RE: PETITION FOR VARIANCE 5705 Kenwood Avenue; SW/S Kenwood Avenue, 382' to c/line of North Avenue 14th Election & 6th Councilmanic Districts Legal Owner(s): SFB LLC Mid State Community Bank Petitioner(s)	*	BEFORE THE OFFICE
	*	OF ADMINSTRATIVE
	*	HEARINGS FOR
	*	BALTIMORE COUNTY
	*	2015-025-A

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

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED
AUG 18 2014

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August, 2014, a copy of the foregoing Entry of Appearance was mailed to Joseph R. Woolman, Esquire, 111 S. Calvert Street, Suite 2700, Baltimore, Maryland 21202, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Gary Hucik - FW: Cse # 2015-0025-A [redacted] Addresses for Lots requiring Varian[redacted]nd overpayment

From: Joseph Woolman <joe@jrwoolman.com>
To: "ghucik@baltimorecountymd.gov" <ghucik@baltimorecountymd.gov>
Date: 8/5/2014 11:51 AM
Subject: FW: Cse # 2015-0025-A / Addresses for Lots requiring Variance and overpayment

orry, sent to the wrong address on Friday. Please see below.

rom: Joseph Woolman
ent: Friday, August 01, 2014 3:46 PM
o: 'ghucik@baltimorecounty.md.gov'
ubject: FW: Cse # 2015-0025-A / Addresses for Lots requiring Variance and overpayment

ary,

pparently I just missed you. Thanks for your call today. Below please find the addresses for the properties in question:

ot 1 – 5700 Nicken Court
ot 2 – 5702 Nicken Court
ot 6 – 5710 Nicken Court

lease let me know what I need to do recoup the overpayment of $225.00.

est regards,

oseph R. Woolman III
R. Woolman, LLC
11 South Calvert St.
uite 2700
altimore, MD 21202
10-385-5328
-866-559- 4346 fax
oe@jrwoolman.com

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

MEMORANDUM

DATE: October 24, 2014

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2015-0025-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 23, 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

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER _____
DATE _____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
MICHAEL MCCANN	2330 W. JOPPA RD - SUITE 305 21093	LUTHERVILLE, MD 21093	mike.mccann@goodwinbaker.com
ANDREW STINE	192 E. MAIN ST ~~WESTMINSTER MD 21157~~	WESTMINSTER MD 21157	astine@ddcinc.us

FILE COPY

RE: THE PETITION	*	BEFORE THE
of	*	ADMINISTRATIVE LAW JUDGES of
SFB, LLC for	*	BALTIMORE COUNTY
5705 KENWOOD AVE.	*	CASE # 2015-0025-A

* *

PETITIONER'S HEARING MEMORANDUM

Joseph R. Woolman, III, on behalf of Petitioner SFB, LLC (Petitioners), submits their memorandum as follows:

INTRODUCTION

This case arises out of an approved Final Development Plan for the above captioned property and relates to requirements contained in the Baltimore County Zoning Regulations (BCZR) Section 1B01.1B1.e. It is important to note NO changes are being made to the previously approved plan for this development.

HEIGHT VARIANCE

The BCZR requires a height restriction as follows:

> §1B01.1B1.e(5) Parking lots or structures, either as principal or accessory use, whether permitted by right, special exception or pursuant to Section 409.8.B, shall provide a fifty-foot buffer and seventy-five-foot setback, and a height not to exceed 35 feet within the one-hundred-foot transition area.

As depicted in the Site Plan submitted by Petitioners, there exists a unique topographical condition on the subject property resulting in a height slightly higher on three of the 26 units proposed. The relief requested is to permit the height of those units to be 39' 4.8" in lieu of the required 35' maximum. This height will permit the design to remain

unchanged including garages in each unit. This design has been approved by the County and Community.

AUTHORITY TO GRANT VARIANCES

The BCZR provides the authority to grant Variances as follows:

> §307.1 The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.

The standards contained in the BCZR and cited above, are derived directly from the leading case in Maryland regarding Variances. *Cromwell v. Ward* , 102 Md. App. 691, 651 A.2d 424 (1995) set forth the two part test in determining the validity of a variance request. In summary, the Applicant must show that the property is "unique" and that there is a "practical difficulty" or "unnecessary hardship" resulting from the disproportionate impact of the BCZR, caused by the uniqueness.

The plans submitted in this petition depict a unique property. The property is unique in shape and size as it consists of a split zoned tract including various grade changes resulting in the necessity for a Variance. Were the strict height requirement of the BCZR imposed, the practical difficulty and unreasonable hardship of changing and previously approved plan and design would occur. Furthermore, the garages in these units would need to be removed if the Variance were not granted.

CONCLUSION

The petitioner asserts there is substantial evidence in the record to support a finding of fact that the required tests under the BCZR and Maryland Case Law have been met and the request for Variance should be granted as a matter of law.

Respectfully submitted,

Joseph R. Woolman, III
J.R. Woolman, LLC
111 S. Calvert Street, Suite 2700
Baltimore, Maryland 21202
410-385-5328

CASE NO. 2015-0025-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
7/28/14	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
8/22/14	PLANNING (if not received, date e-mail sent _____)	NO Obj
8/15/14	STATE HIGHWAY ADMINISTRATION	approved w/comment
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 8/28/14

SIGN POSTING Date: 8/29/14 by Hoffman

PEOPLE'S COUNSEL APPEARANCE Yes ☑ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w2) Guide to searc

Search Result for BALTIMORE COUNTY

View Map View GroundRent Redemption View GroundRent R

** DELETED **

Account Identifier: District - 14 Account Number - 1416060425

Owner Information

Owner Name:	SFB LLC	Use:	RESIDI
		Principal Residence:	NO
Mailing Address:	6810 YORK RD BALTIMORE MD 21212-	Deed Reference:	/34662/

Location & Structure Information

Premises Address:	5705 KENWOOD AVE 0-0000	Legal Description:	PT LT 5705 K KENW

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:
0081	0023	0023		0000			77	2015

Special Tax Areas:		Town:	N
		Ad Valorem:	
		Tax Class:	

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area
1943	952 SF	672 SF	37,740 SF

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	La Re
1	YES	STANDARD UNIT	ASBESTOS SHINGLE	2 full		

Value Information

	Base Value	Value As of 01/01/2012	Phase-in Assessmei As of 07/01/2014
Land:	87,100	87,100	
Improvements	-142000	-142000	
Total:	-54900	-54900	-54900
Preferential Land:	0		

Transfer Information

Seller: MIDSTATE COMMUNITY BANK	Date: 02/03/2014	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: /34662/ 00097	Deed2:
Seller: CRAIG PATRICK S	Date: 01/09/2014	Price: $2
Type: NON-ARMS LENGTH OTHER	Deed1: /34594/ 00002	Deed2:
Seller: KOELBEL JOHN D	Date: 04/05/2005	Price: $2
Type: ARMS LENGTH IMPROVED	Deed1: /21656/ 00653	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2014	07/01/2
County:	000	0.00	
State:	000	0.00	

Municipal:	**000**	**0.00|**	**0.00|**

Tax Exempt:
Exempt Class:

Special Tax Recapture:
NONE

Homestead Application Information

Homestead Application Status: No Application

Baltimore County

New Search (http://sdat.resiusa.org/RealProperty)

District: **14** Account Number: **1416060425**

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

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

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

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

(http://imsweb05.mdp.state.md.us/website/mosp/)

Loading... Please Wait. Loading... Please Wait.

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KEVIN KAMENETZ
County Executive

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

September 10, 2014

SFB LLC
Mid State Community Bank
Nancy Gerling
6801 York Road
Baltimore MD 21212

RE: Case Number: 2015-0025 A, Address: 5705 Kenwood Aveue

Dear Ms. Gerling:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 31, 2014. 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
Joseph Woolman, III Esquire, and J. R. Woolman, Esquire LLC, 111 S Calvert Street, Suite 2700, Baltimore MD 21202

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

State Highway Administration
MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: August 15, 2014

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

RE: Baltimore County
Item No. 2014-0025-A
Variance
SFB, LLC MidState Community Bank
5705 Kenwood Avenue (MD 588)

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 8/13/14. A field inspection and internal review reveals that an entrance onto MD 588 consistent with current State Highway Administration (SHA) guidelines is required. As a condition of approval for Variance, Case Number 2014-0025-A, the applicant must contact the State Highway Administration to obtain an entrance permit.

Should you have any questions regarding this matter feel free to contact Mr. Richard Zeller at 410-545-5598 or toll free (in Maryland only) 1-800-876-4742 extension 5598, or by email (rzeller@sha.state.md.us).

Sincerely,

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

SDF/raz

\cc: DeMario Design Consultants / 192 East Main Street, Westminster, MD 21157
Midstate Bank attn: Nancy Gerling / 6810 York Road, Baltimore, MD 21212
Mr. Michael Pasquariello, Utility Engineer, SHA **w/plan**
Mr. David Peake, District Engineer, SHA **w/plan**

9/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 22, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 5705 Kenwood Avenue (The Patrick S. Craig Property)

INFORMATION:

RECEIVED
AUG 27 2014
OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 15-025

Petitioner: SFB, LLC / Mid State Community Bank

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan and has no objection to the petitioners request for a variance from Section 1B01.1.B.1.e.(5) of the BCZR to permit the height of Units 1,2, and 6 as depicted on the site plan to be 39' 4.8" in lieu of the required 35' within the 100' transition area. Further, if through the hearing it is determined that similar variance relief is required for other units on the plan the Department of Planning similarly has no objection.
This recommendation is based upon findings pursuant to the requirements of Baltimore County Code Sections 32-4-224(d) and 32-4-402.

For further information concerning the matters stated here in, please contact Krystle Patchak at 410-887-3480.

Prepared by: _____

AVA/LL

S:\Planning\Dev Rev\ZAC\ZACs 2015\15-025.docx

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

State Highway Administration
MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: August 15, 2014

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

RE: Baltimore County
Item No. 2014-0025-A
Variance
SFB, LLC MidState Community Bank
5705 Kenwood Avenue (MD 588)

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Sincerely,

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

SDF/raz

\cc: DeMario Design Consultants / 192 East Main Street, Westminster, MD 21157
Midstate Bank attn: Nancy Gerling / 6810 York Road, Baltimore, MD 21212
Mr. Michael Pasquariello, Utility Engineer, SHA **w/plan**
Mr. David Peake, District Engineer, SHA **w/plan**

ORDER RECEIVED FOR FILING
Date 9/23/14
By

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 28, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For August 18, 2014
Item No. 2015-0023, 0025, 0026, 0027, 0028, 0030 and 0032

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\ZAC08182014 -.doc

RECEIVED
AUG 27 2014
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 22, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 5705 Kenwood Avenue (The Patrick S. Craig Property)

INFORMATION:

Item Number: 15-025

Petitioner: SFB, LLC / Mid State Community Bank

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

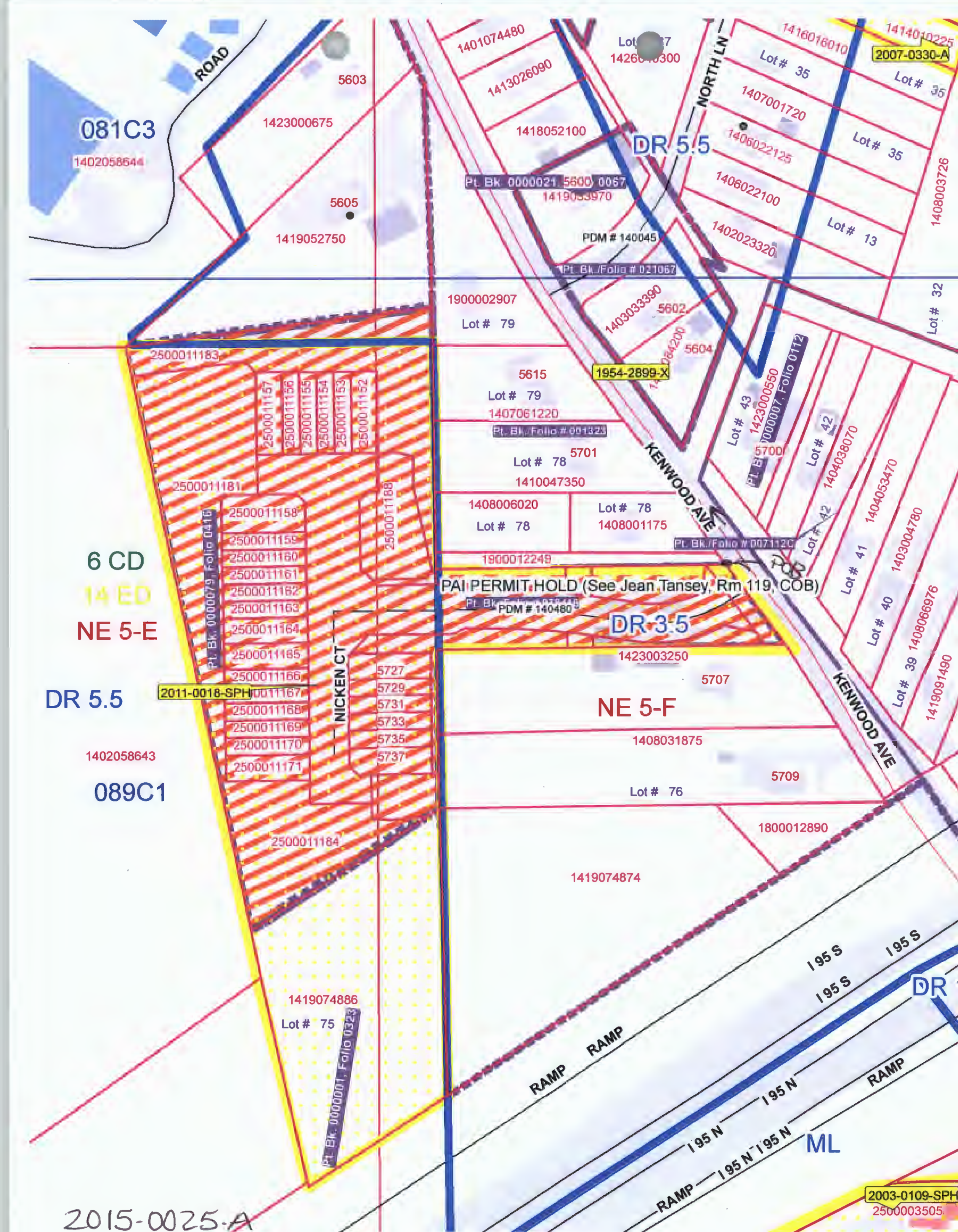
The Department of Planning has reviewed the petitioner's request and accompanying site plan and has no objection to the petitioners request for a variance from Section 1B01.1.B.1.e.(5) of the BCZR to permit the height of Units 1,2, and 6 as depicted on the site plan to be 39' 4.8" in lieu of the required 35' within the 100' transition area. Further, if through the hearing it is determined that similar variance relief is required for other units on the plan the Department of Planning similarly has no objection.
This recommendation is based upon findings pursuant to the requirements of Baltimore County Code Sections 32-4-224(d) and 32-4-402.

For further information concerning the matters stated here in, please contact Krystle Patchak at 410-887-3480.

Prepared by: _____

AVA/LL

S:\Planning\Dev Rev\ZAC\ZACs 2015\15-025.docx



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Lot # 35
1407001720
Lot # 35
1406022125
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1406022100
1408003726
Pt. Bk. 0000021, 5600, 0067
PDM # 140045
1402023320
Lot # 13
Pt. Bk./Folio # 021067
1900002907
Lot # 79
1403033390
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1900012249
POB
Lot # 41
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PAI PERMIT HOLD (See Jean Tansey, Rm 119, COB)
PDM # 140480
DR 3.5
Lot # 40
1408066976
1423003250
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Lot # 39
1419091490
DR 5.5
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2015-0025-A

KEVIN KAMENETZ
County Executive

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

September 23, 2014

Joseph R. Woolman, III, Esquire
111 S. Calvert Street
Suite 2700
Baltimore, Maryland 21202

RE: Petition for Variance
Property: 5705 Kenwood Avenue
Case No. 2015-0025-A

Dear Mr. Woolman:

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 Baltimore 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,

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:sln
Enclosure

IN RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
(5705 Kenwood Avenue)		
14th Election District	*	OF ADMINISTRATIVE
6th Council District		
SFB LLC Mid State Community Bank	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2015-0025-A**

* * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §1B01.1.B.e(5) to permit the height of Units 1,2 and 6 as depicted on the attached plan, to be 39 ft, 4.8 in. in lieu of the required 35 ft. maximum within the RTA (Lot 1-5700 Nicken Ct., Lot 2-5702 Nicken Ct., and Lot 6-5710 Nicken Ct.). The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the request was Michael McCann, Andrew Stine, and Joseph R. Woolman, III ,Esquire, appearing on behalf of the Petitioners. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were received from the State Highway Administration (SHA) a copy of their comment is attached hereto and made a part of this Opinion and Order. They indicated that they approve of the variance but as a condition of approval, Petitioner must contact the State Highway Administration to obtain an entrance permit.

The subject properties are three (3) of twenty six (26) units of an approved first amended

ORDER RECEIVED FOR FILING
Date 9/23/14
By

Final Development Plan dated May 11, 2011.

