASE NUMBER 08-0722
DATE 2-21-14

Developer's

~~CITIZEN~~'S SIGN - IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
GEORGE OBRECHT	9475 DEERECO RD	TIMONIUM MD 21093	gfo@OBRECHTPROPERTIES.COM
KENNETH T. BOSLEY	~~BOX~~ 585, SPARKS, ~~MD~~	SPARKS, Md. 21152	
→ "Citizen"			

PLEASE PRINT CLEARLY

CASE NAME RESIDENCES @ SPARKS VALLEY
CASE NUMBER 08-0722
DATE 2/21/2014 +

PETITIONER'S SIGN-IN SHEET

Case No. 2013-0279-SPH

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Chuck Phillips	936 Ridgebrook Road	Sparks MD 21152	charles.phillips@kci.com
Matthew S Sichel	" " "	" " "	matthew.sichel@kci.com
~~Kay HOPKINS~~	" " "	" " "	R.HOPKINS@KCI.COM
MICKEY CORNELIUS	9700 Franklin Sq Dr, Ste H	Baltimore MD 21236	mcornelius@trafficgroup.com
Patricia A. Malone	210 W. Penn Suite 500	Towson MD 21204	pamalone@venable.com
Justin Williams	" "	" "	justin.williams@venable.com
~~STEVEN HARDEN~~		Columbia MD 21045	sharden@ryland.com
Andrea Lake	936 Ridgebrook Road	Sparks MD 21152	andrea.lake@kci.com
John Bremerman	9475 Deereco Rd 200	Timonium, MD.	JBREMERMANN@OBRECHTPROPERTIES.COM

PLEASE PRINT CLEARLY

CASE NAME Residences at Sparks Valley
CASE NUMBER 2013-279 / PAS # 08-722
DATE 8-15-13

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Justin Williams	210 W. Pennsylvania Ave Towson, MD 21204		justin.williams@verable.com

PLEASE PRINT CLEARLY

CASE NAME RESIDENCES @ SPARKS VALLEY
CASE NUMBER 08-0722
DATE 2/21/2014

CITIZEN'S SIGN - IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
ROBERT ELLIOTT HENDERSEN-WEAR	1025 CRANBROOK RD	COCKEYSVILLE 21030	Rellott@henwebb.com
Mary Jane Goshorn	13445 York	Sparks MD 21152	maryjanegoshorn@
Kirsten Burger	1906 Corbridge La.	Monkton 21111	Kirstenburger@Comcast.net
Karen Goshorn	13445 York RD	Sparks MD 21152	Kkarengosh@comcast.net
K. Bosley	Box 585	Sparks MD 21152	
KENNETH T. BOSLEY	14611 YORK Rd Bx 585	SPARKS, MD 21152	
	GO Shaney		

PLEASE PRINT CLEARLY

CASE NAME Residences @ Sparks Valley
CASE NUMBER PAT #08-0722
DATE 8/15/2013

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
ROBERT ELLIOTT	1025 CRANBROOK RD	COCKEYSVILLE MD 21030	RELLIOTT@HENLEY.CO
SEBASTIAN RAMIREZ	1905 BOND RD	PARKTON MD 21120	
WENDY COHEN	P.O. BOX 518	SPARKS, MD 21152	
Victoria Margoghian	1121 Saddle Creek Ct.	Sparks MD 21152	Vickimarg@Yahoo.com

PLEASE PRINT CLEARLY

CASE NAME RESIDENCES @ SPARKS VALLEY
CASE NUMBER 08-0722
DATE 2/21/2014

COUNTY REPRESENTATIVE'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
DAVID LYKENS	DEPS		5959
JEAN TANSEY	DPR fm REC & PARKS		x3757
Dennis Kennedy	DPR		x 3757
BRAD KNATZ	REAL ESTATE		3254
JOE MEZREY	ZONING		3391
Jenifer Nugent	Planning		3499
DARRYL PUTTY	PAI - DEV. MAN.		x0716

PLEASE PRINT CLEARLY

CASE NAME PAI # 08-0722
CASE NUMBER Residences @ Sparks Valley
DATE 8/15/2013

COUNTY REPRESENTATIVE'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Joseph Merrey	PDM - Zoning Review		x3391

Sparks Valley

Case No.: HOH # 08-722 Case No. 2013-0279-SPH

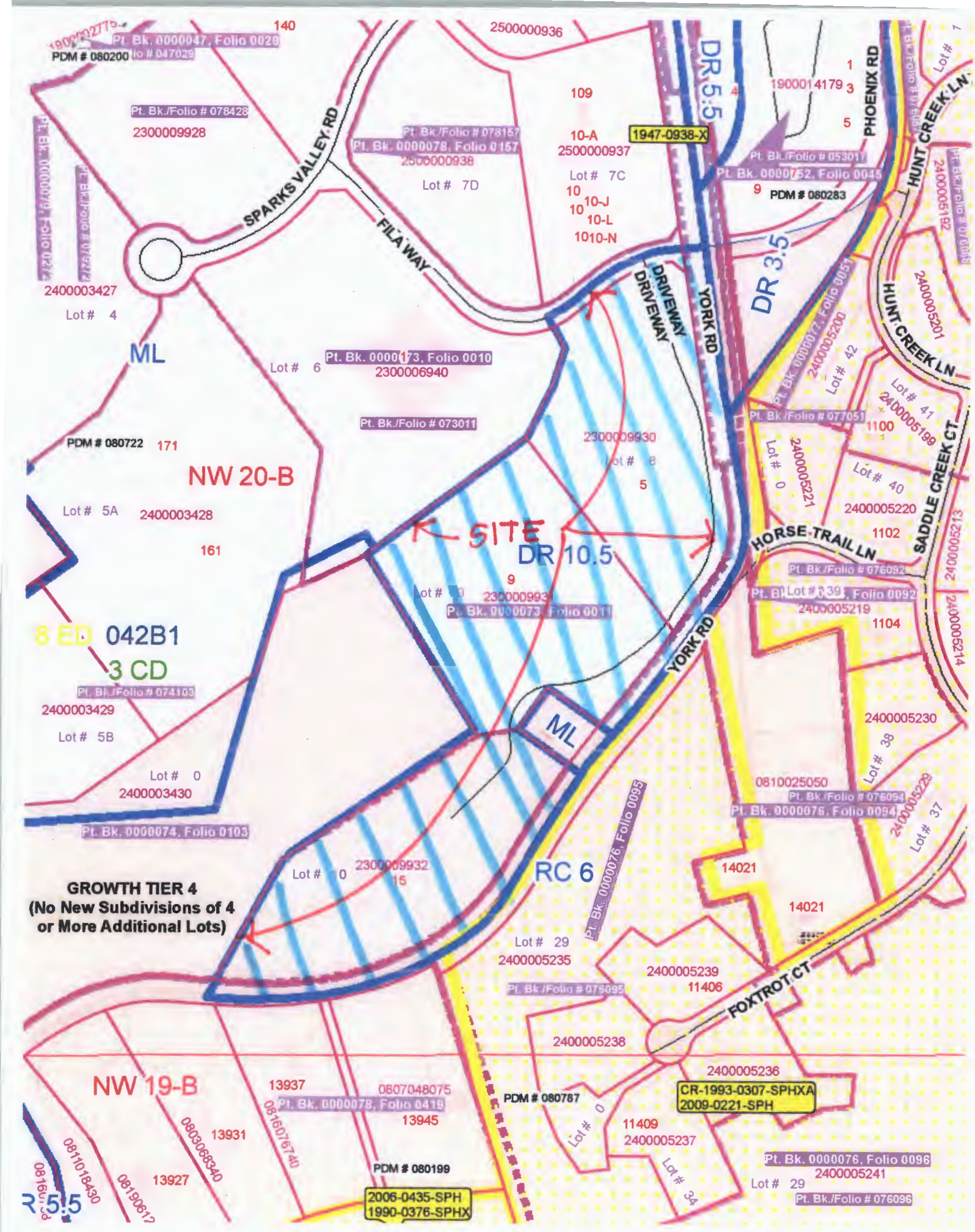
Exhibit Sheet

Petitioner/Developer ~~Respondent~~ COUNTY

No. 1	1A, 1B > 2 sheet Dev. Plan (redline)	School Analysis
No. 2	My Neighborhood Map	Pattern Book Rev. date Feb. 19, 2014
No. 3	Charles Phillips CV	
No. 4	color exhibit - Residences at Sparks Valley	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