Counsel proffered on behalf of the Petitioners that once construction actually began, it was discovered that due to a dip in the topography, the three (3) units in question could not be constructed as planned and previously approved. Unless the variance was granted, allowing the three (3) subject units to be slightly higher than the other twenty-three (23) units, those units could not be constructed as previously planned and would not include a garage. The Plat to Accompany this variance request supports the proffer. He noted that, other than the height variance requested, no other changes to the plan were necessary or being requested.

I find that the three (3) units in question are unique in comparison to the other twenty-three (23) in this development; and that the uniqueness is due to the topography of those three (3) units when compared to the other twenty-three (23) in the previously approved development.

To obtain variance relief requires a showing that:

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

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

Accordingly, I find that Petitioner has met the above test.

THEREFORE, IT IS ORDERED, this **23rd** day of September, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R."): (1) 1B01.1.B.e(5) to permit the height of Units 1,2 and 6 as depicted on the attached plan, to be 39 ft, 4.8 in. in lieu of the required 35 ft. maximum within the RTA (Lot 1-5700 Nicken Ct., Lot 2-5702 Nicken Ct., and Lot 6-5710 Nicken Ct.); (2) to amend the first amended final development plan of lots 1,2 and 6

ORDER RECEIVED FOR FILING
Date 9/23/14
By Den

only in accordance with the terms of this Order, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- As a condition of approval for Variance, Petitioners must contact the State Highway Administration to obtain an entrance permit.

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

LAWRENCE M. STAHL
Managing Administrative Law Judge for
Baltimore County

LMS:sln

ORDER RECEIVED FOR FILING
Date 9/23/14
By

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 5705 Kenwood Avenue **which is presently zoned** DR 5.5

Deed References: L/F 21652/76 and L/F 21656/653 10 Digit Tax Account # 14-6060425/14-600008600

Property Owner(s) Printed Name(s) SFB, LLC

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

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

3. X **a Variance** from Section(s) BCZR Section 1B01.1.B.e.5 to permit the height of Units 1, 2 and 6 as depicted on the attached plan, to be 39' 4.8" in lieu of the required 35' maximum within the RTA. (lot 1 - 5700 Nicken CT, lot 2 - 5702 Nicken CT, lot 6 - 5710 Nicken CT).

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

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SFB, LLC / Mid State Community Bank

Name #1 – Type or Print Name #2 – Type or Print

Nancy L. Sterling

Signature # Signature # 2

6801 York Rd. Baltimore MD

Mailing Address City State

21212 / 410-377-4330 / nlgerling@midstatecb.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Joseph R. Woolman, III and J.R. Woolman, LLC

Name- Type or Print

Signature

111 S. Calvert St. Suite 2700 Baltimore MD

Mailing Address City State

21202 / 410-385-5328 / joe@jrwoolman.com

Zip Code Telephone # Email Address

Representative to be contacted:

Same as Attorney for Petitioner

Name – Type or Print

ORDER RECEIVED FOR FILING

Signature Date 9/23/14

Mailing Address By City State

Zip Code Telephone # Email Address

CASE NUMBER 2015-0025-A **Filing Date** 7/31/14 **Do Not Schedule Dates:** _____ **Reviewer** G.H

REV. 10/4/11

Description to Accompany

Petition for Height Variance and Special Hearing

5.213 Acre Parcel

5705 Kenwood Avenue

Southwest Side of Kenwood Avenue

Northwest Side of Interstate Route 95

Fourteenth Election District, Baltimore County, Maryland

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

Being the same property comprised of the following two parcels:

1) Those parcels of land which by deed dated January 23, 2014, recorded among the land records of Baltimore County, Maryland, in Liber 34662, Folio 097, were conveyed by Midstate Community Bank to SFB, LLC, containing 5.159 acres of land, more or less.

2015-0025-A

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

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

STATE OF MARYLAND
JAMES LEROY MATTIS
NO. 11039
PROFESSIONAL LAND SURVEYOR
7-31-14

I hereby certify that this document was prepared by me or under my responsible charge, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 11039, expiration date 9/16/14.

July 31, 2014

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

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

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 legal owner/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 legal owner/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:

Case Number: 2015-0025-A

Property Address: 5705 Kenwood Ave (5700-5702 Nicken CT, 5710 Nicken CT,)

Property Description: West side of Kenwood Ave
South 382 feet ± to the ℄ of North Ave.

Legal Owners (Petitioners): Nancy Gerling

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joseph R. Woolman, III and JR. Woolman, LLC

Company/Firm (if applicable):

Address: 111 S. Calvert St, Suite 2700
Baltimore MD 21202

Telephone Number: 410-385-5328

Revised 5/20/2014

THE BALTIMORE SUN
MEDIA GROUP

Baltimore, Maryland 21278-0001

August 28, 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 August 28, 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: #2015-0025-A
5705 Kenwood Avenue
Southwest side of Kenwood Avenue, 382 ft. +/- to centerline or North Avenue
14th Election District - 6th Councilmanic District
Legal Owner(s): SFB, LLC, Mid State Community Bank

Variance to permit the height of Units 1, 2 and 6 as depicted on the attached plan, to be 39 ft. 4.8 in. in lieu of the required 35 ft. maximum within the RTA.

Hearing: Thursday, September 18, 2014 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

8/365 August 28 991836

CERTIFICATE OF POSTING

RE: Case No. 2015-0025-A

Petitioner: Nancy Sterling

Hearing / Closing Date: 9/18/14

Baltimore County Department of

Permits and Development Management

Room 111, County Office Building

111 W. Chesapeake Ave.

Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s) were posted conspicuously on the property located at

5705 Kenwood Avenue

on 8/29/14

Sincerely,

8/29/14

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No. 2015-0025-A

5705 Kenwood Avenue

(Posted 8/29/14)

8/29/14

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(410) 879-3122

CERTIFICATE OF POSTING

RE: Case No. 2015-0025-A

Petitioner: Nancy Sterling

Hearing / Closing Date: 9/18/14

Baltimore County Department of

Permits and Development Management

Room 111, County Office Building

111 W. Chesapeake Ave.

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5705 Kenwood Avenue

(Posted 8/29/14)

8/29/14

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(410) 879-3122

KEVIN KAMENETZ
County Executive

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

August 13, 2014

NOTICE OF ZONING HEARING

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Hearing: Thursday, September 18, 2014 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Joseph Woolman, III, 111 S. Calvert Street, Ste. 2700, Baltimore 21202
Nancy Gerling, SFB, LLC, 6801 York Road, Baltimore 21212

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, AUGUST 29, 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, August 28, 2014 Issue - Jeffersonian

Please forward billing to:
Joseph Woolman, III
111 S. Calvert Street, Ste. 2700
Baltimore, MD 21202
410-385-5328

NOTICE OF ZONING HEARING

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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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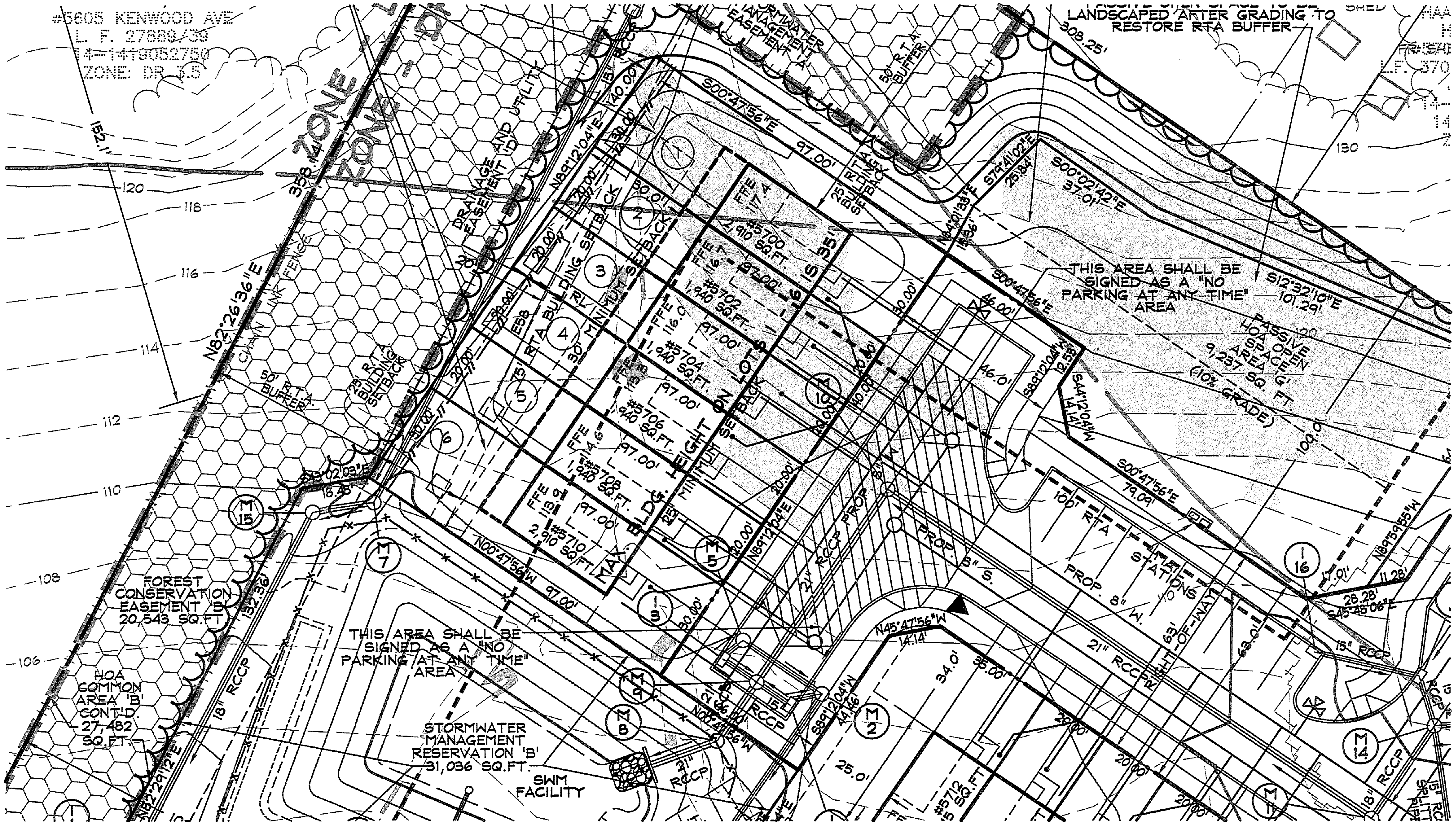
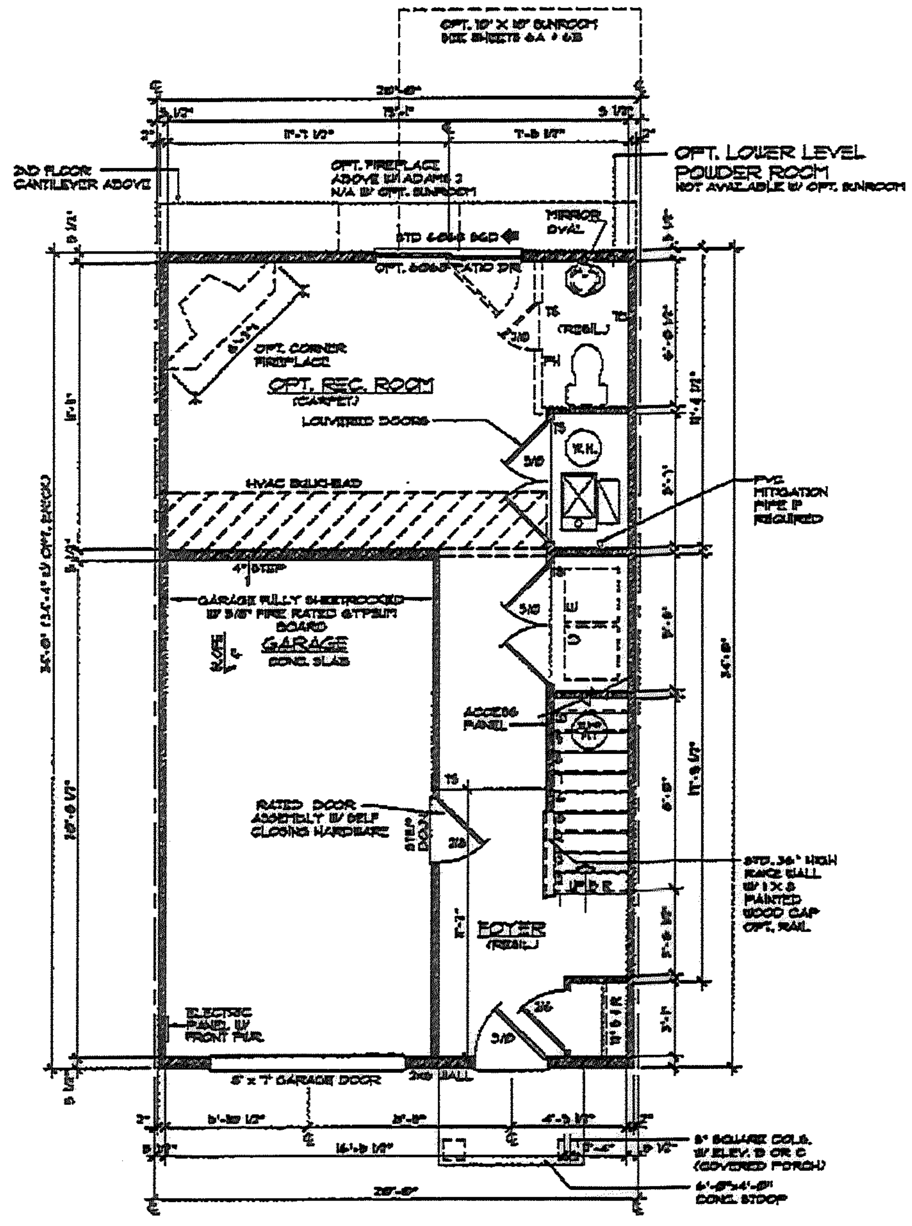

#5605 KENWOOD AVE
L. F. 27889/39
ZONE: DR 5.5
LANDSCAPED AFTER GRADING TO RESTORE RTA BUFFER
308.25'
STORMWATER MANAGEMENT EASEMENT 'A'
50' R.T.A. BUFFER
S00°47'56"E
97.00'
S79°41'02"E
25.84'
S00°02'42"E
37.01'
N89°12'04"E
140.00'
DRAINAGE AND UTILITY EASEMENT
ZONE
152.1'
358.14'
N82°26'36"E
CHAIN LINK FENCE
50' R.T.A. BUFFER
25' R.T.A. BUILDING SETBACK
35' RTA BUILDING SETBACK
30' MINIMUM SETBACK
25' R.T.A. BUILDING SETBACK
FFE 117.4
#5700 2,910 SQ.FT.
FFE 116.7
#5702 1,940 SQ.FT.
FFE 116.0
#5704 1,940 SQ.FT.
FFE 115.3
#5706 1,940 SQ.FT.
FFE 114.6
#5708 1,940 SQ.FT.
FFE 113.9
#5710 2,910 SQ.FT.
MAX. BLDG. HEIGHT ON LOTS 1-6 IS 35'
25' MINIMUM SETBACK
THIS AREA SHALL BE SIGNED AS A "NO PARKING AT ANY TIME" AREA
S12°32'10"E
101.29'
PASSIVE HOA OPEN SPACE AREA 'G' 9,237 SQ. FT. (10% GRADE)
S00°47'56"E
46.00'
S89°12'04"W
12.53'
S44°12'04"W
14.14'
S00°47'56"E
79.09'
100' RTA
STATIONS
PROP. 8" W.
PROP. 8" S.
21" RCCP PROP.
RIGHT-OF-WAY
N89°12'04"E
N89°59'55"W
S45°48'06"E
28.28'
17.01'
11.28'
15" RCCP
S83°02'03"E
18.48'
N00°47'56"W
97.00'
FOREST CONSERVATION EASEMENT 'B' 20,543 SQ.FT.
152.36'
HOA COMMON AREA 'B' CONT'D. 27,482 SQ.FT.
18" RCCP
N82°24'12"E
THIS AREA SHALL BE SIGNED AS A "NO PARKING AT ANY TIME" AREA
STORMWATER MANAGEMENT RESERVATION 'B' 31,036 SQ.FT.
SWM FACILITY
N45°47'56"W
14.14'
S89°12'04"W
44.46'
34.0'
35.00'
25.0'
#5712
21" RCCP
18" RCCP
130
120
118
116
114
112
110
108
106