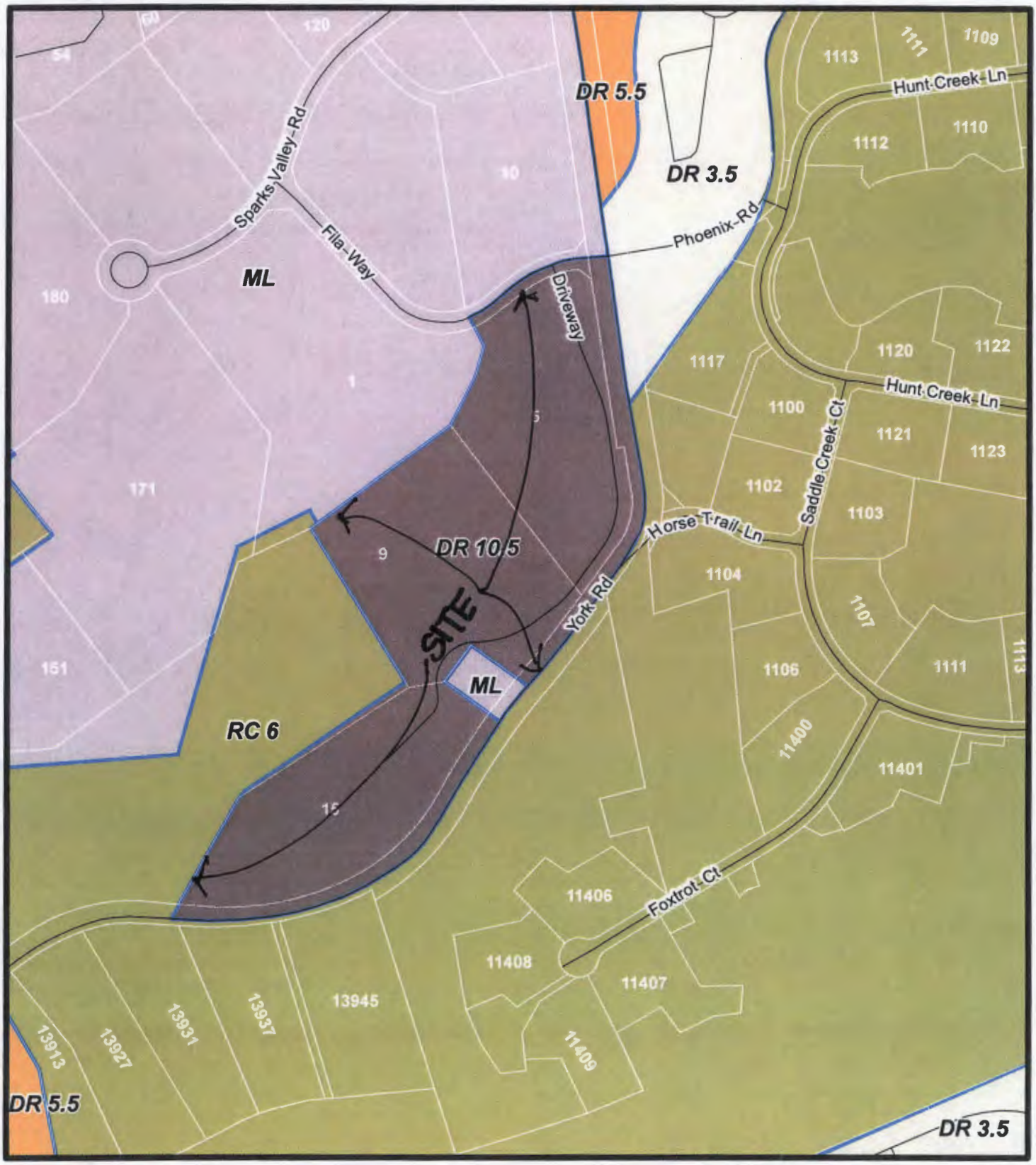
NO. 1A, 1B > 2 sheet Dev. Plan (Sealed) (rec'vd. 3-4-14)

Original Exhibits are included in the HOH file.



2013-0279-SPH

Current Zoning May 22, 2013

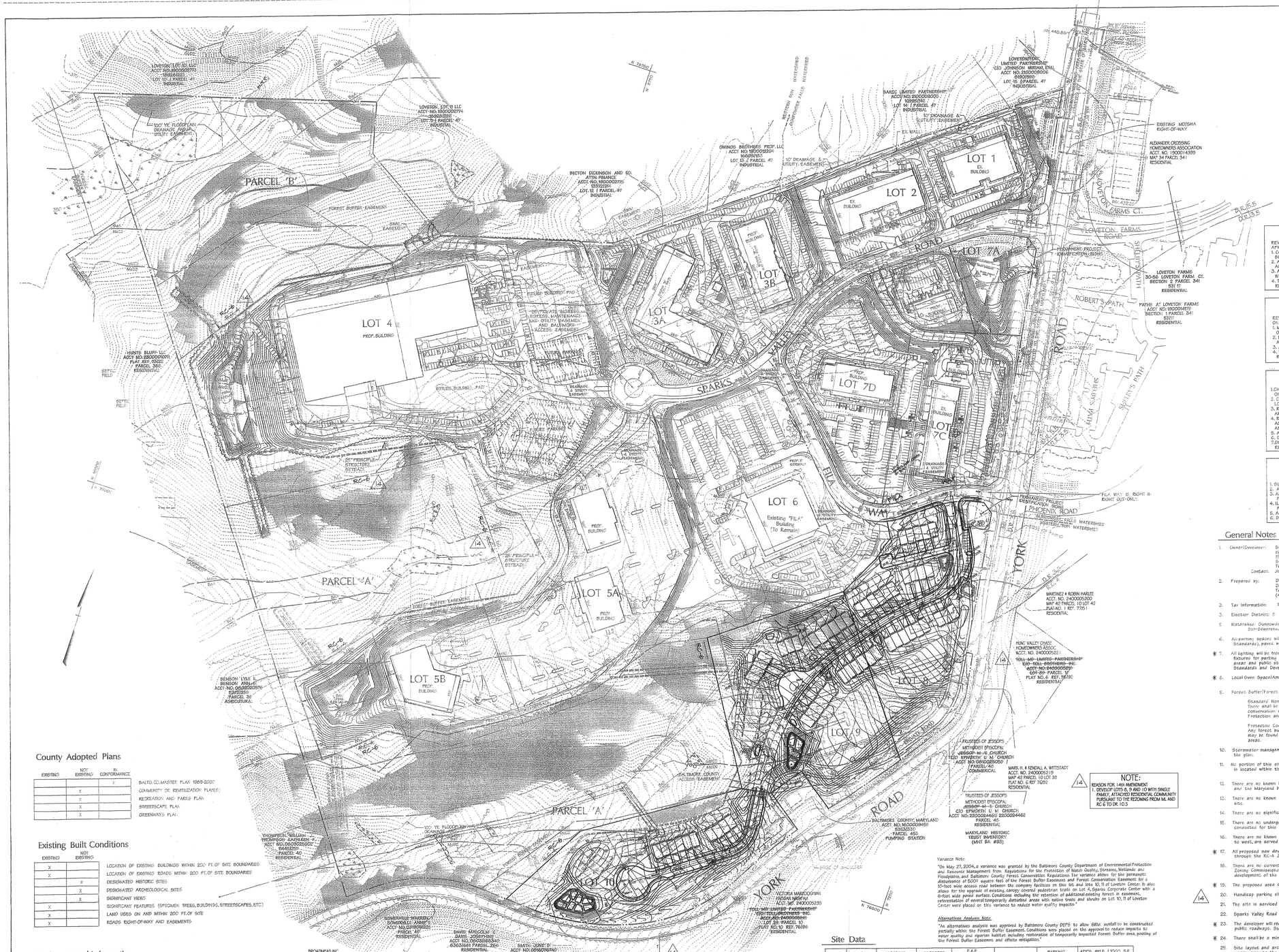


Map prepared by:
Baltimore County Office of Planning
The Jefferson Building
105 W. Chesapeake Avenue, Ste 101
Towson, MD 21204

N

0 175 350 700
Feet

0279-SPH



Site Development Data

Phase	1
Dev. Schedule	1989 INFRASTRUCTURE, 2010 PARCEL DEVELOPMENT
Zoning	RC-4, ML
Zone RC-4 Area	32.5 Acres
Zone ML Area	87.25 Acres
Net Area	115.5 Acres
Gross Area	119.75 Acres
Dwelling Units Allowed in RC-4 Zone	7 Units within 30% of Land/ 70% in Conservation
Dwelling Units Proposed in RC-4	0 Units
Total Sq. Ft. Allowed in ML Zone	7,603,834 Sq. Ft.
Total Sq. Ft. Proposed in ML Zone	1,147,305 Sq. Ft.
Open Space Required	N/A in ML Zone
Open Space Proposed	38.1 Acres
Parking Required	2,112 See Chart Below
Parking Proposed	2,531 See Chart Below
ADTs	8,597 See Chart Below