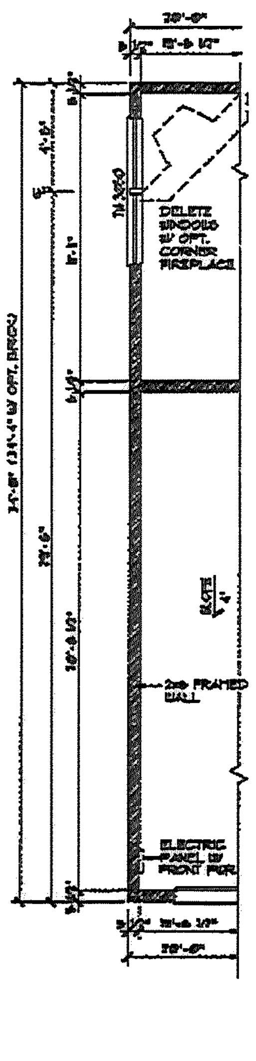
UNIT NO 1

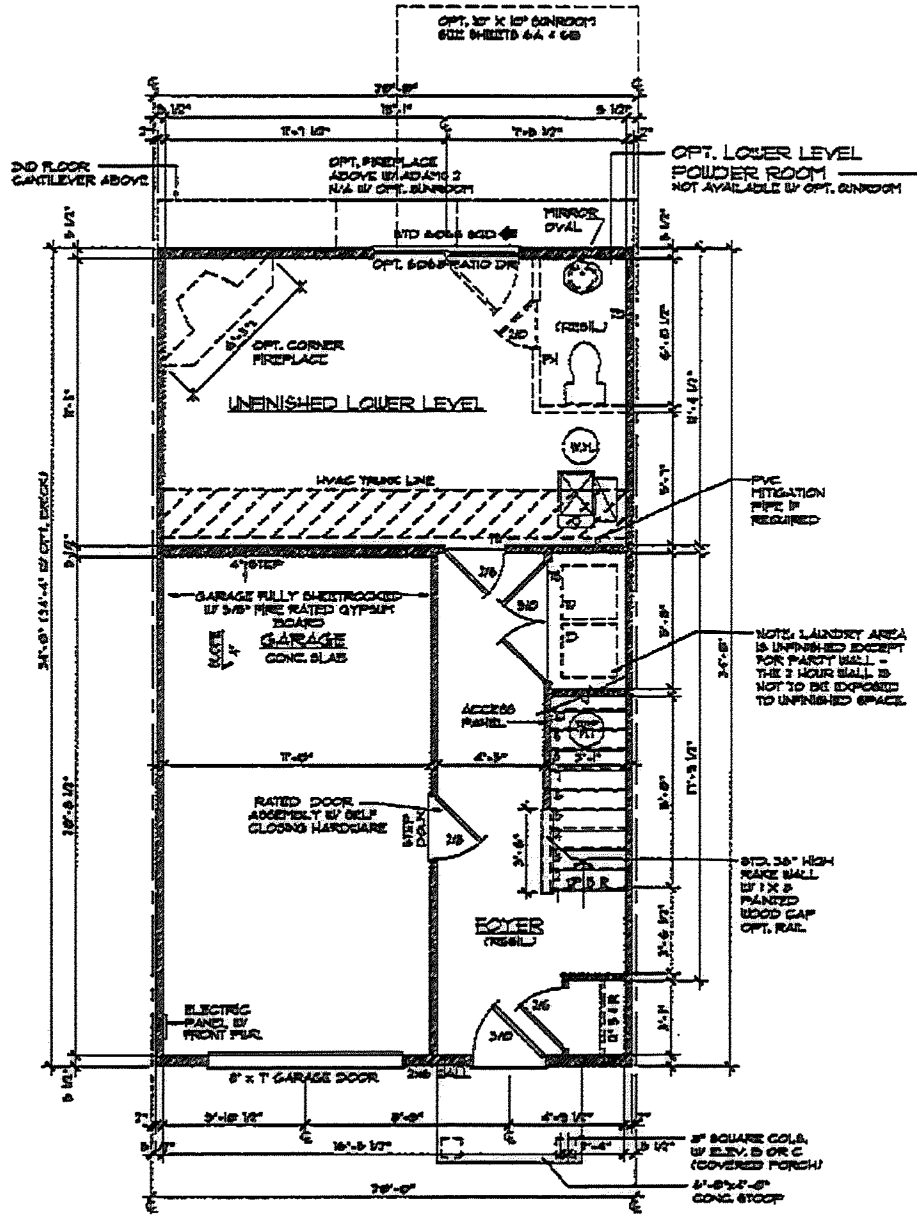
SCALE:
1/8" = 1'-0" @ 11 x 17
1/4" = 1'-0" @ 24 X 36

NOTES:
- ALL INTERIOR & EXTERIOR WALLS ARE SHOWN @ 3 1/2" UNLESS OTHERWISE NOTED
- ALL WINDOW SILLS TO BE MINIMUM 24" AFF WHERE REQUIRED.
- SEE STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION.

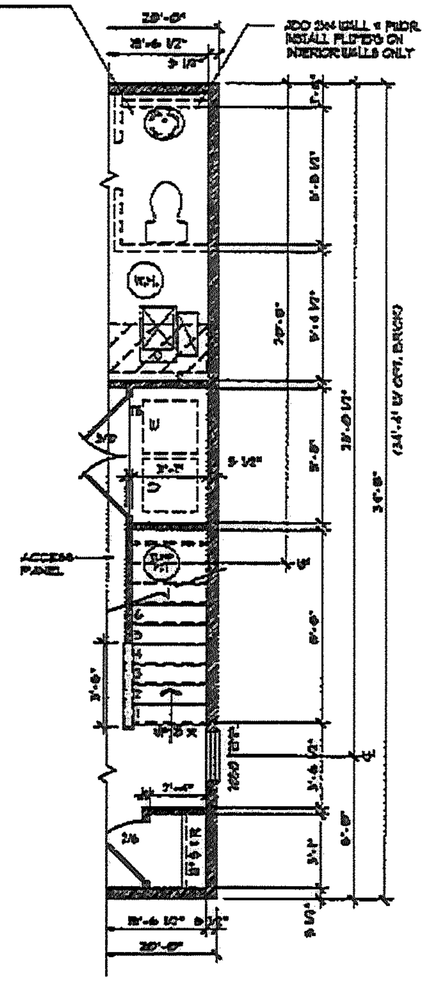


OPT. FINISHED LOWER LEVEL PLAN


END CONDITION
SHOWN W/ STD. WALK-OUT REAR



UNFINISHED LOWER LEVEL PLAN


RIGHT SIDE END CONDITION
AVAILABLE ONLY W/ STD. WALK-OUT REAR

ALL ROOF IS UNDER RESTRICTION

LOWER LEVEL PLANS
SHOWN W/ WALKOUT REAR CONDITION (3-STORY SLAB ON GRADE)
SEE STRUCTURAL PLANS FOR FOUNDATION PLANS
SEE SHEET 3C FOR ALTERNATE LOWER LEVEL PLANS

ADAMS — GARAGE
KV_070_3B

SHEET NUMBER	3B
SCALE	AS NOTED
DRAWN BY	ACI
DATE	06-01-01

REV.BY	DATE	REV.#	REMARKS

MODEL: ADAMS

REV.BY	DATE	REV.#	REMARKS
RDB	01-18-08	508-01	1006 IRC CONVERSION
	12-01-10	10-518	PLAN REFINEMENT
	05-21-10	10-1210	1009 IRC CONVERSION

KHovnanian Companies

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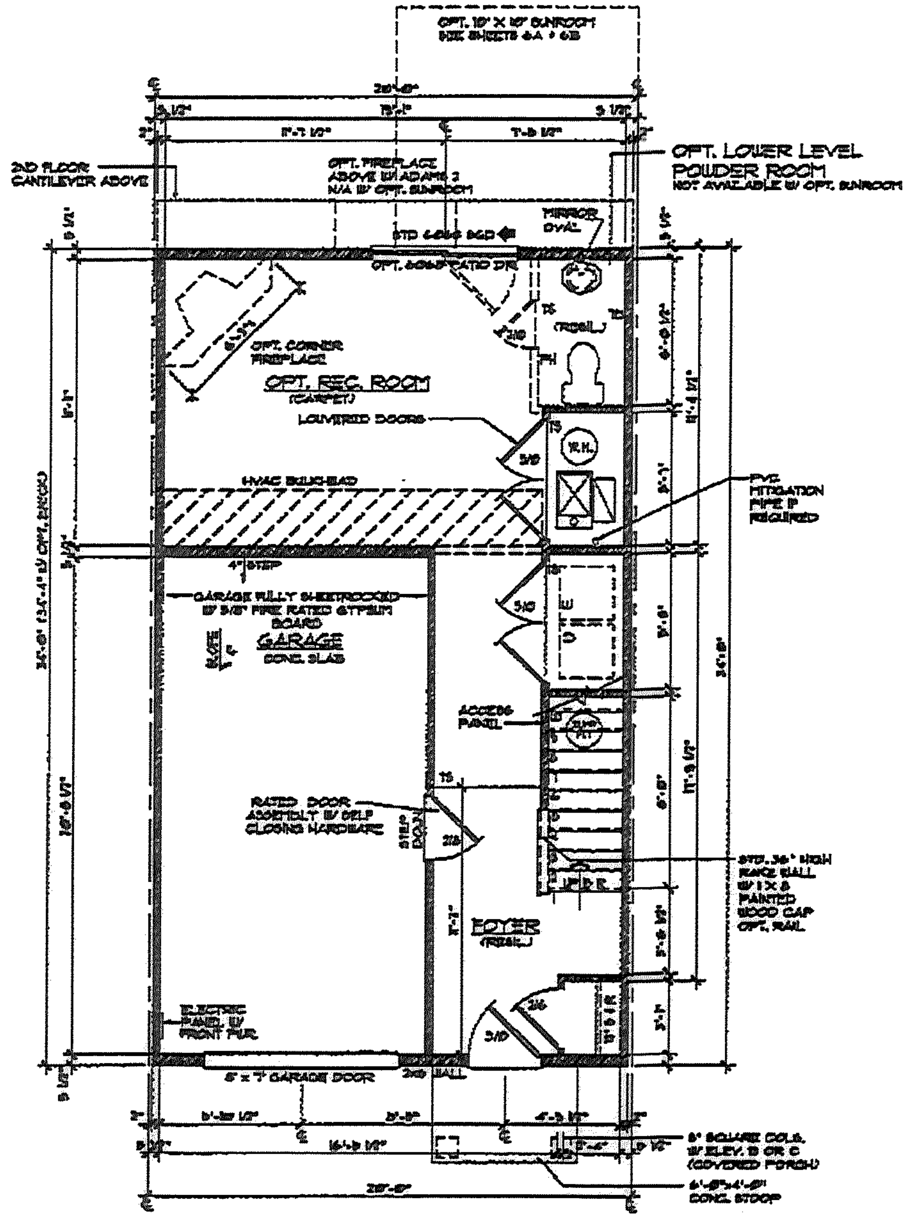
SCALE:
1/8" = 1'-0" @ 11 x 17
1/4" = 1'-0" @ 24 X 36

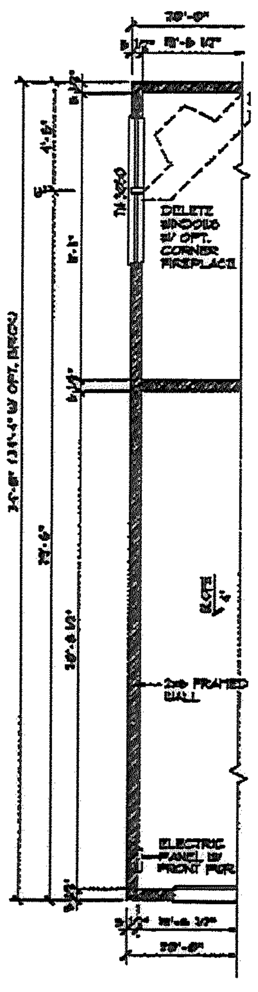
NOTES:

- ALL INTERIOR & EXTERIOR WALLS ARE SHOWN @ 3 1/2" UNLESS OTHERWISE NOTED
- ALL WINDOW SILLS TO BE MINIMUM 24" AFF WHERE REQUIRED.
- SEE STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION.

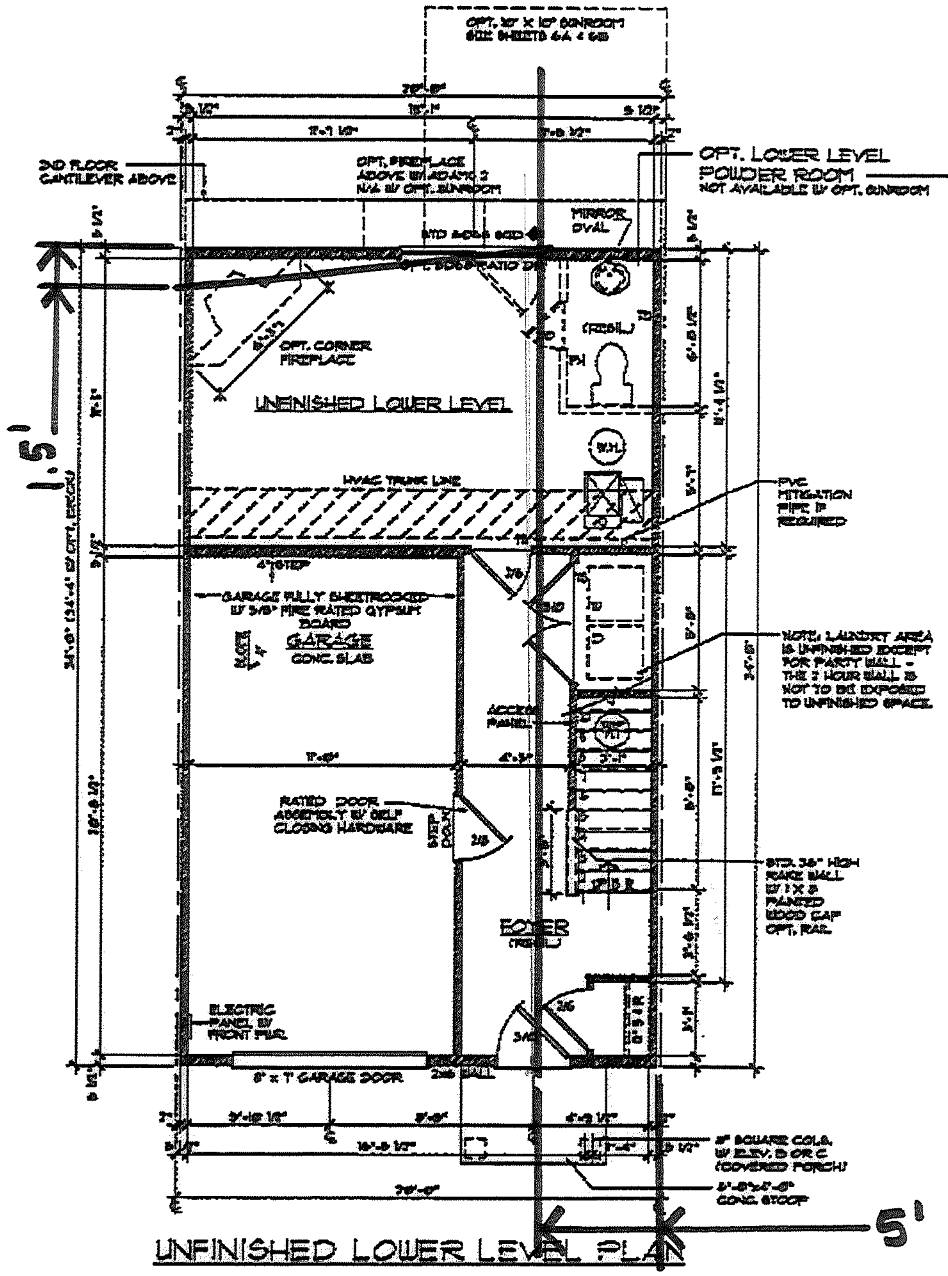
UNIT NO 2



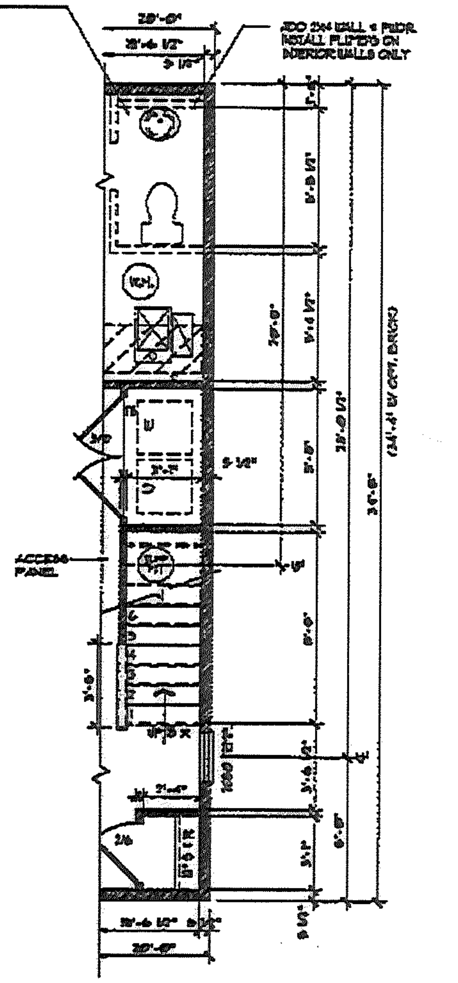
OPT. FINISHED LOWER LEVEL PLAN



END CONDITION
SHOWN W/ STD. WALK-OUT REAR



UNFINISHED LOWER LEVEL PLAN



RIGHT SIDE END CONDITION
AVAILABLE ONLY W/ STD. WALK-OUT REAR

ROOF RESTRICTION LINE

LOWER LEVEL PLANS
SHOWN W/ WALKOUT REAR CONDITION (3-STORY SLAB ON GRADE)
SEE STRUCTURAL PLANS FOR FOUNDATION PLANS
SEE SHEET 3C FOR ALTERNATE LOWER LEVEL PLANS

ADAMS – GARAGE
KV_070_3B

SHEET NUMBER	3B
SCALE	AS NOTED
DRAWN BY	ACI
DATE	06-01-01
MODEL	ADAMS

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K. Hovnanian Companies

9/21/2010 2:10:02 PM, Architecture Collaborative, Inc.

SCALE:
1/8" = 1'-0" @ 11 x 17
1/4" = 1'-0" @ 24 X 36

NOTES:
- ALL INTERIOR & EXTERIOR WALLS ARE SHOWN @ 3 1/2" UNLESS OTHERWISE NOTED
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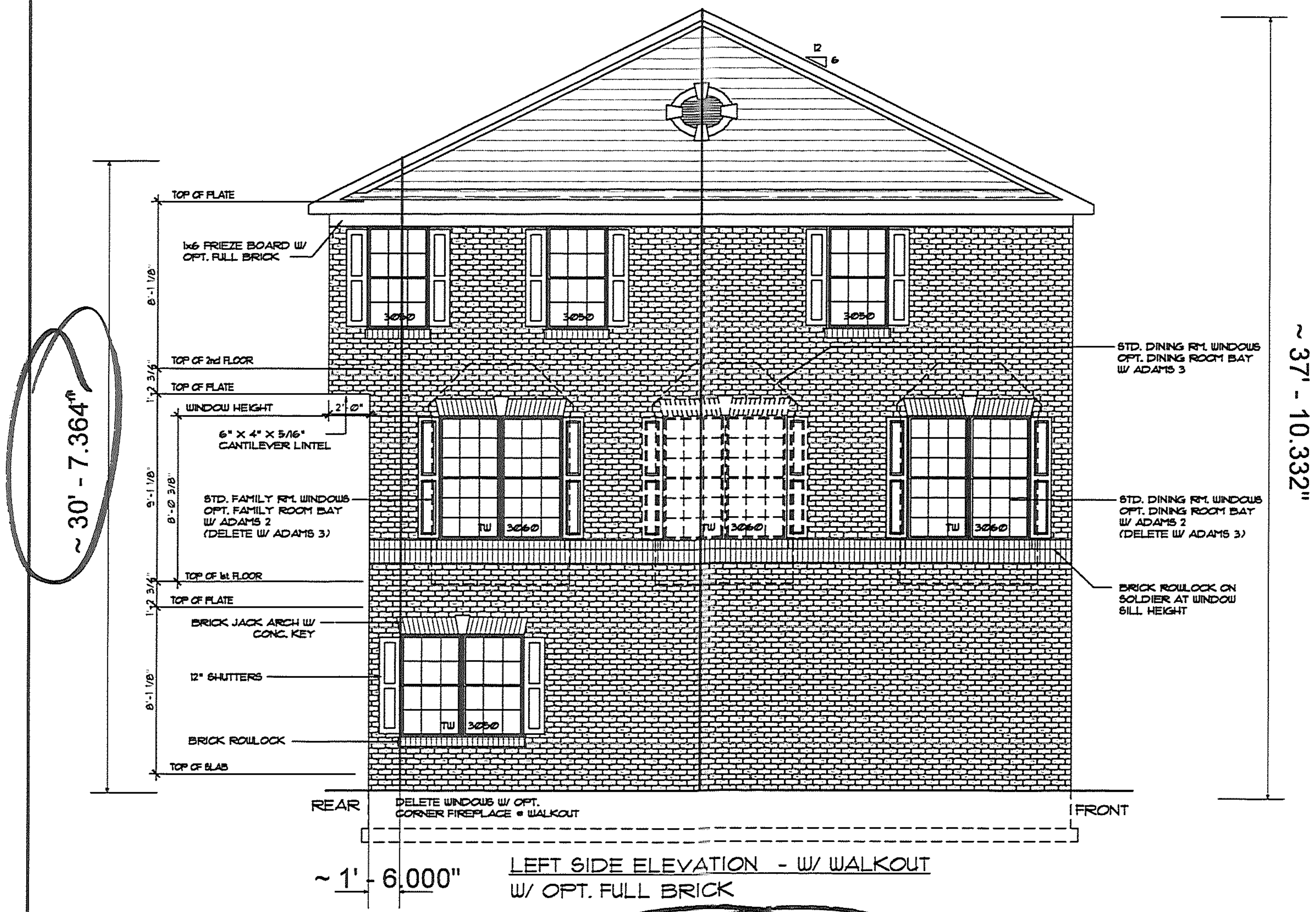
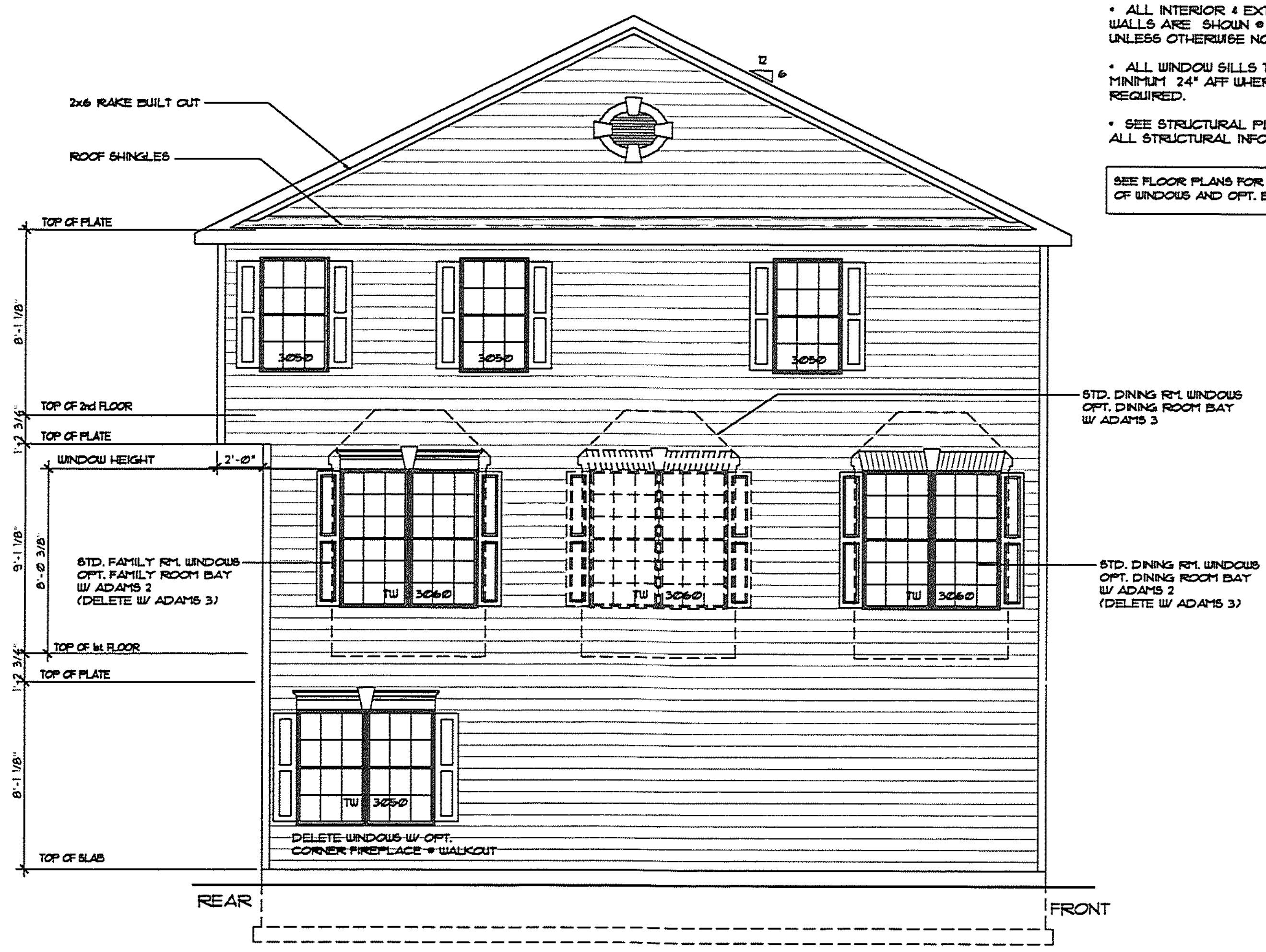
- SEE STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION.

SEE FLOOR PLANS FOR LOCATIONS OF WINDOWS AND OPT. BAYS

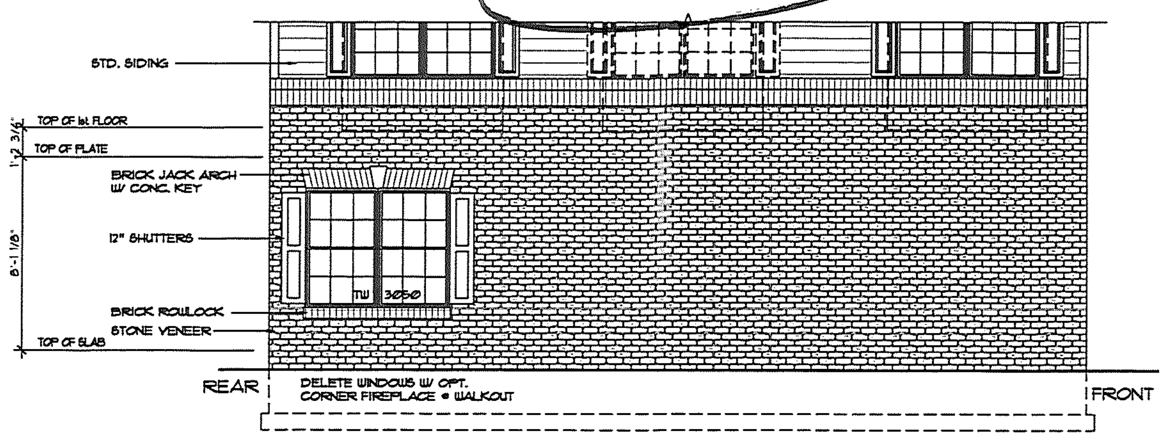


LEFT SIDE ELEVATION - W/ WALKOUT
W/ OPT. FULL BRICK

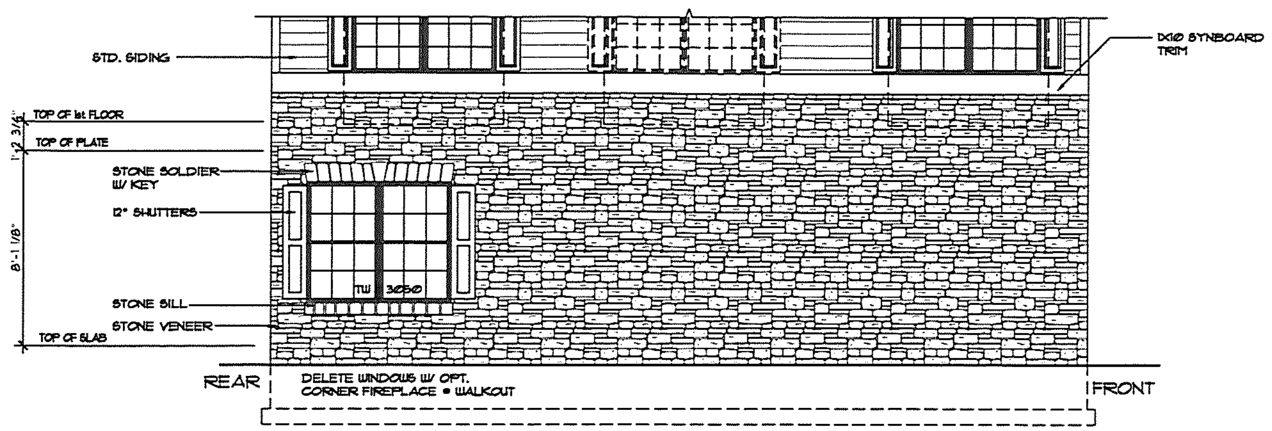
UNIT NO. 2



LEFT SIDE ELEVATION - W/ WALKOUT
W/ VINYL SIDING



LEFT SIDE ELEVATION - W/ WALKOUT
W/ OPT. ONE STORY BRICK



LEFT SIDE ELEVATION - W/ WALKOUT
W/ OPT. ONE STORY STONE

SHEET NUMBER	2K
SCALE	AS NOTED
DRAWN BY	ACI
DATE	10-04-10

REV.BY	DATE	REV.#	REMARKS
	02-21-10	10-100	2009 IRC CONVERSION
	10-04-10	10-100	

MODEL: ADAMS
SET #

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K. Hovnanian Companies

ADAMS — GARAGE

LEFT SIDE ELEVATIONS - W/ WALKOUT

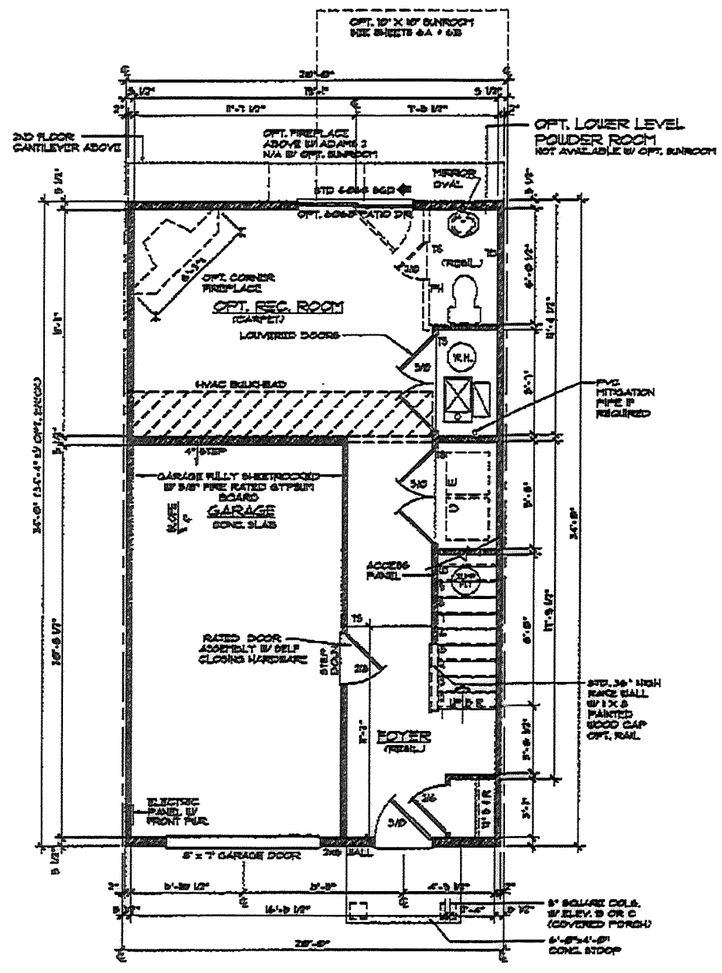
KV_070_2K

10/4/2010 2:12:10 PM, Architecture Collaborative, Inc.

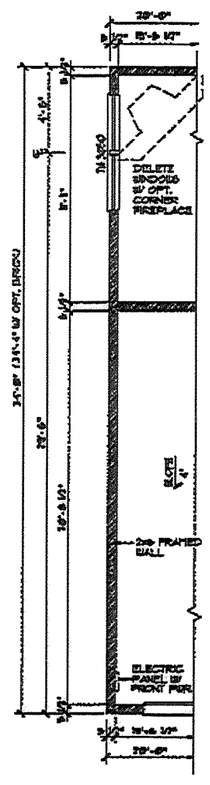
UNIT NO 3

SCALE:
1/8" = 1'-0" @ 11 x 17
1/4" = 1'-0" @ 24 x 36

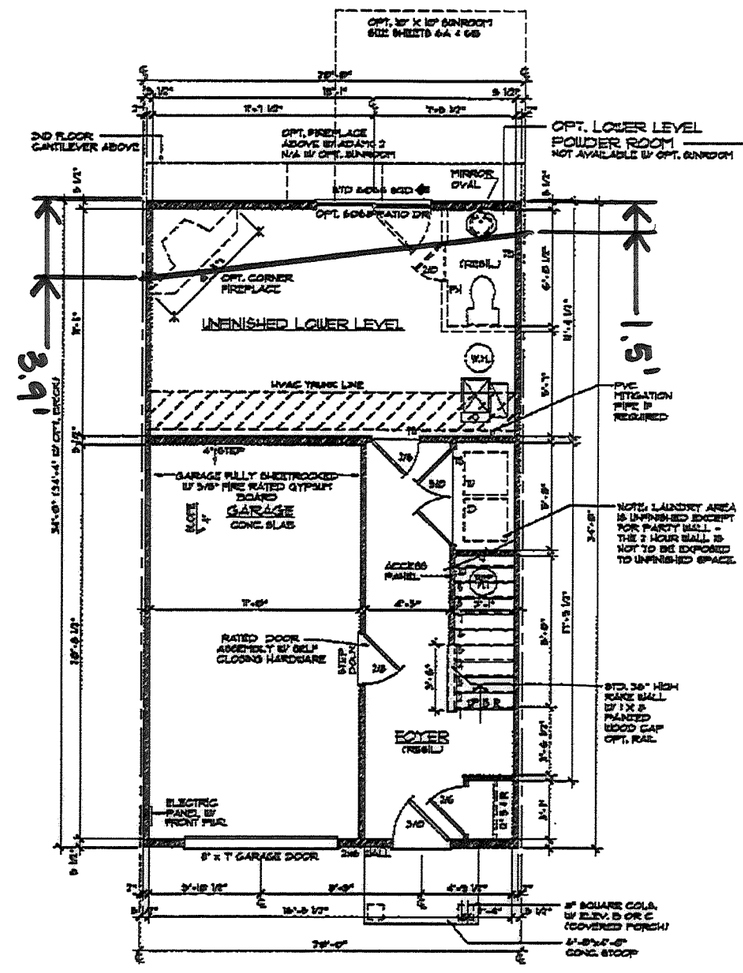
NOTES:
- ALL INTERIOR & EXTERIOR WALLS ARE SHOWN @ 3 1/2" UNLESS OTHERWISE NOTED
- ALL WINDOW SILLS TO BE MINIMUM 24" AFF UNLESS REQUIRED.
- SEE STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION.