⚠14 THIS CHART WILL BE UPDATED FOR FINAL * SUBMITTAL. SEE NEW CHART ON SHEET 2 FOR DR-10.5 AREA

VICINITY MAP

SCALE: 1"=2000'

NOTE: 8TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

LEGEND

- ZONING DELINEATION
- PROPERTY BOUNDARY
- MINIMUM BUILDING SETBACK
- EXISTING 10' WOOD CHIP TRAIL
- 25' PRINCIPAL STRUCTURE SETBACK
- FOREST CONSERVATION EASEMENT
- FBE — FBE FOREST BUFFER EASEMENT
- WATERSHED DIVIDE
- EXISTING WETLANDS
- EXISTING STREAM
- EXISTING STREAM HEAD
- EXISTING CONTOURS
- EXISTING TREE LINE
- STEEP SLOPES >25%
- SOILS DELINEATION

⚠ NOTE
REVISED PLAN PER DRC #0401028 ON APRIL 1, 2003
1. COMBINED BLDG. A&B ON LOT 1 INTO ONE BUILDING WITH 25,313 S.F.
2. ADJUSTED THE PARKING AND NOTES ACCORDINGLY.
3. ADDED SEWER LINES ON LOT 1, WHICH WAS REMOVED DURING PREVIOUS REFINEMENTS.
4. THE DRC RECOMMENDED A DEVELOPMENT PLAN REFINEMENT ON 4/11/2002.

⚠ NOTE
REVISED PLAN PER DRC #1230020 ON DEC 30, 2002
1. MODIFY THE BUILDING SHAPE AND PROGRAM ON LOT 4.
2. ILLUSTRATE FUTURE BUILDING EXPANSION AREA ON LOT 4.
3. AMEND THE SITE DATA ACCORDINGLY.
4. THE DRC RECOMMENDED A DEVELOPMENT PLAN REFINEMENT ON DECEMBER 30, 2002.

⚠ NOTE
REASON FOR 7TH REFINEMENT
1. CHANGE STORM WATER MANAGEMENT OUTFALL ON LOT 4.
2. CHANGE BUILDING AND PARKING LAYOUT ON LOTS 3 AND 7.
3. REDUCE SIZE OF STORM WATER MANAGEMENT AREA ON LOT 7.
4. RELOCATED 20' WIDE BALTIMORE COUNTY ACCESS EASEMENT FROM LOTS 3 TO LOTS 2 AND 4.
5. ADJUSTED SITE DATA ACCORDINGLY.
6. DRC #0510004
7. DRC RECOMMENDED A DEVELOPMENT PLAN REFINEMENT ON 6/17/04

⚠ NOTE
REASON FOR 8TH REFINEMENT
1. SUBDIVIDE LOT 7 INTO 4 LOTS (7A,7B,7C AND 7D)
2. ADJUST BUILDING AND PARKING AREAS.
3. ADJUST EASEMENTS TO CONFORM TO RECORD PLAT.
4. ILLUSTRATE BUILDINGS AS EXISTING OR PROPOSED
5. ADJUST SITE DATA ACCORDINGLY.
6. DRC NO. 0117002 APPROVED 01/02/06

⚠ NOTE
REVISED PLAN PER DRC #0313006 COMMENTS AND THE FOLLOWING
1. REMOVED OR ADJUSTED EASEMENT LOCATIONS
2. MINOR REVISIONS TO PARKING LAYOUTS AND BUILDING SHAPE
3. REMOVED OPEN SPACE NOTATION AND CALLED PARCEL 'A'

⚠ NOTE
REVISED PLAN PER DRC #0313006 OLD BUSINESS DRC MEETING OF JULY 24, 2006.
1. CHANGE LOT LINE BETWEEN 4 & 5A.
2. ADD ACCESS EASEMENT FOR STORM WATER MANAGEMENT.
3. CHANGE HOUSE NUMBERS.
4. RENAME STORM WATER MANAGEMENT EASEMENT.
5. REVISED SETBACK TO BE 25' OFF FBE.
6. ADD STREET NAMES.

⚠ NOTE
REVISE PLAN PER DRC #0308015 & 0122015 PDM #08-722
1. REVISED BUILDINGS AND PARKING LOTS FOR LOTS 1 AND 2.
2. REVISED BUILDINGS AND PARKING LOTS, AND LOT LINE FOR LOTS 5A AND 5B.
3. ADDED PARCEL 'B'.
4. REVISED FOREST BUFFER, EASEMENT AND SETBACKS
5. REVISED RC&NC ZONING LINE.
6. REVISED LOT LINE OF LOT 4 TO OWNER.

⚠ NOTE
REVISED PLAN PER DRC #1001015 ON OCTOBER 1, 2007
1. CHANGE BUILDINGS ON LOT 2 TO ONE BLDG.
2. ADJUSTED THE PARKING AND NOTES ACCORDINGLY.
3. DRC RECOMMENDED A DEVELOPMENT PLAN REFINEMENT 10/11/2007.

⚠ NOTE
REASON FOR 12TH REFINEMENT
1. REMOVE EASEMENT PROVIDED FOR LOT 3B WATER METER, PER DRC #1006014

⚠ NOTE
REASON FOR 13TH REFINEMENT
1. AMEND PROPOSED BUILDING AND PARKING AREAS IN LOT 4.
2. AMEND STORMWATER MANAGEMENT OUTFALL FOR LOT 3 AND STORMWATER MANAGEMENT EASEMENT.
3. ADJUST SITE DATA ACCORDINGLY.

PDM #08-722

⚠ NOTE
REASON FOR 9TH REFINEMENT
1. TO ADJUST STORMWATER MANAGEMENT EASEMENT FOR POND
2. DRC NO. 0605068 LETTER APPROVED ON JUNE 2, 2006

⚠ NOTE
REASON FOR 10TH REFINEMENT
1. SUBDIVIDE BUILDING AND USE IN LOT 7B
2. ADJUSTED THE PARKING AND NOTES ACCORDINGLY.
3. ADD EASEMENT TO PROVIDE WATER METER FOR LOT 7B
4. DRC #0402078 LETTER APPROVED ON APRIL 12, 2007

⚠ NOTE
REASON FOR 11TH REFINEMENT
1. SUBDIVIDE LOT 2 INTO 2 LOTS (3A,3B)
2. ADD EASEMENT TO PROVIDE WATER METER FOR LOT 3B
3. DRC #0102076 LETTER APPROVED ON JANUARY 11, 2007
4. AMEND LOT 4 STORMWATER MANAGEMENT FACILITY AND ADD SWM EASEMENT FOR OUTFALL PIPES.

DATA SOURCES:
1. EXISTING TOPOGRAPHY LINES ARE FROM ELECTRONIC FILE PREPARED BY DEWBERRY AND DAVIS NOVEMBER 1994.
2. OFFSITE TOPOGRAPHY INFORMATION WEST OF PROPERTY WAS DIGITIZED FROM "HOWARD PROPERTY" SITE DEVELOPMENT PLAN, DATED 4-6-82.
3. TOPOGRAPHY INFORMATION SHOWN EAST OF YORK ROAD AND NORTH OF PHOENIX ROAD WAS DIGITIZED FROM 200' SCALE AERIAL PHOTOGRAPHS FOR LOVETON PARKS 2287.
4. ALL OTHER TOPOGRAPHY INFORMATION OUTSIDE PROPERTY EXCEPT WHERE NOTED WAS DIGITIZED FROM 200 SCALE COUNTY MAPS.
5. BOUNDARY SURVEY WAS PREPARED BY DMW, JAN. 1998.
6. ZONING LINES TAKEN FROM BALTIMORE COUNTY 1"=200' ZONING MAPS.
7. UTILITY INFORMATION SHOWN HEREON TAKEN FROM BALTIMORE COUNTY RECORD DRAWINGS AND FROM DMW ELECTRONIC FILE SHOWN OF AND INDICATIVE DATED 11/30
8. SOIL INFORMATION SHOWN WAS DIGITIZED FROM THE BALTIMORE COUNTY SOILS SURVEY MANUAL 1976.
9. FILA PARKING LOT ADDITION AND NEW ENTRANCE ROAD INFORMATION FROM CONSTRUCTION DRAWINGS PREPARED BY DMW DATED 7-15-97.
10. WETLANDS AND STREAMS WERE FIELD LOCATED, OCTOBER 1990 BY DMW, AND APPROVED BY DERM.
11. FOREST BUFFER LIMITS WERE APPROVED BY D.E.P.R.M. ON APRIL 1, 1993.