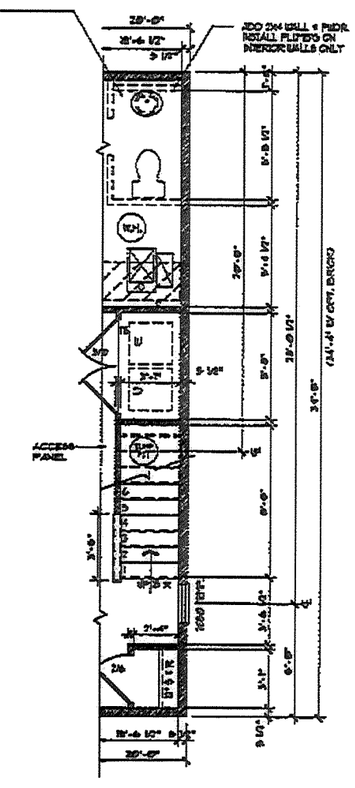
OPT. FINISHED LOWER LEVEL PLAN



END CONDITION
SHOWN W/ STD. WALK-OUT REAR



UNFINISHED LOWER LEVEL PLAN



RIGHT SIDE END CONDITION
AVAILABLE ONLY W/ STD. WALK-OUT REAR

ROOF RESTRICTION LINE

LOWER LEVEL PLANS
SHOWN W/ WALKOUT REAR CONDITION (3-STORY SLAB ON GRADE)
SEE STRUCTURAL PLANS FOR FOUNDATION PLANS
SEE SHEET 3C FOR ALTERNATE LOWER LEVEL PLANS

ADAMS – GARAGE
KV_070_3B

SHEET NUMBER 3B
SCALE AS NOTED
DRAWN BY ACI
DATE 06-01-01

REV/BY	DATE	REV.#	REMARKS
RGS	06-01-01	1	2004 INC. CONVERSION
	04-21-10	10-510	PLAN REFINEMENT
	05-31-10	10-1000	2009 INC. CONVERSION

MODEL ADAMS 941 #

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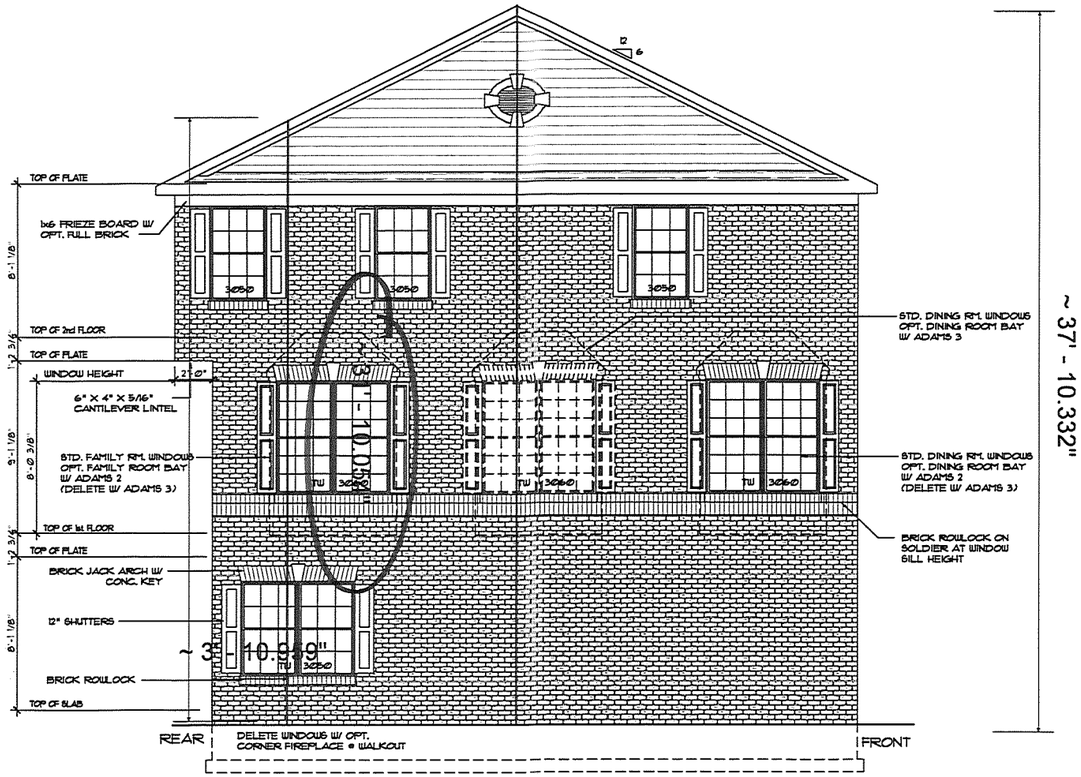
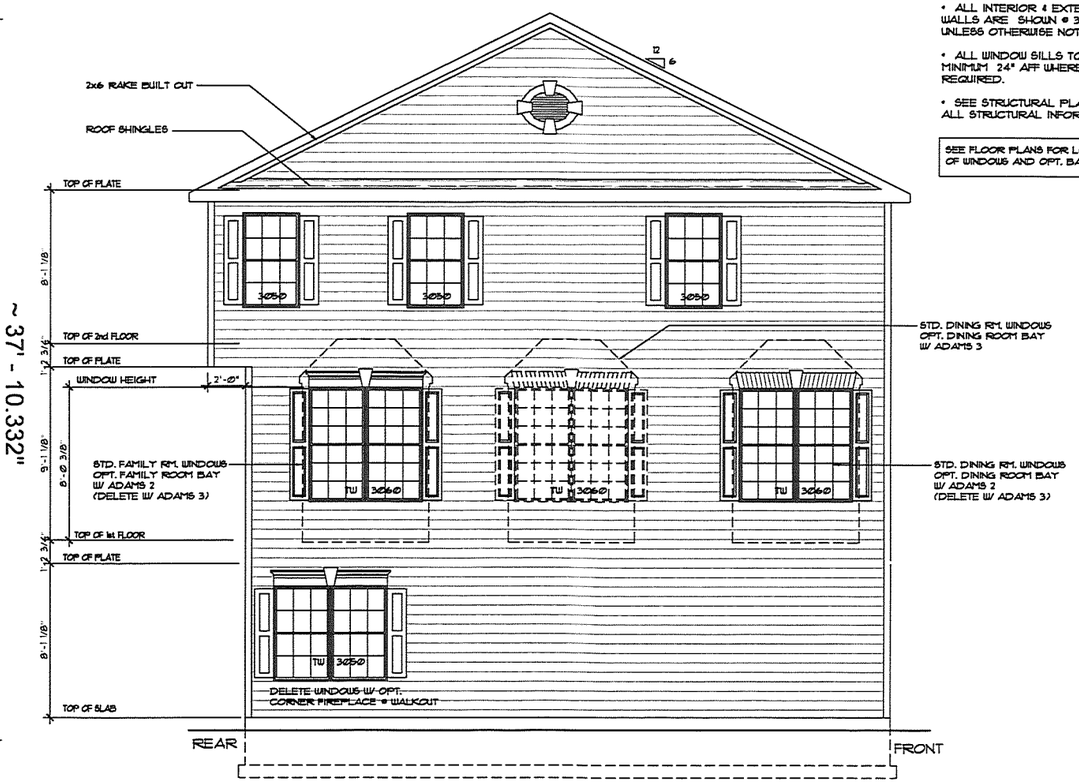
KLymanian Corporation

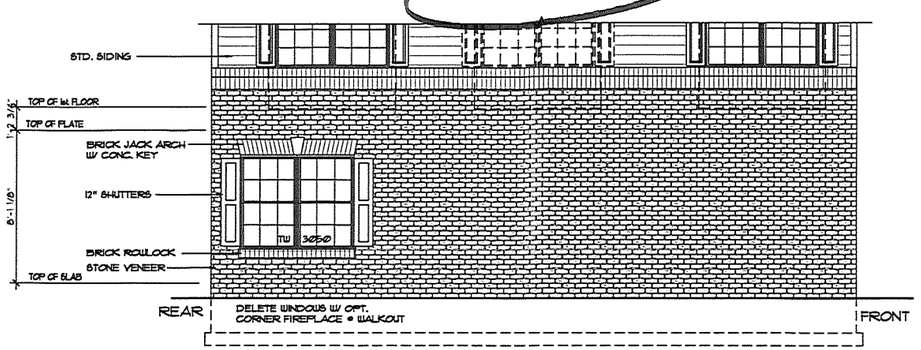


LEFT SIDE ELEVATION - W/ WALKOUT
W/ OPT. FULL BRICK

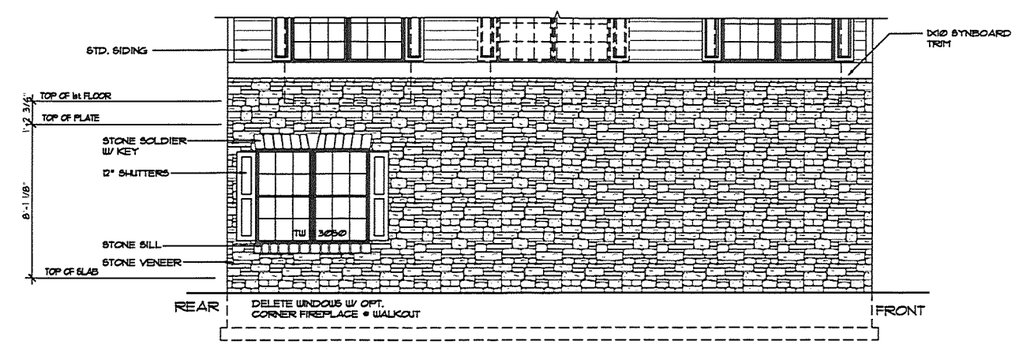


LEFT SIDE ELEVATION - W/ WALKOUT
W/ VINYL SIDING

UNIT NO. 3



LEFT SIDE ELEVATION - W/ WALKOUT
W/ OPT. ONE STORY BRICK



LEFT SIDE ELEVATION - W/ WALKOUT
W/ OPT. ONE STORY STONE

SCALE:
1/8" = 1'-0" @ 11 x 17
1/4" = 1'-0" @ 24 X 36

NOTES:
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- SEE STRUCTURAL PLANS FOR ALL STRUCTURAL INFORMATION.

SEE FLOOR PLANS FOR LOCATIONS OF WINDOWS AND OPT. BAYS

LEFT SIDE ELEVATIONS - W/ WALKOUT

ADAMS – GARAGE

KV_070_2K

SHEET NUMBER 2K
SCALE AS NOTED
DRAWN BY ACI
DATE 10-04-10

REV.BY	DATE	REV.#	REMARKS

REV.BY	DATE	REV.#	REMARKS
	09-31-10	10-1000	2006 IRC CONVERSION
	10-04-10	10-1006	

MODEL ADAMS
SET #

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SCALE:
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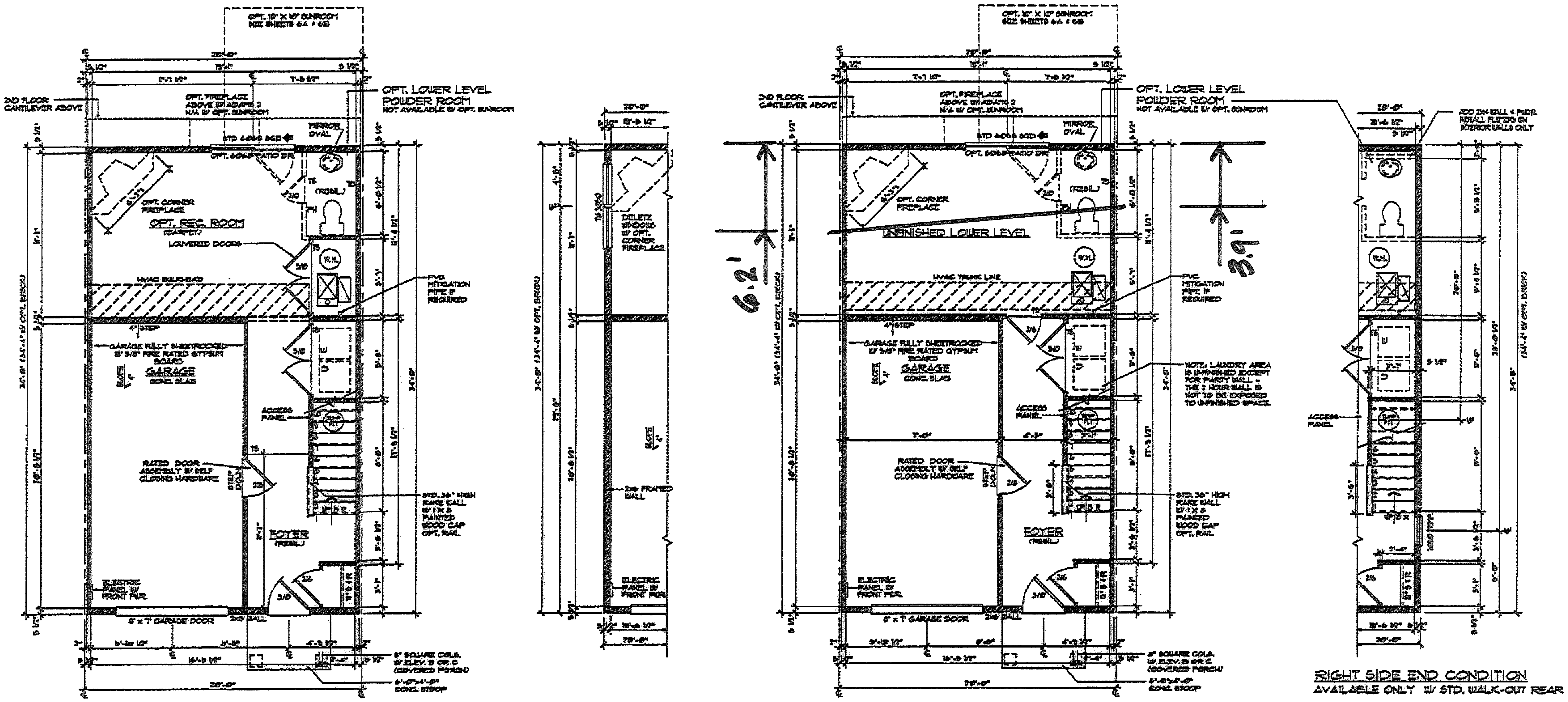
UNIT NO 4



OPT. FINISHED LOWER LEVEL PLAN

END CONDITION
SHOWN W/ STD. WALK-OUT REAR

UNFINISHED LOWER LEVEL PLAN

RIGHT SIDE END CONDITION
AVAILABLE ONLY W/ STD. WALK-OUT REAR

ROOF RESTRICTION LINE —

LOWER LEVEL PLANS
SHOWN W/ WALKOUT REAR CONDITION (3-STORY SLAB ON GRADE)
SEE STRUCTURAL PLANS FOR FOUNDATION PLANS
SEE SHEET 3C FOR ALTERNATE LOWER LEVEL PLANS