County Adopted Plans

EXISTING	NOT EXISTING	IN CONFORMANCE	
		X	BALTO. CO. MASTER PLAN 1989-2000
	X		COMMUNITY OR REVITALIZATION PLANS
	X		RECREATION AND PARKS PLAN
	X		STREETSCAPE PLAN
	X		GREENWAYS PLAN

Existing Built Conditions

EXISTING	NOT EXISTING	
X		LOCATION OF EXISTING BUILDINGS WITHIN 200 FT. OF SITE BOUNDARIES
X		LOCATION OF EXISTING ROADS WITHIN 200 FT. OF SITE BOUNDARIES
	X	DESIGNATED HISTORIC SITES
	X	DESIGNATED ARCHEOLOGICAL SITES
	X	SIGNIFICANT VIEWS
X		SIGNIFICANT FEATURES (SPECIMEN TREES, BUILDINGS, STREETSCAPES, ETC.)
X		LAND USES ON AND WITHIN 200 FT. OF SITE
X		ROADS TO/OFF OF/WAY AND EASEMENTS

Environmental Information

EXISTING	NOT EXISTING	FIELD DELINEATED	FIELD VERIFIED	
X		X		TOPOGRAPHY AND STREET (MINIMUM 5 FT. CONTOUR, APPROPRIATELY LABELED)
X		X		SLOPES GREATER THAN 25%
X				100 YEAR FLOODPLAIN (APPROXIMATE)
X				SOILS MAPPED ACCORDING TO SOIL SURVEY BALTIMORE COUNTY, MARYLAND
X			X	STREAMS, SEEPS, PONDS OR OTHER BODIES SHOWN ON SITE AND WITHIN 200 FT. OF SITE BOUNDARIES
X		X	X	WETLANDS
X				FOREST BUFFER LIMITS INCLUDING ADJUSTMENTS FOR STEEP SLOPES AND/OR ERODIBLE SOILS
X		X	X	LAND COVER ON AND WITHIN 200 FT. OF SITE
	X			SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES
	X			WELLS ON SITE AND WITHIN 100 FT. OF SITE
	X			SEPTIC ON SITE AND WITHIN 100 FT. OF SITE
	X			UNDERGROUND FUEL TANKS ON SITE AND WITHIN 100 FT. OF SITE
	X			SOIL EVALUATION TESTS (PERC TESTS)

Development Plan

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE HEARING OFFICER'S ORDER DATED JULY 10, 1998, AND HAVE PREPARED WITH DUE DILIGENCE THIS DEVELOPMENT PLAN PURSUANT TO THAT ORDER.

CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE VIOLATIONS THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONSTRUCTION SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

SOILS LEGEND

SYMBOL	NAME	HYDRO-LOGIC GROUP
BaA	BALE SILT LOAM, 0 TO 3 PERCENT SLOPES	D
BaB	BALE SILT LOAM, 3 TO 8 PERCENT SLOPES	D
GdB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GdC2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
GnE	GLENVILLE SILT LOAM, 5 TO 8 PERCENT SLOPES	C
MbC2	MANOR LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MbD3	MANOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
MdB2	MANOR CHANNERY LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
MdC2	MANOR CHANNERY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED	B
MdD2	MANOR CHANNERY LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
MdE3	MANOR CHANNERY LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B
MaE	MANOR, SOILS, 25 TO 50 PERCENT SLOPES	B
MhE	MANOR AND BRANDYWINE VERY STONY LOAMS, 25 TO 65 PERCENT SLOPES	B

Site Data

LOT NO.	LOT AREA	PROPOSED USE	PROPOSED BUILDING S.F.	F.A.R. FLOOR AREA RATIO	PARKING REQUIRED	PARKING SHOWN	ADT'S @11.5 / 1000 S.F. (ASSUMES OFFICE PARK)
1	2.75 AC.	EX. OFFICE | FLEX	26,350 S.F. +/-	0.22	87	109	303
2	2.75 AC.	EX. OFFICE | FLEX	30,153 S.F. +/-	0.25	100	117	347
3A	3.94 AC.	OFFICE | FLEX	42,800 S.F. +/-	0.25	142	153	494
3B	2.87 AC.	OFFICE | FLEX	27,180 S.F. +/-	0.22	90	141	325
4	19.71 AC.	MANUFACTURING	153,762 S.F. +/-	0.18	60 *	178 **	1,765
5A	9.57 AC.	OFFICE | FLEX	120,000 S.F. +/-	0.30	396	476	1,380
5B	3.97 AC.	OFFICE | FLEX	25,000 S.F. +/-	0.20	82	82	288
6	8.10 AC.	EXISTING OFFICE	106,000 S.F. +/-	0.30	350	350	1,219
7A	1.45 AC.	SWM	N/A		N/A	N/A	N/A
7B	1.21 AC.	OFFICE | FLEX	6,810 S.F. +/-		35	63	80
7C	4.01 AC.	EX. BANK EX. OFFICE| FLEX EX. OFFICE| FLEX RESTAURANT	2,030 S.F. +/- 22,150 S.F. +/- 19,150 S.F. +/- 3,350 S.F. +/-	0.21	7 74 96 50	7 74 96 50	535
7D	3.87 AC.	OFFICE | FLEX	41,550 S.F. +/-		137	197	478
8	9.27 AC.	OFFICE | FLEX	58,000 S.F. +/-	0.30	186	186	644
9	6.01 AC.	OFFICE | FLEX	36,000 S.F. +/-	0.30	128	128	414
10	8.07 AC.	OFFICE | FLEX	22,000 S.F. +/-	0.30	82	82	281
FOREST CONLEAS	36.83 AC.	FOREST CONLEASE	0		0	0	0
TOTAL			1,147,305 S.F. +/-		2,112	2,531	8,697

* LOT 4 WILL PROVIDE PARKING FOR A MAXIMUM OF 60 EMPLOYEES ON THE LARGEST SHIFT.

** THIS TOTAL DOES NOT ACCOUNT FOR THE FUTRE PARKING ON LOT 4.

KCI TECHNOLOGIES — ENGINEERS, PLANNERS, SURVEYORS, CONSTRUCTION MANAGERS
936 Ridgebrook Road, Sparks, Maryland 21152, Telephone: (410) 316-7800, Fax: (410) 316-7849

⚠14 LOTS 8, 9 AND 10 TO BE DEVELOPED AS SINGLE FAMILY ATTACHED DWELLINGS PER ABOVE LAYOUT SEE SHEET 3 FOR 50 SCALE LAYOUT

⚠14 NOTE: REASON FOR 14th AMENDMENT
1. DEVELOP LOTS 8, 9 AND 10 WITH SINGLE FAMILY, ATTACHED RESIDENTIAL COMMUNITY PURSUANT TO THE REZONING FROM ML AND RC 6 TO DR 10.5

Variance Note:
"On May 27, 2004, a variance was granted by the Baltimore County Department of Environmental Protection and Resource Management from: Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains, and Baltimore County Forest Conservation Regulations. The variance allows for the permanent disturbance of 5001+ square feet of the Forest Buffer Easement and Forest Conservation Easement for a 10-foot wide access road between the company facilities on this lot and lots 10, 11 of Loveton Center. It also allows for the upgrade of existing, canopy-spaced pedestrian trails on Lot 4, Sparks Corporate Center with a 6-foot wide paved surface. Conditions including the retention of additional existing forest in easement, reforestation of several temporarily disturbed areas with native trees and shrubs on Lot 10, 11 of Loveton Center were placed on this variance to reduce water quality impacts."

Alternatives Analysis Note:
"An alternatives analysis was approved by Baltimore County DEPS to allow SWM outfall to be constructed partially within the Forest Buffer Easement. Conditions were placed on the approval to reduce impacts to water quality and riparian habitat, including restoration of temporarily impacted Forest Buffer area, posting of the Forest Buffer Easements and offsite mitigation."

General Notes

1. Owner/Developer: Bayerisches, LLC, c/o F.P. Gerschick & Sons, 10 West Aylesbury Road, Suite 400, Timonium, MD 21093. Contact: John Fremerman (410) 561-5856
2. Prepared by: Daft-McCune-Walker, Inc. (DMW) 200 East Pennsylvania Avenue, Towson, MD 21286 (410) 296-3333
3. Tax Information: Tax Map 42, Grid 04, Parcel 41, Account No. 1800007284
4. Election District: 8 Councilmanic District: 3 Census Tract No.: 4062
5. Watershed: Gunpowder Falls/Western Run Sub-Gunpowder: 3B Water-Gunpowder: 1
6. All parking spaces will be a minimum 8.5' x 18' (except for handicapped spaces, which will meet ADA Standards), paved with a durable, dustless surface and striped.
* 7. All lighting will be from concealed source type fixtures when located within 500' of York Road. All other fixtures for parking areas shall be arranged so as to reflect the light away from the adjacent residential and public streets. Light design shall be in accordance with the Illumination Engineering Society(ies) Standards and Developer Covenants.
* 8. Local Open Space/Amenity Open Space: None required
9. Forest Buffer/Forest Conservation Easement Notes:
   Standard Non-Disturbance Note:
   There shall be no clearing, grading, construction or disturbance of vegetation in the forest buffer/forest conservation easement, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
   Protective Covenants Note:
   Any forest buffer/forest conservation easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County, and which restrict disturbance and use of these areas.
10. Stormwater management, quality and quantity, will be managed in several above-ground facilities, as shown on the plan.
11. No portion of this site is located within a designated area of critical state concern, and no portion of the site is located within the Chesapeake Bay Critical Area.
12. There are no known historic structures in existence on this site per the Landmarks Preservation Commission and the Maryland Historic Trust inventory.
13. There are no known significant geologic formations, archeological sites, or endangered species habitats on the site.
14. There are no significant views on this site.
15. There are no underground fuel/storage tanks on the site. A Phase I environmental assessment has been conducted for this site.
16. There are no known wells or septic systems on or within 100 feet of the property. Adjacent properties, except for work, are served by public water and sewer.
* 17. All proposed new development will be located within the ML Zone except for several utility connections into or through the RC-4 Zone. All new development will be served by public water and sewer.
18. There are no current limitations established by the County Courts, County Board of Appeals, Planning Board and/or Zoning Commissioner or restrictive covenants recorded with individuals or groups which would limit the proposed development of the property.
* 19. The proposed area of disturbance is approximately 3,339,220 square feet or 76.66 acres.
20. Handicap parking shall be provided in accordance with the Maryland Building Code for the handicapped.
21. The site is serviced by Mass Transit Service.
22. Sparks Valley Road and Fila Way are proposed to be public.
* 23. The developer will request a variance to eliminate the construction of sidewalks on one side of the proposed public roadways. Sidewalks are required on both sides per the Public Works Standard Details.
* 24. There shall be a minimum of 60' between buildings.
25. Site layout and architectural elevations for the individual lots shall be submitted to the Office of Planning for review prior to the issuance of building permits. Plans and architectural elevations shall conform to the office guidelines section of the Comprehensive Manual of Development Policies.
* 26. Parking along the entire length of Sparks Valley Road and Fila Way will not be permitted. Appropriate "No Parking" signs shall be posted along Road 'A' and Road 'B'.
* 27. Flag space shown on this Development Plan may include retail or service uses permitted pursuant to Section 253.1.C of the B.C.Z.R.
* 28. Maximum "building" heights 40'.

NOTES DO NOT APPLY TO CURRENT DEVELOPMENT PROPOSAL FOR LOTS 8, 9 AND 10. SEE SHEET 3 FOR SITE DATA.
THIS SITE, LOTS 8, 9, & 10 HAS BEEN REZONED TO DR 10.5

Owner Lot 4: Taylor Sparks Center, LLC, 3100 Loveton Circle, Sparks, MD 21152

⚠ NOTE
REASON FOR 13TH REFINEMENT
1. AMEND PROPOSED BUILDING AND PARKING AREAS IN LOT 4.
2. AMEND STORMWATER MANAGEMENT OUTFALL FOR LOT 3 AND STORMWATER MANAGEMENT EASEMENT.
3. ADJUST SITE DATA ACCORDINGLY.

PDM #08-722

THIS SEAL FOR THE 14th AMENDMENT ONLY

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28455 EXPIRATION DATE: 1/15/15

THERE CEIL IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 17th day of July, 1998 that the development plan for Sparks Corporate Center, identified herein as Developer's Exhibit 1, be and is hereby APPROVED.
And as well all time-delays must be taken in accordance with Section 26-209 of the Baltimore County Code.

LAWRENCE E. SCHMIDT, Zoning Commissioner/Hearing Officer for Baltimore County

PAI 08-0722

Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

14TH AMENDED
DEVELOPMENT PLAN AND PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING

RESIDENCES AT SPARKS VALLEY
AKA Sparks Corporate Center

8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT

PDM FILE #8-722
BALTIMORE COUNTY, MARYLAND

ISSUE DATES:
REVIEW:
BID:
PERMIT:
CONSTRUCTION:

BASE: TPC
DRAWN: CVS/SMG
DESIGNED: JLG
CHECKED BY: MHT, JLG
DATE CHECKED: 8/16/06

SCALE: 1"=50'
PROJECT NO.: 96046.E

DRAWING: 1 of 14

DATE	BY	REVISIONS
6.30.99	DMW	REVISIONS PER COUNTY COMMENTS
09.17.01	DMW	UPDATE TO SHOW EX. COND/ CUL. DESIGN
08.16.02	DMW	DRC REVISION
09.09.02	DMW	DRC REVISION
10.07.02	DMW	DRC REVISION
08.06.03	DMW	DRC REVISION
01.31.13	KD	DRC REVISION
5.10.13	KD	DRC REVISION

PROCESSED: JUL 1-8 2013
RECORDED: JUL 1-8 2013
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

REVISED 2013-0279-SPH



PLAN
SCALE: 1"=50'

SITE DATA

1. SITE ADDRESS: 5, 9, & 15 FILA WAY
2. TAX ACCT. NOS.: 2500004850, 2500004951, 2500004952
3. DEED REF.: SM 15487/158
4. PLAT REF.: SM 73/11
5. CENSUS TRACT: 4082
6. ZONING: DR-10.5
7. WATERSHED: GUNPOWDER FALLS/WESTERN RUN
8. SUBSEWERSHED: 59

PROPERTY OWNER/APPLICANT:
Sparks, LLC
Obrecht Properties, LLC
9475 Deereco Rd Ste 200
Timonium, MD, 21093
Phone: (410) 561-5858

OBRECHT PROPERTIES, LLC

LEGEND

- EX. CONTOURS
- EX. TREE LINE
- EX. BUILDING
- EX. ROAD
- SOIL LINE
- ZONING LINE
- SITE PROPERTY LINE
- ADJOINER PROPERTY LINE
- RIGHT-OF-WAY LINE
- RECORDED FOREST CONSERVATION EASMENT LINE
- RECORDED FOREST BUFFER EASEMENT LINE
- 25%+ SLOPES

50' 0 50' 100'
SCALE: 1"= 50'

PAI 08-0122

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28455 EXPIRATION DATE: 11-5-2015

STATE OF MARYLAND — MATTHEW SHEETS — 28455 — PROFESSIONAL ENGINEER

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
936 RIDGEBROOK ROAD
SPARKS, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7888

REVISIONS				DATE
NO.	DATE	DESCRIPTION	BY	12/2/15
				SCALE 1"=50'
				DESIGNED BY MSS
				DRAWN BY MSS

SITE CONSTRAINTS PLAN
DEVELOPMENT PLAN AND PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING
RESIDENCES AT SPARKS VALLEY
AKA SPARKS CORPORATE CENTER
BALTIMORE COUNTY, MD
ELECTION DISTRICT 8
COUNCILMANIC DISTRICT 3

DRAWING NO.
SHEET 2 OF 4
KCI JOB NUMBER 21122565

PLOTTED: 12-23 PM on Friday, December 06, 2013"
By: Matthew Sheets (msheets@kci.com)
File: M:\Civil\21122565\Graphics\ACAD\Drawings\F-PLAN.dwg

2013-0279-SPH

COUNTY ADOPTED PLANS

	EXISTING	NOT EXISTING	IN CONFORMANCE
BALTIMORE COUNTY MASTER PLAN 2020	X		X
COMMUNITY OR REVITALIZATION PLANS			
RECREATION AND PARKS PLAN			
STREETSCAPE PLAN			
GREENWAYS PLAN			

SITE DATA

1. SITE ADDRESS: 5, 9, & 15 FILA WAY
2. TAX ACCT. NOS.: 2300009850, 2300009851, 2300009852
3. DEED REF.: SM 8487/559
4. PLAT REF.: SM 73/11
5. CENSUS TRACT: 4062
6. WATERSHED: GUNPOWDER FALLS/WESTERN RUN
7. SUBDIVERSHED: 35
8. ZONING: DR-10.5
9. SITE AREA: 16.391 AC.
10. MAXIMUM UNIT DENSITY: 16.391 AC. x 10.5 DU/AC. = 172 DU
11. PROPOSED UNITS: 75 TOWNHOUSES
66 FRONT GARAGE
9 REAR GARAGE
12. AVG. DAILY TRIPS: 73 DU x 8.5 TRIPS/DU = 621 TRIPS
13. PARKING:
REQUIRED AT UNITS: 73 x 2 = 146
OVERFLOW REQUIRED: 146 x 0.15 = 22
TOTAL REQUIRED: 168
14. LOCAL OPEN SPACE: REQUIRED 47,480 PROVIDED 47,465
ACTIVE OPEN SPACE: 29,550 29,215
PASSIVE OPEN SPACE: 19,000 18,254
TOTAL: 73,000 73,254
15. SCHOOL DISTRICTS: SPARKS ELEMENTARY SCHOOL, HEREFORD MIDDLE SCHOOL, HEREFORD HIGH SCHOOL
16. THERE IS NO PREVIOUS ZONING HISTORY FOR THIS PROPERTY
17. YORK ROAD IS A SCENIC ROUTE PER BALTIMORE COUNTY PLANNING BOARD