ADAMS — GARAGE
KV_070_3B

SHEET NUMBER 3B
SCALE AS NOTED
DRAWN BY ACI
DATE 05-01-01

MODEL ADAMS

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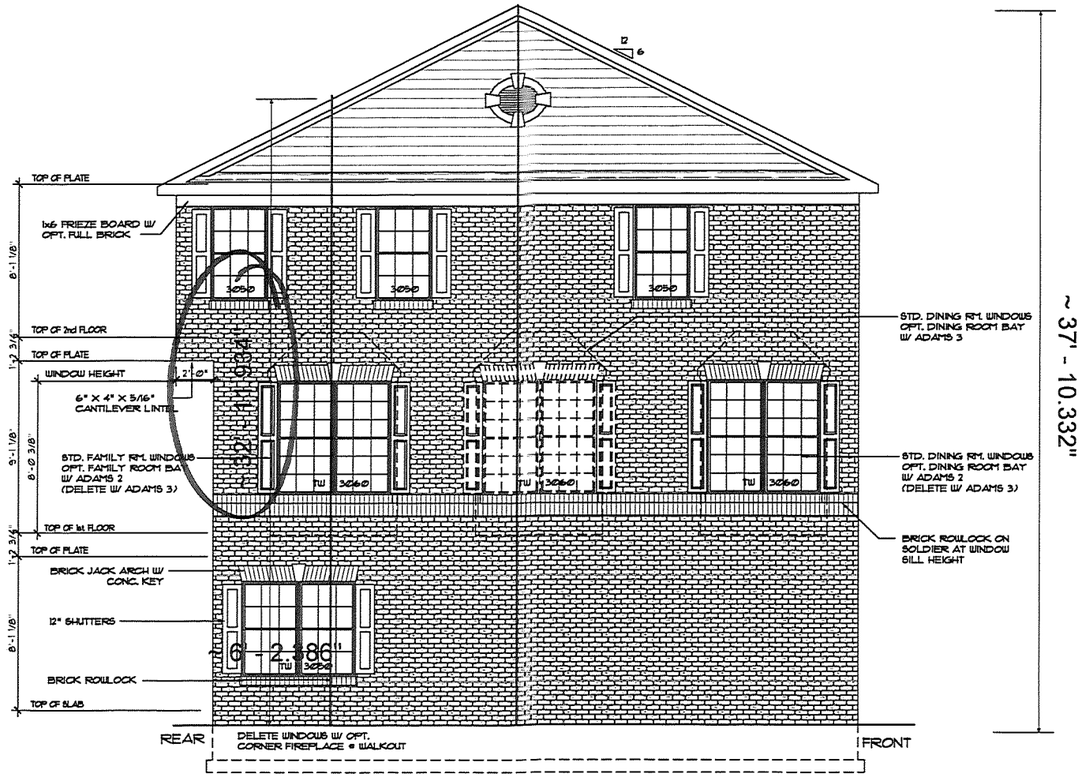
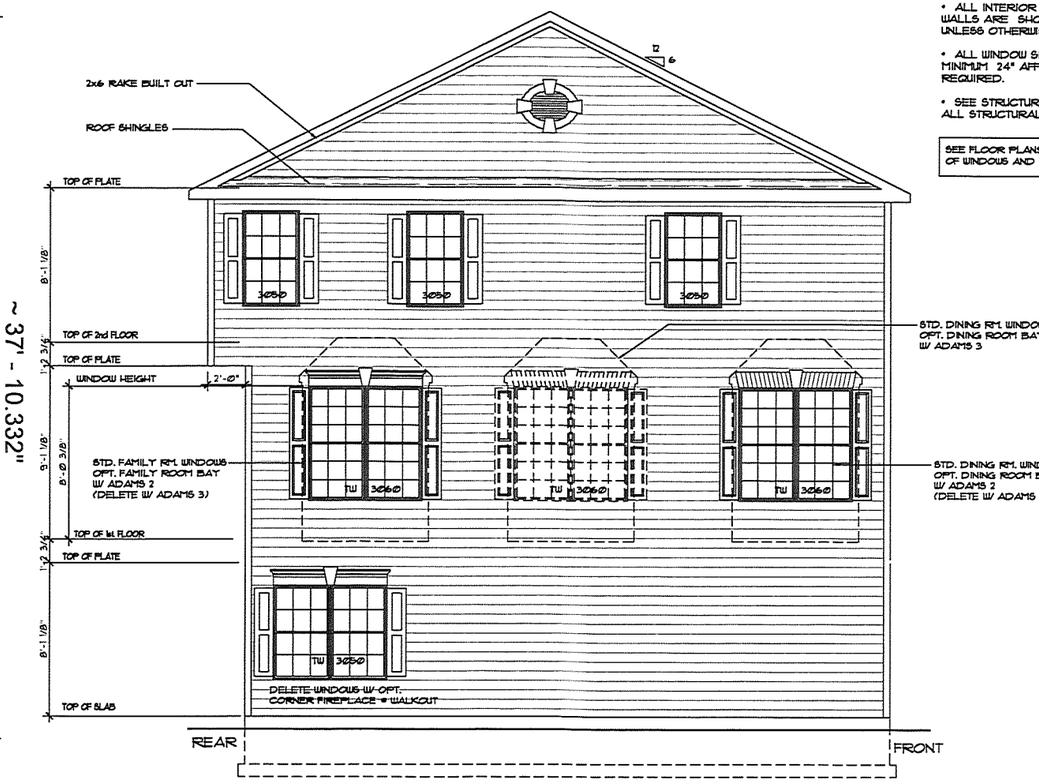
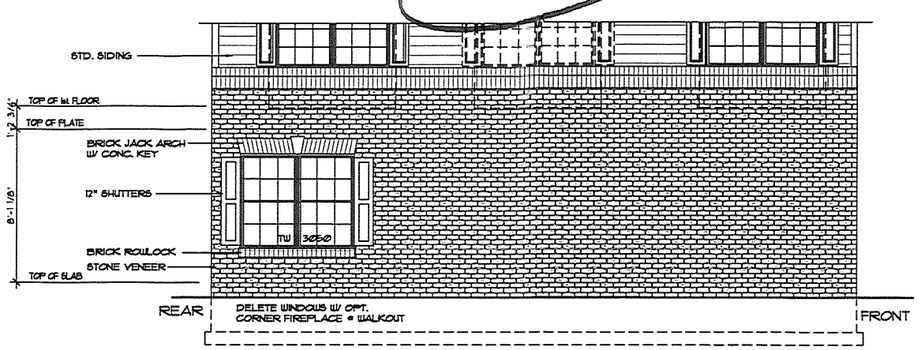


LEFT SIDE ELEVATION - W/ WALKOUT
W/ OPT. FULL BRICK

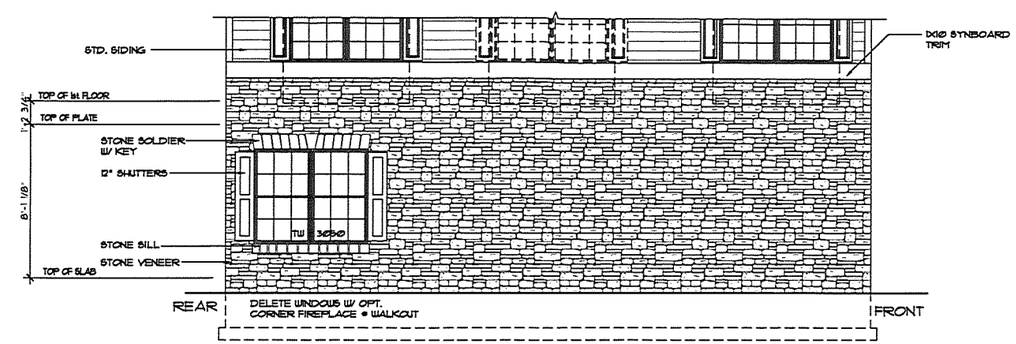
UNIT NO. 4



LEFT SIDE ELEVATION - W/ WALKOUT
W/ VINYL SIDING



LEFT SIDE ELEVATION - W/ WALKOUT
W/ OPT. ONE STORY BRICK



LEFT SIDE ELEVATION - W/ WALKOUT
W/ OPT. ONE STORY STONE

SCALE:
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SEE FLOOR PLANS FOR LOCATIONS OF WINDOWS AND OPT. BAYS

SHEET NUMBER 2K
SCALE AS NOTED
DRAWN BY ACI
DATE 10-04-10

REV.BY	DATE	REV.#	REMARKS

REV.BY	DATE	REV.#	REMARKS
	09-21-10	10-1000	2009 IRC CONVERSION
	10-04-10	10-1005	

MODEL ADAMS
SET #

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ADAMS – GARAGE

LEFT SIDE ELEVATIONS - W/ WALKOUT

KV_070_2K

UNIT NO 5

SCALE:
1/8" = 1'-0" @ 11 x 17
1/4" = 1'-0" @ 24 X 36

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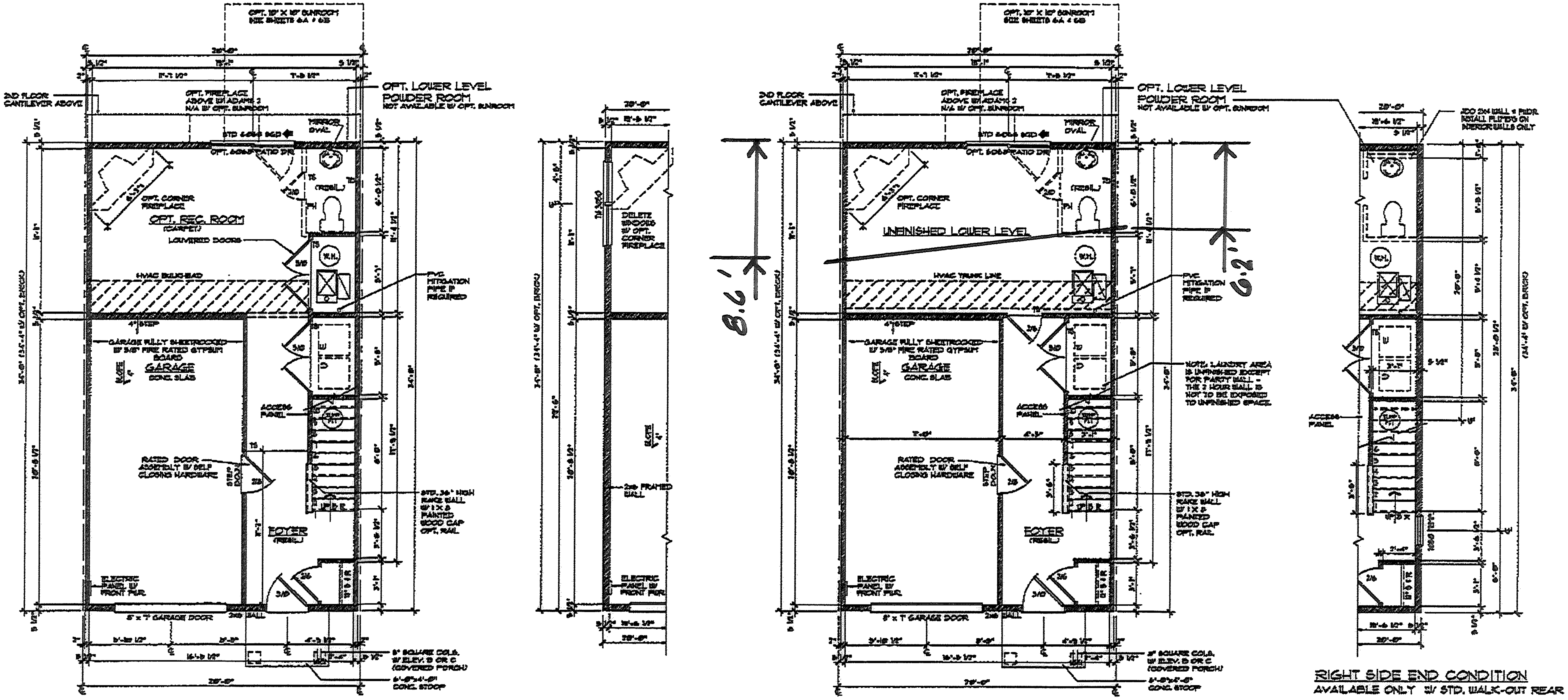

OPT. FINISHED LOWER LEVEL PLAN

END CONDITION
SHOWN W/ STD. WALK-OUT REAR

UNFINISHED LOWER LEVEL PLAN

RIGHT SIDE END CONDITION
AVAILABLE ONLY W/ STD. WALK-OUT REAR

ROOF RESTRICTION LINE —

LOWER LEVEL PLANS
SHOWN W/ WALKOUT REAR CONDITION (3-STORY SLAB ON GRADE)
SEE STRUCTURAL PLANS FOR FOUNDATION PLANS
SEE SHEET 3C FOR ALTERNATE LOWER LEVEL PLANS

ADAMS – GARAGE
KV_070_3B

SHEET NUMBER	3B
SCALE	AS NOTED
DRAWN BY	ACI
DATE	06-01-01
MODEL	ADAMS

K Hovnanian Companies

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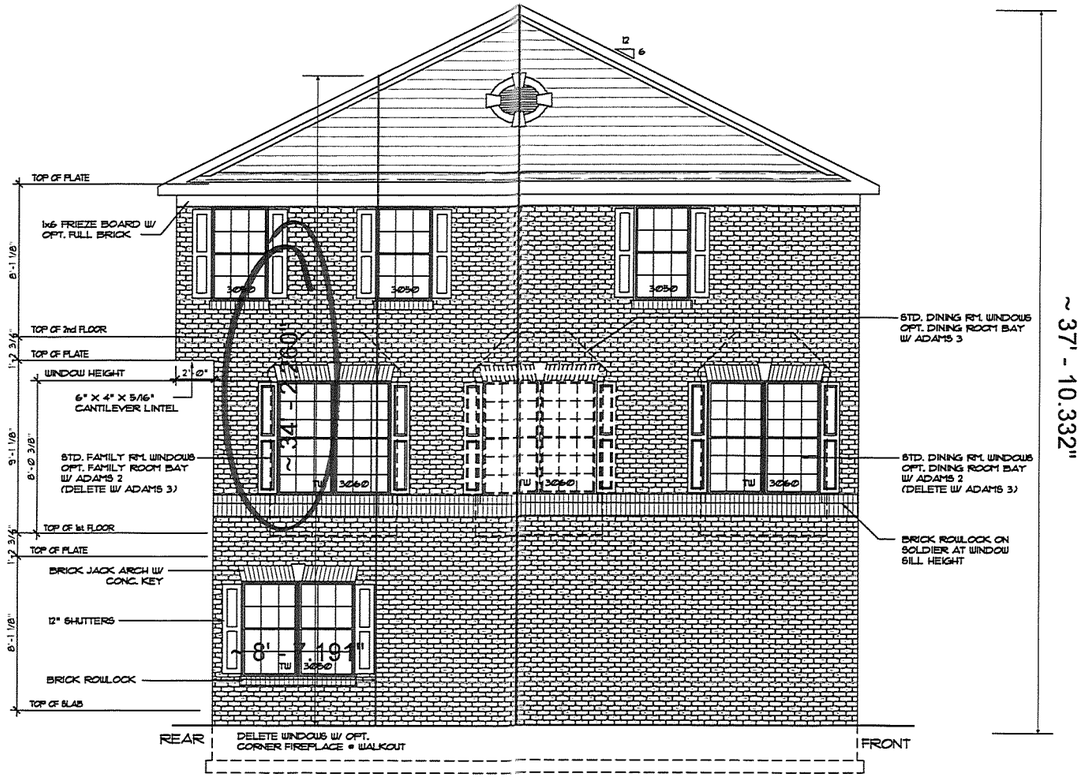
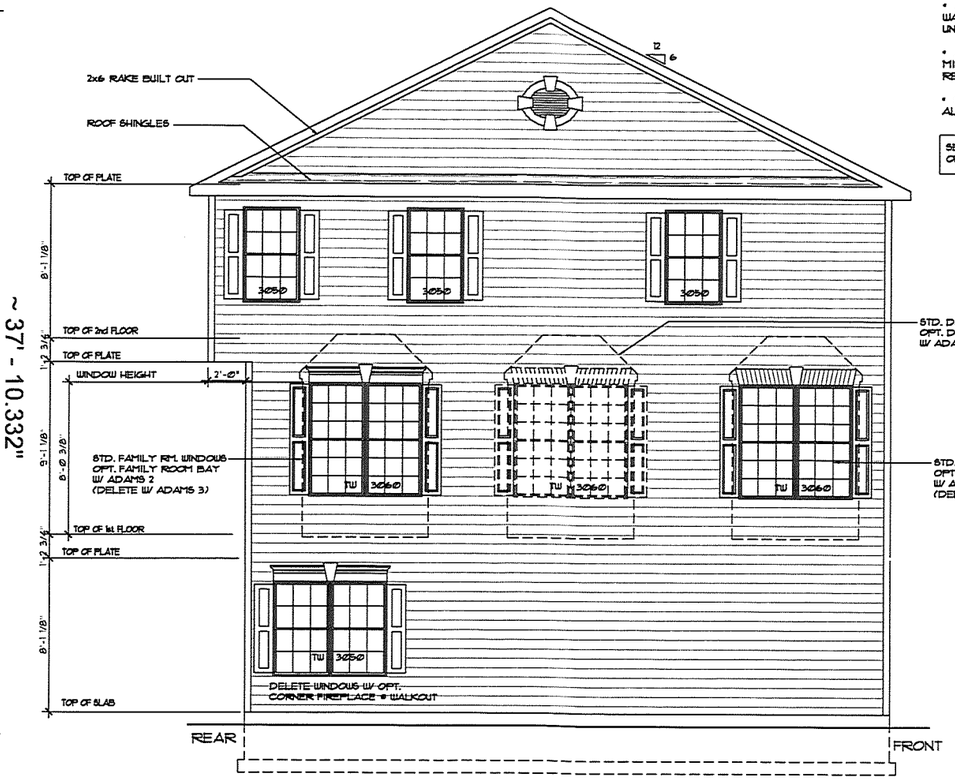
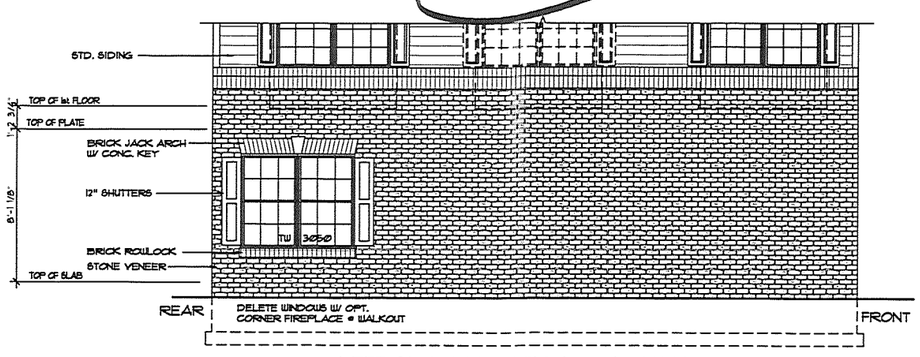