ZONE	ACRES	UNITS ALLOWED	DENSITY UNITS	UNITS PROPOSED
DR 10.5	16.391 AC.	172 DU	-	73 DU

DWELLING TYPE	PROPOSED UNITS	PARKING REQUIRED	PARKING PROVIDED	AVERAGE DAILY TRIPS
TOWNHOUSES	73	168	171	621

73 GARAGE SPACES, 73 DRIVEWAY SPACES AND 25 VISITOR SPACES PROVIDED

H.O.A. OPEN SPACE NOTES

1. OPEN SPACE REQUIRED - 51,350 sf ACTIVE AND 27,050 sf PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION 18.D.5. OPEN SPACE PROVIDED - 52,436 sf ACTIVE AND 25,007 sf PASSIVE.
2. SCREENING AND/OR FENCING SHALL BE PROVIDED ALONG THE PROPERTY LINES OF THE OPEN SPACE TO DETER ENCROACHMENT AND TO DEFINE THE OPEN SPACE LIMITS.
3. ALL HOA OPEN SPACE SHALL BE IN COMPLIANCE WITH THE LOCAL OPEN SPACE MANUAL, LATEST EDITION.
4. TEMPORARY OPEN SPACE BOUNDARY MARKERS, TREE PROTECTION DEVICES AND FOUR FOOT HIGH SNOW FENCING, OR APPROVED EQUIVALENT SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING.
5. WITHIN THE AREA SHOWN AS OPEN SPACE, DISTURBANCE BEYOND THAT WHICH IS SHOWN ON THE DEVELOPMENT PLAN SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.
6. NO UTILITIES, WHETHER PUBLIC OR PRIVATE, INCLUDING, BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, GAS AND ELECTRIC, WATER, SEWER AND STORM DRAINS SHALL BE PLACED OR CONSTRUCTED ON OR WITHIN THE AREAS LABELED AS OPEN SPACE WITHOUT PRIOR WRITTEN CONSENT FROM THE BALTIMORE COUNTY DEPARTMENT OF RECREATION AND PARKS.
7. THE DESIGN, CONSTRUCTION AND INSTALLATION OF ALL AMENITIES SHOWN ON THE DEVELOPMENT PLAN SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
8. HOA/OA OPEN SPACE SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

EXISTING BUILT CONDITIONS

EXISTING	NOT EXISTING	
X		LOCATIONS OF EXISTING BUILDINGS WITHIN 200 FT. OF SITE BOUNDARIES
X		LOCATION OF EXISTING ROADS WITHIN 200 FT. OF SITE BOUNDARIES
	X	DESIGNATED HISTORIC SITES
	X	DESIGNATED ARCHEOLOGICAL SITES
	X	SIGNIFICANT VIEWS
	X	SIGNIFICANT FEATURES (SPECIMEN TREES, BUILDINGS, STREETSCAPE, ETC.)
X		LAND USES ON OR WITHIN 200 FT. OF SITE BOUNDARIES
X		ROADS RIGHT-OF-WAYS AND EASEMENT

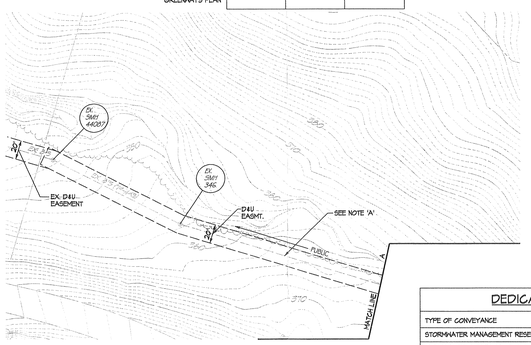
ENVIRONMENTAL INFORMATION

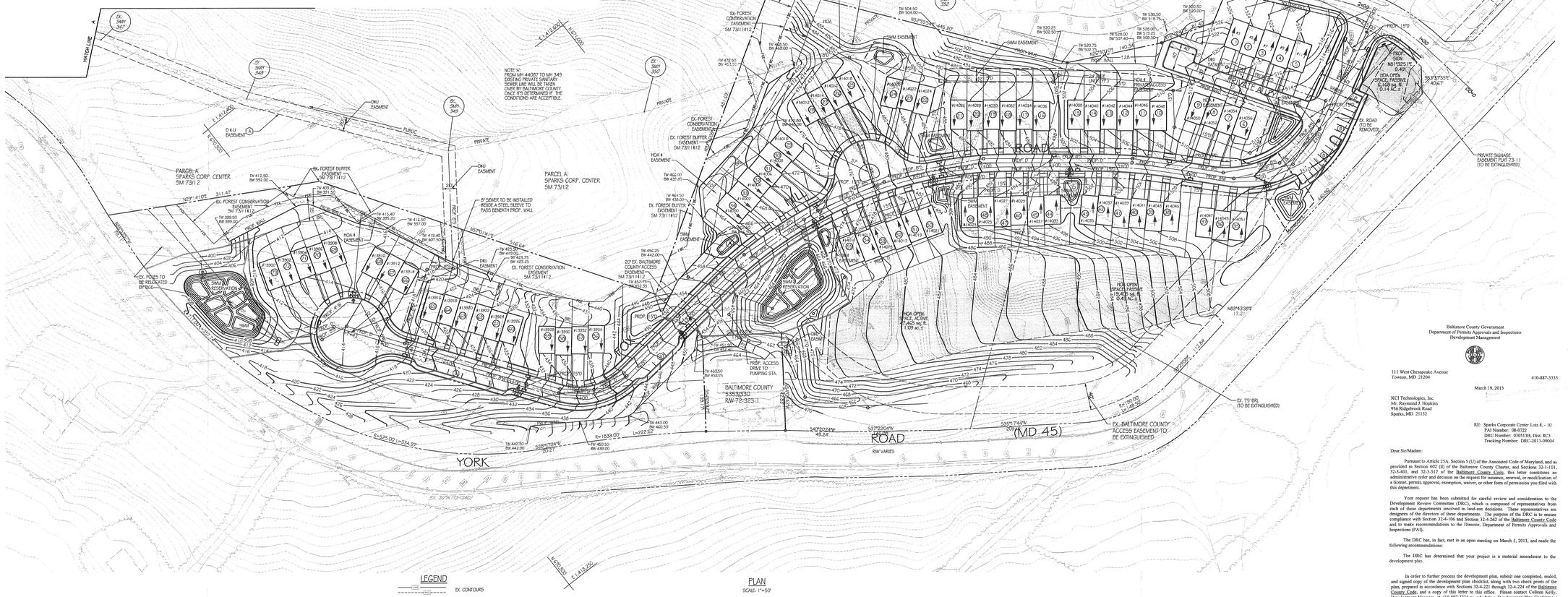
EXISTING	NOT EXISTING	FIELD DELINEATED	FIELD VERIFIED	
X				TOPOGRAPHY AND STREET GRADES (MINIMUM 5 FT CONTOUR APPROPRIATELY LABELED)
X				SLOPES GREATER THAN 25%
	X			100-YEAR FLOODPLAIN
X				SOILS MAPPED ACCORDING TO SOIL SURVEY, BALTIMORE COUNTY, MARYLAND
X				STREAMS, SEEPS, PONDS OR OTHER WATER BODIES SHOWN ON SITE AND WITHIN 200 FT. OF SITE BOUNDARIES
	X			WETLANDS
X		X	X	EX. FOREST BUFFER LIMITS INCLUDING ADJUSTMENTS FOR STEEP SLOPES AND/OR ERODIBLE SOILS
X		X		LAND COVER ON AND WITHIN 200 FT. OF SITE
	X			SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES
	X			WELLS ON SITE AND WITHIN 100 FT. OF SITE
	X			SEPTIC ON SITE AND WITHIN 100 FT. OF SITE
	X			UNDERGROUND FUEL TANKS ON SITE AND WITHIN 100 FT. OF SITE
	X			SOIL EVALUATION TESTS (PERC TESTS) PREFORMED YES (NO) DATE

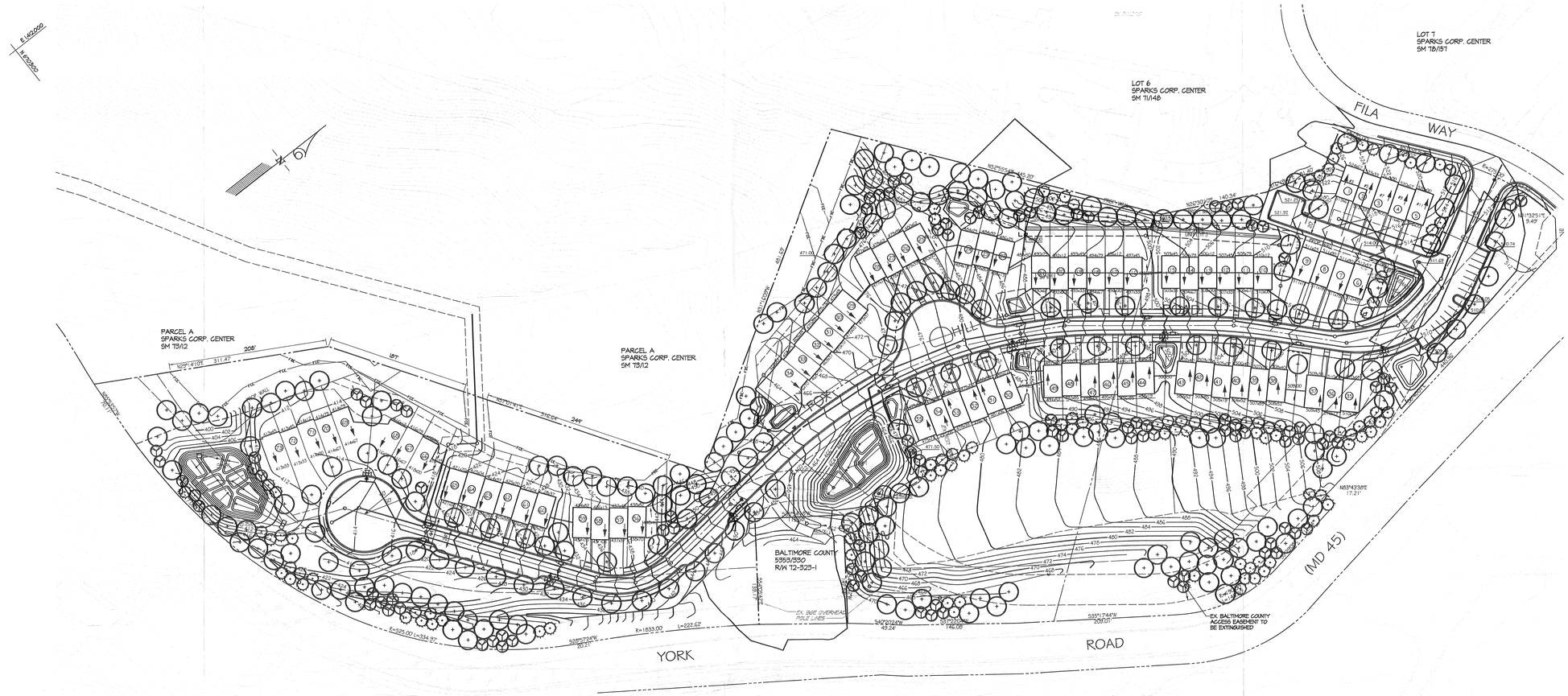
DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA
STORMWATER MANAGEMENT RESERVATION	2	0.85 AC
DRAINAGE & UTILITY EASEMENT	5	0.80 AC
STORM WATER MANAGEMENT EASEMENT	9	0.46 AC
HIGHWAY RIGHT OF WAY	1	2.21 AC

NOTE: EX. FOREST BUFFER SHOWN ON-SITE WERE RECORDED ON PLATS 73/11 & 73/12 AND CONVEYED TO BALTIMORE COUNTY.







LANDSCAPE PLAN
SCALE: 1"=50'

LANDSCAPE TABULATIONS

REQUIRED PLANTING

CONDITION	DESCRIPTION	QUANTITY	REQUIREMENT	TOTAL
A	ADJACENT ROADS	2,195 LF	1 PU PER 40 LF	54.86 PU
A	INTERIOR ROADS	1,974 LF	1 PU PER 20 LF	48.70 PU
H	REAR & SIDE YARD ADJACENT TO ROAD	535 LF	1 PU PER 15 LF	35.55 PU
R	OPEN SPACE	75,054 SF	1 PU PER 1,500 SF	48.64 PU
I	STORM WATER MANAGEMENT	621 LF	1 PU PER 15 LF	41.40 PU
J	SLOPES, EMBANKMENTS, RETAINING WALLS	1816 LF	1 PU PER 15 LF	121.01 PU
			TOTAL REQUIRED PLANTING UNITS	400.25 PU

PROPOSED PLANTING

DESCRIPTION	QUANTITY	EQUIVALENT	TOTAL
MAJOR DECIDUOUS TREE	234 EA	1 TREE / 1 PU	234.0 PU
MINOR DECIDUOUS TREE	93 EA	2 TREE / 1 PU	46.5 PU
EVERGREEN TREE	107 EA	2 TREES / 1 PU	53.5 PU
EXISTING FOREST EDGE	1,075 LF	1 PU PER 15 LF	71.5 PU
		TOTAL PROPOSED PLANTING UNITS	410.5 PU

N 672000 E 1453350

50' 0 50' 100'
SCALE: 1"= 50'

PROPERTY OWNER/APPLICANT:
Sparks, LLC
Obrecht Properties, LLC
9475 Deereco Rd Ste 200
Timonium, MD, 21093
Phone: (410) 561-5858

OBRECHT PROPERTIES, LLC

PAI 08-0722

LANDSCAPE ARCHITECT
License #3067
RENEWAL DATE: 10-1-15
STATE OF MARYLAND

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SURVEYORS
CONSTRUCTION MANAGERS
936 RIDGEBROOK ROAD
SPARKS, MARYLAND 21152
TELEPHONE (410) 316-7800
FAX (410) 316-7888

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE: 10/17/13
SCALE: 1"=50'
DESIGNED BY: AEL
DRAWN BY: AEL

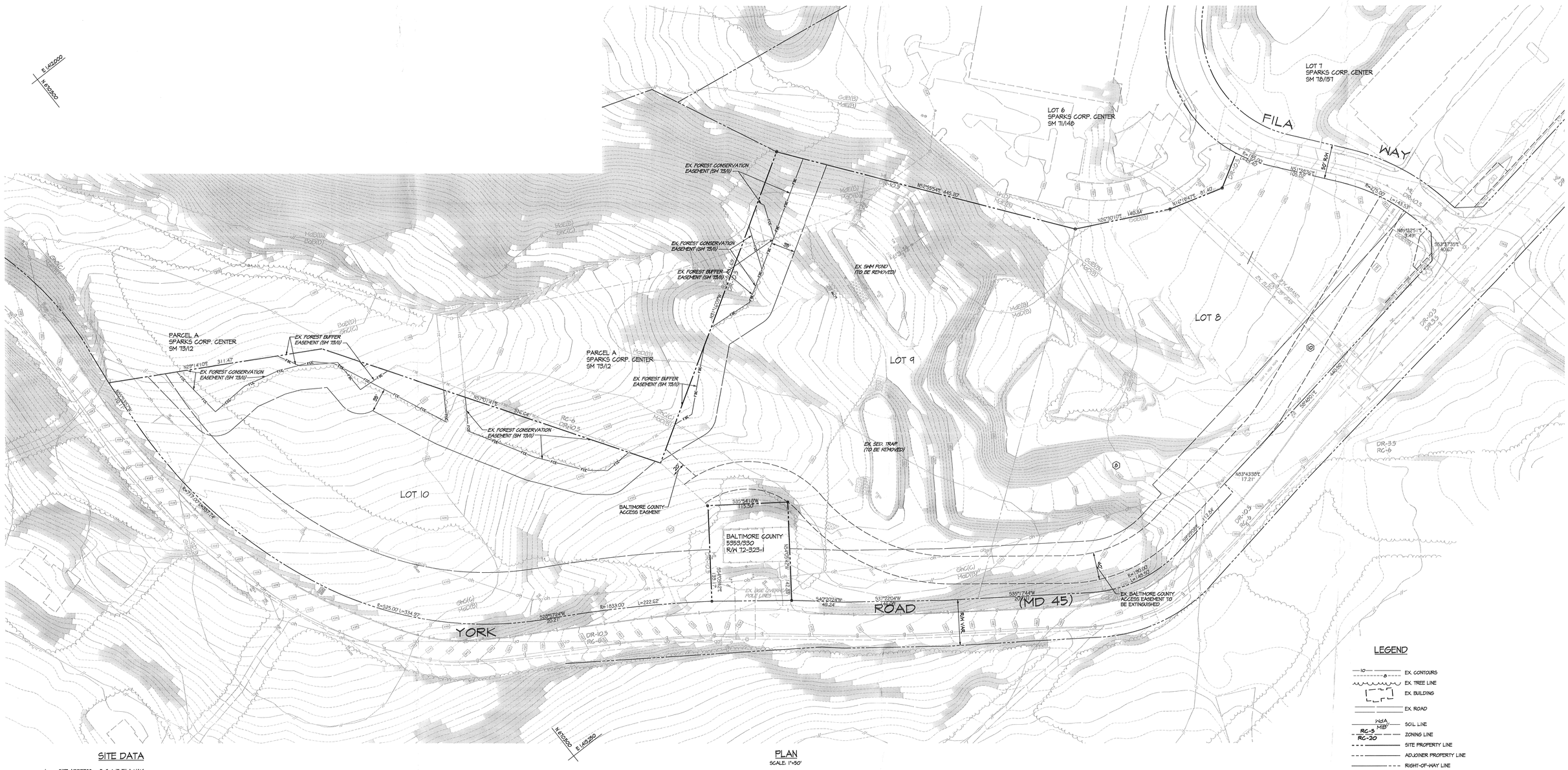
CONCEPTUAL LANDSCAPE PLAN
DEVELOPMENT PLAN AND PLAN TO ACCOMPANY
PETITION FOR SPECIAL HEARING
RESIDENCES AT SPARKS VALLEY
AKA SPARKS CORPORATE CENTER
ELECTION DISTRICT 8
COUNCILMANIC DISTRICT 3
BALTIMORE COUNTY, MD