LEFT SIDE ELEVATION - W/ WALKOUT
W/ OPT. FULL BRICK

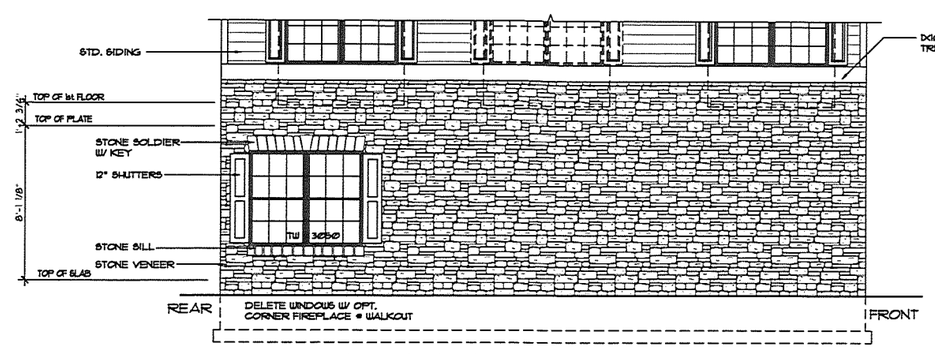


LEFT SIDE ELEVATION - W/ WALKOUT
W/ VINYL SIDING

UNIT NO. 5



LEFT SIDE ELEVATION - W/ WALKOUT
W/ OPT. ONE STORY BRICK



LEFT SIDE ELEVATION - W/ WALKOUT
W/ OPT. ONE STORY STONE

SCALE:
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SEE FLOOR PLANS FOR LOCATIONS OF WINDOWS AND OPT. BAYS

SHEET NUMBER
2K

SCALE
AS NOTED

DRAWN BY
ACI

DATE
10-04-10

REV.BY	DATE	REV.#	REMARKS

REV.BY	DATE	REV.#	REMARKS
	09-31-10	10-100	2009 IRC CONVERSION
	10-04-10	10-103	

MODEL ADAMS SET #

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ADAMS – GARAGE

LEFT SIDE ELEVATIONS - W/ WALKOUT

KV_070_2K

SCALE:
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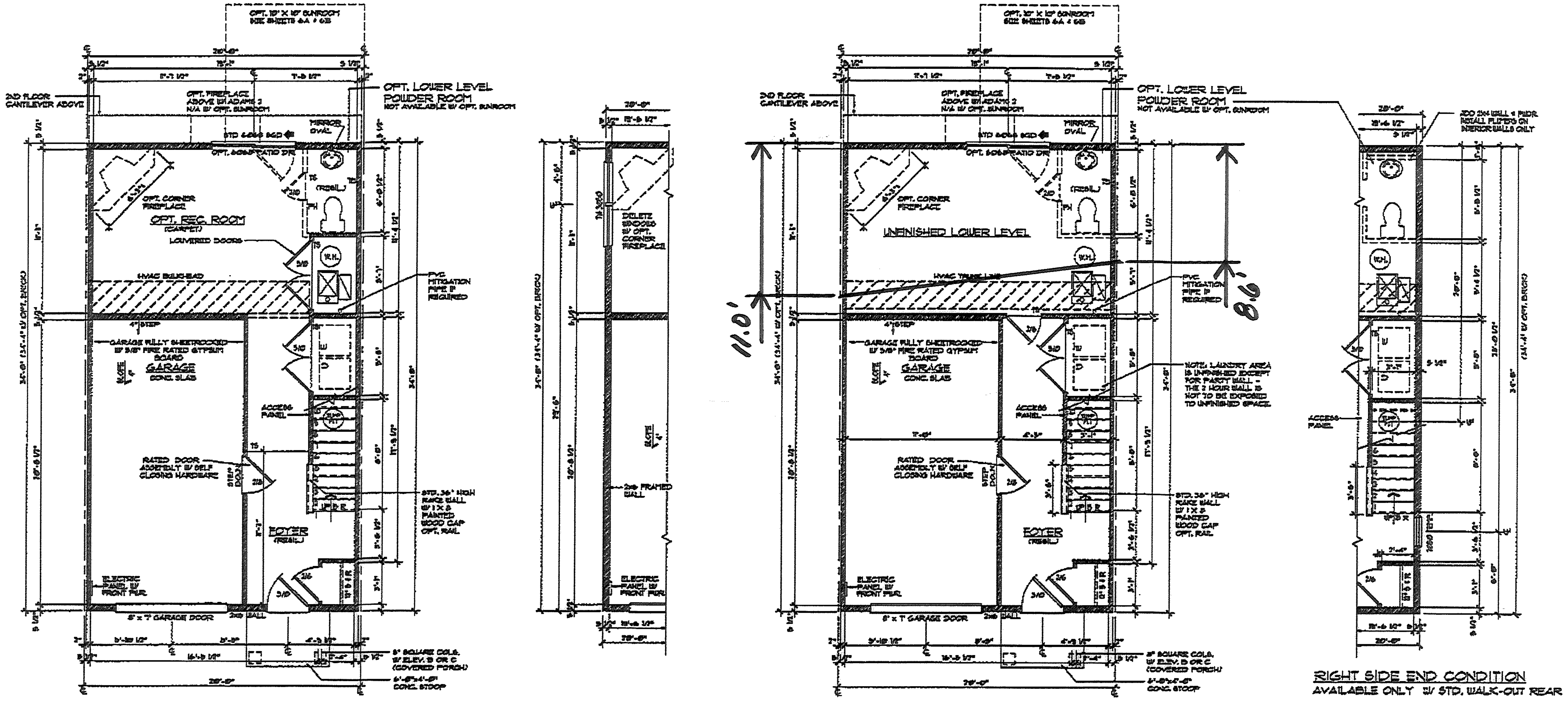
UNIT NO 6



OPT. FINISHED LOWER LEVEL PLAN

END CONDITION
SHOWN W/ STD. WALK-OUT REAR

UNFINISHED LOWER LEVEL PLAN

RIGHT SIDE END CONDITION
AVAILABLE ONLY W/ STD. WALK-OUT REAR

ROOF RESTRICTION LINE —

LOWER LEVEL PLANS
SHOWN W/ WALKOUT REAR CONDITION (3-STORY SLAB ON GRADE)
SEE STRUCTURAL PLANS FOR FOUNDATION PLANS
SEE SHEET 3C FOR ALTERNATE LOWER LEVEL PLANS

ADAMS – GARAGE
KV_070_3B

SHEET NUMBER 3B
SCALE AS NOTED
DRAWN BY ACI
DATE 05-01-01

MODEL ADAMS

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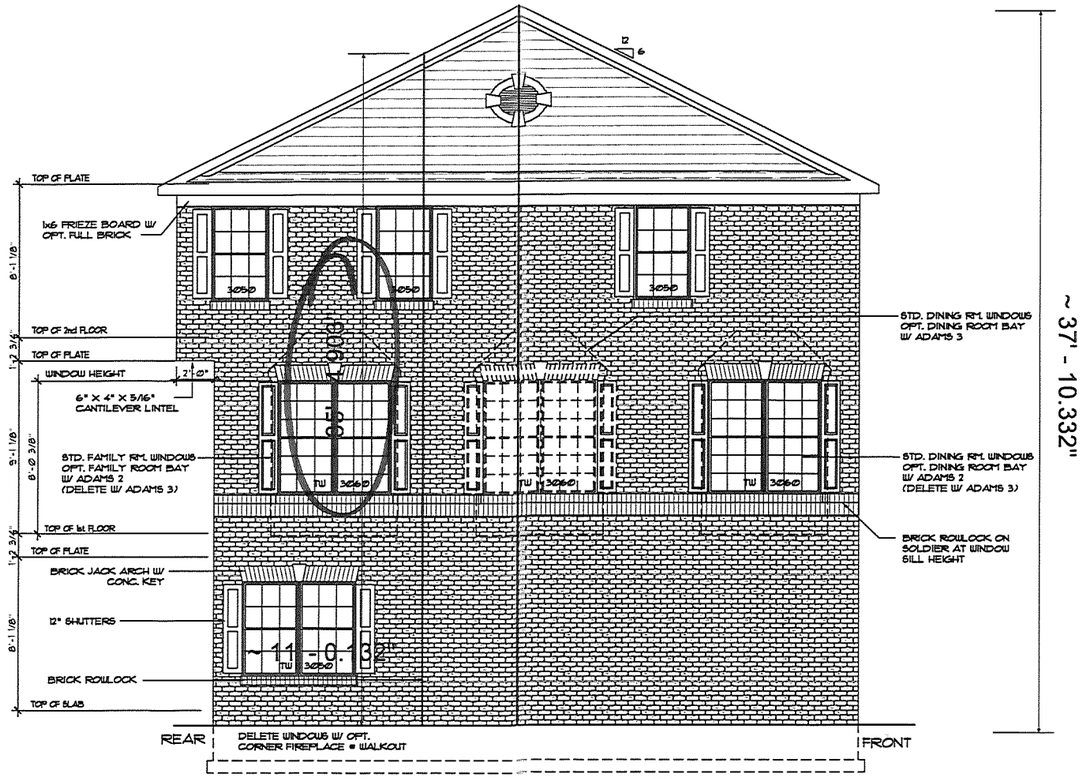
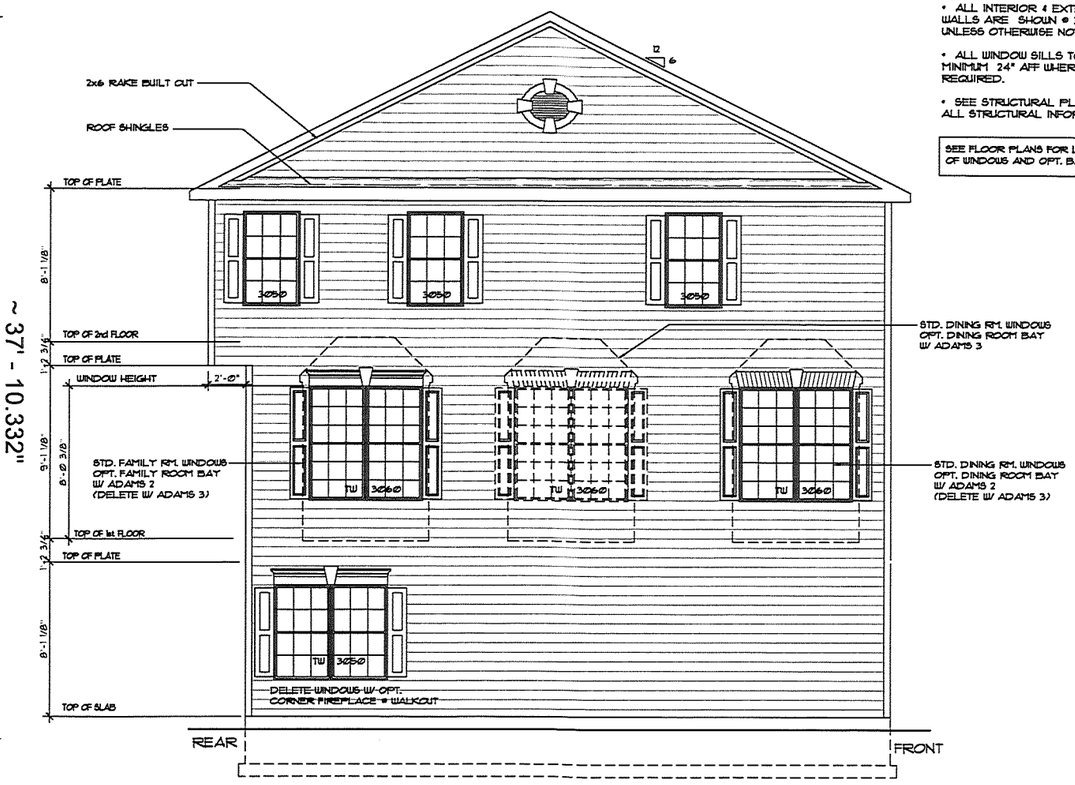
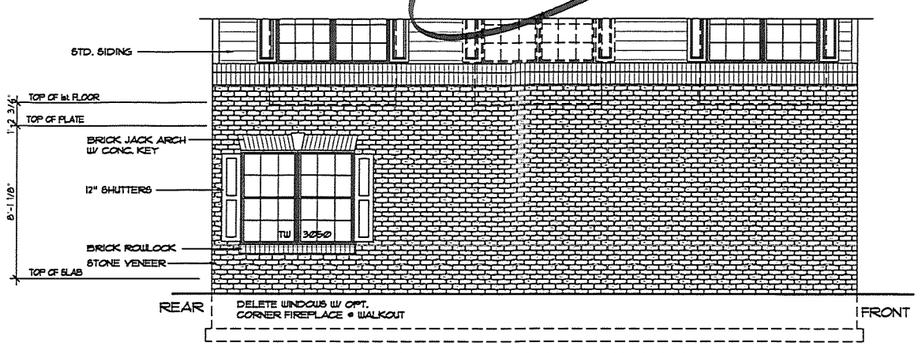


LEFT SIDE ELEVATION - W/ WALKOUT
W/ OPT. FULL BRICK

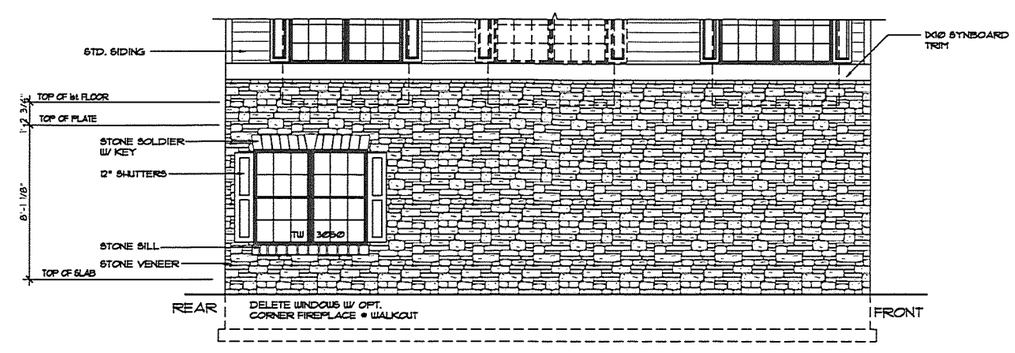


LEFT SIDE ELEVATION - W/ WALKOUT
W/ VINYL SIDING

UNIT NO. 6



LEFT SIDE ELEVATION - W/ WALKOUT
W/ OPT. ONE STORY BRICK



LEFT SIDE ELEVATION - W/ WALKOUT
W/ OPT. ONE STORY STONE

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SHEET NUMBER 2K
SCALE AS NOTED
DRAWN BY ACI
DATE 10-04-10

REV.BY	DATE	REV.#	REMARKS
	09-21-10	10-1008	2008 TRC CONVERSION
	10-04-10	10-1009	

MODEL ADAMS
SET #

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KJ Lynnian™ Companies

ADAMS – GARAGE

LEFT SIDE ELEVATIONS - W/ WALKOUT

KV_070_2K

General Notes

1. Owners: Patrick S. Craig
   11872 Bright Passage
   Columbia, MD 21044-4369

   Developer: Stonewall Development LLC
   P.O. Box 398 Monkton, MD 21111

2. Existing Property Information
   a. Gross Site Area: 5.2123 AC +/- (Per Description to Accompany Petition)
   b. Existing Zoning (Gross Area): DR 3.5/DR 5.5
   c. Address of Property: 5705 Kenwood Avenue, Baltimore MD 21206

3. General Information
   a. Councilmanic District: 6th
   b. Election District: 6th
   c. Census Tract: 240054405001
   d. Regional Planning District: 320
   e. Growth Management Area: Community Conservation Area
   f. Transportation Zone: 0649
   g. Tax Map References: TM 81, Grid 23, Parcels 23
   h. Tax Account #: 14-1600008600 & 14-1460060425
   i. Deed References: L/F 21652/76 & L/F 21656/653
   j. ADC Map Reference: 3613
   k. Watershed: Back River
   l. Water Service Zone: Eastern - Second Zone
   m. Sub-Sewershed: 47
   n. Zoning Map (1"=200'): Map No. 089C1
   o. Topo Map: OIT/GIS Tile 081B1/081B3/081C1/081C3
   p. Elementary School: Elmwood ES
   q. Middle School: Parkville MS
   r. High School: Overlea HS

4. Existing Land Use: Approximately 75% of the site is forest. An existing abandoned home is located near the Kenwood Avenue frontage of the property.

5. Proposed Land Use: Single family attached.

6. The property as shown on the plan has been held intact since 1984. The developer's engineer has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded, or represented as density or area to support any off-site dwellings.