DRAWING NO.
SHEET 4 OF 4
KCI JOB NUMBER
2722565

2013-0279-SPH

PLOTTED: 12:27 PM on Friday, December 06, 2013
By: Andrew Lanzi, Landscape Architect, KCI Technologies
File: M:\2013\2722565\Planning\LDP & PDP\LDP_PLAN_4.dgn


PARCEL 'B'
PARCEL 'A'
LOT 1
EX. BUILDING
LOT 2
EX. BUILDING
LOT 3A
LOT 3B
LOT 4
PROP. BUILDING
LOT 5A
PROP. BUILDING
LOT 5B
PROP. BUILDING
LOT 6
Existing "FILA" Building (To Remain)
LOT 7A
LOT 7B
LOT 7C
LOT 7D
LOT 8
LOT 9
LOT 10
LOT 11
LOVETON LOT 'B' LLC
ACCT NO.1900020774
15-0559233 ;
LOT 10 // PARCEL 47
INDUSTRIAL
LOVETON LOT 'B' LLC
ACCT NO.1900020774
15-0559236 ;
LOT 11 // PARCEL 47
INDUSTRIAL
BECTON DICKINSON AND CO.
ATTN: FINANCE
ACCT. NO. 1900002729
13372394
LOT 12 // PARCEL 47
INDUSTRIAL
OWINGS BROTHERS PROP. LLC
ACCT NO.1900020774
15-0559233
LOT 15 // PARCEL 47
INDUSTRIAL
SARDC LIMITED PARTNERSHIP
ACCT NO.2100005005
6 YORK RD
LOT 14 // PARCEL 47
INDUSTRIAL
LOVETON YORK
LIMITED PARTNERSHIP
C/O JOHNSON BROOM, ETAL
ACCT NO.0900058006
6 YORK RD
LOT 15 // PARCEL 47
INDUSTRIAL
EXISTING MD15HA RIGHT-OF-WAY
ALEXANDER CROSSING HOMEOWNERS ASSOCIATION ACCT. NO. 1900014399 MAP 34 PARCEL 341 RESIDENTIAL
LOVETON FARMS 30-56 LOVETON FARM CT. SECTION 2 PARCEL 341 531 17 RESIDENTIAL
FARMS AT LOVETON FARMS ACCT NO.1900054159 SECTION 1 PARCEL 341 5317 RESIDENTIAL
LOVETON FARMS ROAD
LOVETON ARMS CT.
LOVETON CIRCLE
ROBERT'S PATH
SHELBY'S PATH
HILLARY'S PATH
SPARKS ROAD
YORK ROAD
FILA WAY
WESTERN RUN WATERSHED
GUNPOWDER FALLS WATERSHED
10' DRAINAGE & UTILITY EASEMENT
EX. WALL
EX. BUILDING
PROP. BUILDING
PROP. ST. GUTTER
PROP. SWM EASEMENT
PROP. SWM FACILITY
PROP. SWM ACCESS EASEMENT
PROP. 20' DRAINAGE & UTILITY EASEMENT
PROP. 10' DRAINAGE & UTILITY EASEMENT
PROP. 20' FOREST BUFFER, MAINTENANCE AND UTILITY EASEMENT AND BALTIMORE COUNTY ACCESS EASEMENT
PROP. 10' FOREST BUFFER, MAINTENANCE AND UTILITY EASEMENT AND BALTIMORE COUNTY ACCESS EASEMENT
FUTURE BUILDING PAD
FUTURE PARKING
PROP. 20' DRAINAGE & UTILITY EASEMENT
PROP. 10' DRAINAGE & UTILITY EASEMENT
PROP. 20' SWM ACCESS EASEMENT
PROP. 10' SWM ACCESS EASEMENT
PROP. 20' SWM EASEMENT
PROP. 10' SWM EASEMENT
PROP. 20' FOREST BUFFER EASEMENT
PROP. 10' FOREST BUFFER EASEMENT
EX. 20' FOREST BUFFER EASEMENT
EX. 10' FOREST BUFFER EASEMENT
EX. 20' SWM EASEMENT
EX. 10' SWM EASEMENT
EX. 20' SWM ACCESS EASEMENT
EX. 10' SWM ACCESS EASEMENT
EX. 20' DRAINAGE & UTILITY EASEMENT
EX. 10' DRAINAGE & UTILITY EASEMENT
EX. 20' FOREST BUFFER, MAINTENANCE AND UTILITY EASEMENT AND BALTIMORE COUNTY ACCESS EASEMENT
EX. 10' FOREST BUFFER, MAINTENANCE AND UTILITY EASEMENT AND BALTIMORE COUNTY ACCESS EASEMENT
EX. 20' SWM EASEMENT
EX. 10' SWM EASEMENT
EX. 20' SWM ACCESS EASEMENT
EX. 10' SWM ACCESS EASEMENT
EX. 20' FOREST BUFFER EASEMENT
EX. 10' FOREST BUFFER EASEMENT
EX. 20' DRAINAGE & UTILITY EASEMENT
EX. 10' DRAINAGE & UTILITY



SITE DATA

1.	SITE ADDRESS:	5, 9, & 15 FILA WAY
2.	TAX ACCT. NOS.:	2300004930, 2300004931, 2300004932
3.	DEED REF.:	SM 13487/358
4.	PLAT REF.:	SM 73/11
5.	CENSUS TRACT:	4062
6.	ZONING:	DR-10.5
7.	WATERSHED:	GUNPOWDER FALLS/WESTERN RUN
8.	SUBDIVERSHED:	35

PLAN
SCALE: 1"=50'

50' 0 50' 100'
SCALE: 1"= 50'

PROPERTY OWNER/APPLICANT:

OBRECHT PROPERTIES, LLC

Sparks, LLC
Obrecht Properties, LLC
9475 Deereco Rd Ste 200
Timonium, MD, 21093

Phone: (410) 561-5858

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 22435 EXPIRATION DATE: 1-15-2015

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
936 RIDGEBROOK ROAD
SPARKS, MARYLAND 21152
TELEPHONE: (410) 316-7800
FAX: (410) 316-7818

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 12/2/15
SCALE 1"=50'
DESIGNED BY MSG
DRAWN BY MSG

PAI 08-0722

SITE CONSTRAINTS PLAN
DEVELOPMENT PLAN AND PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING
RESIDENCES AT SPARKS VALLEY
AKA SPARKS CORPORATE CENTER
ELECTION DISTRICT 8
COUNCILMANIC DISTRICT 3
BALTIMORE COUNTY, MD

DRAWING NO. SHEET 2 OF 4
KCI JOB NUMBER 27122565

PLOTTED: "03:56 PM on Thursday, February 20, 2014"
By: Mark Gorman
FILE: M:\2012\27122565\Working\DEVELOPMENT PLAN\ 4.dgn