7. Zoning setback requirements (minimum) for: Group House in DR 5.5

Front building face to public street ROW or property line	25'
Side building face to side building face	20'
Side building face to public street ROW or tract boundary	15'
Rear building face to tract boundary or property line	30'
Single family structure to Forest Buffer Easement or Forest Conservation Easement	35'

8. All required public utilities, sidewalks, and street trees shall comply with Baltimore County regulations.

9. The proposed development shall have one access point into the site from Kenwood Avenue for the residential units.

10. Proposed Average Daily Trips:
    26 units @ 8.5 ADT's/Unit = 221 ADT's

11. The site is not located within a deficient water or sewer service area on the Basic Services Maps. The Transportation Services map indicates a level of service of "D."

12. Parking Requirements: 2.2 spaces per unit, or 58 spaces.

13. The stormwater management facilities are based on the 2007 MDE Stormwater Management Policy and Design Manual. There shall be both stormwater quality and quantity management provided on this site. Water quality and recharge will be achieved on site through via environmental site design features outlined in the 2007 Manual. These features consist of rain gardens, dry wells and micro-bioretention. No Baltimore County Stormwater Management Reservations are proposed, all facilities will be located in easements. A SWM pond will be provided in the northwest corner of the property that will manage the two (2), ten (10), and one hundred (100) year water quantity management volumes. The site is located within the Redhouse Creek watershed which is not designated as an inter-jurisdictional watershed.

14. Public water is existing within Kenwood Avenue. Water service will be extended in the proposed public road accessing the site.

15. The Baltimore County Water Supply and Sewerage Mast Plan designation for the property is W1 and S1.

16. Public water and sewer is proposed for all DR 3.5/DR 5.5 land within the site.

17. A minimum 10-foot wide drainage and utility easement along all bordering property lines which are not adjacent to County right-of-way. Storm drain reservations shall be provided.

18. Environmental:
    a. Standard Non-disturbance Notice:
       There shall be no clearing, grading, construction or disturbances of vegetation in the Forest Conservation Easement and Forest Buffer Easement except as permitted by Baltimore County Department of Environmental Protection and Resource Management.
    b. Protective Covenants Note:
       Any Forest Conservation Easement and Forest Buffer 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.
    c. A Hydrogeological Report and Environmental Effects Report have been filed concurrently with the Development Plan.
    d. This site does not lie within the limits of the Chesapeake Bay Critical Area. No additional information is requested by the Department of Environmental Protection and Resource Management to determine compliance with the Critical Area Location Protection Program pursuant to Section 26-442(a).
    e. A Preliminary Forest Conservation Plan and worksheet has been filed independently of this plan in accordance with Section 33-6-109.
    f. Insufficient space exists to meet forest conservation obligations on site, and a request has been made to acquire 1.0± acres of forestation credit in an approved, off-site Baltimore County Forest Conservation Bank Site.

20. Local Open Space requirements:
    a. Open Space Required: 16,900 sf of Active and 9,100 Passive (or a combination thereof as specified in Section III.D.3).
    b. Open Space Provided: 9100 sf. passive. A waiver is to be requested and fee-in-lieu to be paid for active open space required.

21. All proposed signs shall conform to Baltimore County signage regulations (Section 450, BCZR). Review and approval of signs shall occur prior to the issuance of building permit.

22. There are no known regulated plant or wildlife communities or areas of critical state concern associated with this site. An inquiry is pending per Maryland Department of Natural Resources review.

23. There are no known archaeological sites located on this property.

24. The areas between the sight lines and the curb line must be cleared, graded, and kept free of any obstructions.

25. Schematic Landscape Plan Calculations

    Planting Required:

Adjacent Road	± 120 LF	@ 1 PU / 40 LF =	3.0 PU
Interior Road:	± 1020 LF	@ 1 PU / 20 LF =	51.0 PU
Parking Requirement:	± 11 SP.	@ 1 PU / 12 SP. =	1.0 PU
SWM	± 900 LF	@ 1 PU / 15 LF =	60.0 PU
Local Open Space	± 0* SF	@ 1 PU / 1500 SF =	0.0 PU
Total Required:			115.0PU

    * A waiver has been sought for the provision of Local Open Space.

    Planting Shown:

Overstory Trees	62.0 PU
Ornamental Trees	15.5 PU
Evergreen Trees	13.0 PU
Shrubs	33.0 P.U
Total Shown	123.5 PU

    (For reference purposes only. See Schematic Landscape Plan. Final planting design including calculations and species selection will be provided on the Final Landscape Plan.)

26. Any fixture used to illuminate an off-street parking area shall be so arranged as to reflect the light away from adjacent residential sites and public streets.

27. There is no Zoning History for this property.

28. All subsequent plans including record plats must note that the area between the sight line and curb line must be cleared, graded, and kept free of any obstructions.

29. All garages will be single loaded and alternating.

30. Addresses will be #5701 to #5753 on the new public road.

31. There is no 100-Year floodplain on the site.

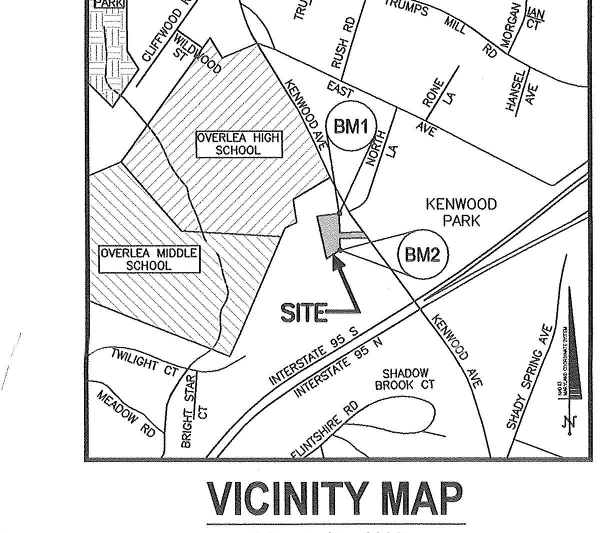
32. There are no historical structures on the site.

STEEP SLOPES LEGEND

15.0% - 24.9%
25.0%+

DRAWING LEGEND

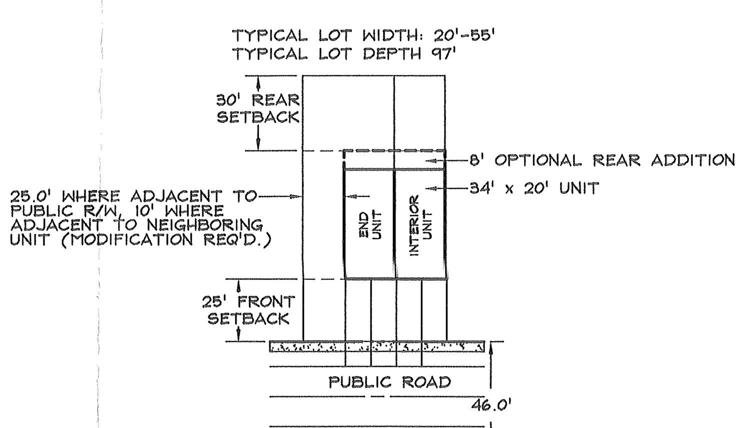
- EXISTING MINOR CONTOUR (2' INTERVAL)
- EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY BOUNDARY
- SOIL DELINEATION LINE
- EX. ROAD / EDGE OF PAVING
- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- PROPOSED MINOR CONTOUR (2' INTERVAL)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



VICINITY MAP
SCALE: 1" = 2000'

GROUP HOUSE

From front building face to: Public street right-of-way or property line Garage units Non-garage units Perpendicular parking Parallel parking	 25 feet 13 feet 15 feet
From side building face to: Side building face Public street right-of-way	 25(20) feet 25 feet
From rear building face to: Rear property line or Public street right-of-way	 30 feet 45 feet
Any building face to: Tract boundary	 30 feet
Additional setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.	



D.R. SETBACKS: ENVELOPES OR TYPICAL DWELLING SHOWN DICTATE A SPECIFIC ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES, SHOULD THE ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT.

TYPICAL D.R. 5.5 LOT CONFIGURATION
(N.T.S.)

DEDICATION TABLE

THE FOLLOWING RIGHTS OF WAY ARE TO BE CONVEYED TO BALTIMORE COUNTY BY THE DEVELOPER/OWNER OF THIS PROPERTY AS A CONDITION OF APPROVAL OF THESE PLANS.

TYPE OF CONVEYANCE	NO.	TOTAL AREA
HIGHWAY WIDENING	1	0.05± AC.
STORMWATER MANAGEMENT RESERVATION	2	0.7± AC.
ACCESS EASEMENTS	3	N/A
DRAINAGE & UTILITY EASEMENTS	N/A	N/A
FOREST BUFFER EASEMENTS	1	0.02± AC.
FOREST BUFFER AND FOREST CONSERVATION EASEMENTS	1	0.3± AC.
FOREST CONSERVATION EASEMENTS	1	0.7± AC.
ROADS	N/A	N/A
SIGHT LINE EASEMENTS	N/A	N/A

**NOTE: TOTAL AREAS SHOWN IN THIS TABLE ARE APPROXIMATE ONLY. REFER TO THE RECORD PLAT OR FIGHT OF WAY DRAWING FOR EXACT AREAS.

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (acres)	Open Space Proposed	Average Daily Trips	Phase	Development Schedule
Town House	26	68	68	0.6	2.0	221	–	–
Total	26	68	68	0.6	0.0	221	–	–

PURPOSE NOTE: THE PURPOSE OF THIS PLAN IS TO ADDRESS A VARIANCE OF THE HEIGHT REQUIREMENT FOR UNITS #1, #2, AND #6, TO ALLOW FOR A HEIGHT OF MORE THAN 35' WITHIN 50' FEET OF THE RESIDENTIAL TRANSITION AREA LIMIT LINE.

DATA SOURCES:
EXISTING TOPOGRAPHY AND BOUNDARY SHOWN PER FIELD SURVEY BY DEMARIO DESIGN CONSULTANTS, INC. CONDUCTED IN NOVEMBER, 2009. EX. ENVIRONMENTAL FEATURES SHOWN PER PLANS BY GERHOLD, CROSS & ETZEL & ECO-SCIENCE PROFESSIONALS, DATED AUGUST, 2009.

DeMario
DESIGN CONSULTANTS
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
192 East Main Street
Westminster, MD 21157
http://www.demariodesign.us
Phone: (410) 386-0560
Fax: (410) 386-0564
eMail: ddc@demariodesign.us

OWNER:
MIDSTATE BANK
ATTN: NANCY GERLING
6810 YORK ROAD
BALTIMORE, MD 21212

DEVELOPER:
MIDSTATE BANK
ATTN: NANCY GERLING
6810 YORK ROAD
BALTIMORE, MD 21212

SITE ADDRESS:
5705 KENWOOD AVENUE
BALTIMORE, MD 21206

PATRICK S. CRAIG PROPERTY
(A.K.A. 5705 KENWOOD AVE.)

PLAN TO ACCOMPANY SPECIAL HEARING

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

REVISIONS

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
1	ADD INTERSECTING ST. BEARING & DISTANCE	AJS	AJS	7/9/2010

06/27/2014
DATE

ANDREW J. STINE
LANDSCAPE ARCHITECT NO. 3222

CO. FILE #: PDM #14-480	DES. BY: AJS
TAX ACC. #: 14-1460060425 & 14-1600008600	DRN. BY: AJS
TAX MAP: 81/89	CHK. BY: AJS
BLOCK / GRID: 23/5	DATE: 06/27/2014
PARCEL #: 23/938	DDC JOB#: 09076.1
ZONE / USE: DR 3.5/DR 5.5	SHEET NUMBER:
DWG. SCALE: 1" = 50'	1 of 1

Pet. Exh. 1

PDM FILE #14-480

General Notes

1. Owners: Patrick S. Craig
11872 Bright Passage
Columbia, MD 21044-4369

Developer: Stonewall Development LLC
P.O. Box 598
Monkton, MD 21111

2. Existing Property Information
   a. Gross Site Area: 5.2123 AC +/- (Per Description to Accompany Petition)
   b. Existing Zoning (Gross Area): DR 3.5/DR 5.5
   c. Address of Property: 5705 Kenwood Avenue, Baltimore MD 21206

3. General Information
   a. Councilmanic District: 6th
   b. Election District: 6th
   c. Census Tract: 240054405001
   d. Regional Planning District: 320
   e. Growth Management Area: Community Conservation Area
   f. Transportation Zone: 0644
   g. Tax Map References: TM 81, Grid 23, Parcels 23
   h. Tax Account #: 14-1600008600 & 14-1416060425
   i. Deed References: L/F 21652/76 & L/F 21656/653
   j. ADC Map Reference: 3648
   k. Watershed: Back River
   l. Water Service Zone: Eastern - Second Zone
   m. Sub-Sewershed: 47
   n. Zoning Map (1"=200'): Map No. 08ACI
   o. Topo Map: GIT/GIS Tile 08IB1/08IB3/08ICI/08IC3
   p. Elementary School: Elmwood ES
   q. Middle School: Parkville MS
   r. High School: Overlea HS

4. Existing Land Use: Approximately 75% of the site is forest. An existing abandoned home is located near the Kenwood Avenue frontage of the property.

5. Proposed Land Use: Single family attached.

6. The property as shown on the plan has been held intact since 1984. The developer's engineer has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded, or represented as density or area to support any off-site dwellings.

7. Zoning setback requirements (minimum) for Group Home in DR 5.5

Front building face to public street ROW or property line	25'
Side building face to side building face	20'
Side building face to public street ROW or tract boundary	15'
Rear building face to tract boundary or property line	30'
Single family structure to Forest Buffer Easement or Forest Conservation Easement	35'

8. All required public utilities, sidewalks, and street trees shall comply with Baltimore County regulations.

9. The proposed development shall have one access point into the site from Kenwood Avenue for the residential units.

10. Proposed Average Daily Trips:
26 units @ 8.5 ADT's/Unit = 221 ADT's

11. The site is not located within a deficient water or sewer service area on the Basic Services Maps. The Transportation Services map indicates a level of service of "D".

12. Parking Requirements: 2.2 spaces per unit, or 58 spaces.

13. The stormwater management facilities are based on the 2007 MDE Stormwater Management Policy and Design Manual. There shall be both stormwater quality and quantity management provided on this site. Water quality and recharge will be achieved on site through via environmental site design features outlined in the 2007 Manual. These features consist of rain gardens, dry wells and micro-bioretention. No Baltimore County Stormwater Management Reservations are proposed, all facilities will be located in easements. A SWM pond will be provided in the northwest corner of the property that will mange the two (2), ten (10), and one hundred (100) year water quantity management volumes. The site is located within the Redhouse Creek watershed which is not designated as an inter-jurisdictional watershed.

14. Public water is existing within Kenwood Avenue. Water service will be extended in the proposed public road accessing the site.

15. The Baltimore County Water Supply and Sewerage Mast Plan designation for the property is W1 and S1.

16. Public water and sewer is proposed for all DR 3.5/DR 5.5 land within the site.

17. A minimum 10-foot wide drainage and utility easement along all bordering property lines which are not adjacent to County right-of-way. Storm drain reservations shall be provided.

18. Environmental:
   a. Standard Non-disturbance Notice:
   There shall be no clearing, grading, construction or disturbances of vegetation in the Forest Conservation Easement and Forest Buffer Easement except as permitted by Baltimore County Department of Environmental Protection and Resource Management.
   b. Protective Covenants Note:
   All Forest Conservation Easement and Forest Buffer 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.
   c. A Hydrogeological Report and Environmental Effects Report have been filed concurrently with the Development Plan.
   d. This site does not lie within the limits of the Chesapeake Bay Critical Area. No additional information is requested by the Department of Environmental Protection and Resource Management to determine compliance with the Critical Area Location Protection Program pursuant to Section 26-442(a).
   e. A Preliminary Forest Conservation Plan and worksheet has been filed independently of this plan in accordance with Section 33-6-104.
   f. Insufficient space exists to meet forest conservation obligations on site, and a request has been made to acquire 1.02 acres of forestation credit in an approved, off-site Baltimore County Forest Conservation Bank Site.

20. Local Open Space requirements:
   a. Open Space Required: 16,900 sf Active and 9,100 Passive (or a combination thereof as specified in Section III.D.5).
   b. Open Space Provided: 9100 sf. passive. A waiver is to be requested and fee-in-lieu to be paid for active open space required.

21. All proposed signs shall conform to Baltimore County signage regulations (Section 450, BCZR). Review and approval of signs shall occur prior to the issuance of building permit.

22. There are no known regulated plant or wildlife communities or areas of critical state concern associated with this site. An inquiry is pending per Maryland Department of Natural Resources review.

23. There are no known archaeological sites located on this property.

24. The areas between the sight lines and the curb line must be cleared, graded, and kept free of any obstructions.

25. Schematic Landscape Plan Calculations

Planting Required:

Adjacent Road	±	120 LF	@ 1 PU / 40 LF =	3.0 PU
Interior Road:	±	1020 LF	@ 1 PU / 20 LF =	51.0 PU
Parking Requirement:	±	11 SP.	@ 1 PU / 12 SP. =	1.0 PU
SWM	±	900 LF	@ 1 PU / 15 LF =	60.0 PU
Local Open Space	±	0* SF	@ 1 PU / 1500 SF =	0.0 PU

Total Required: 115.0PU

* A waiver has been sought for the provision of Local Open Space.

Planting Shown:

Overstory Trees	62.0 PU
Ornamental Trees	15.5 PU
Evergreen Trees	33.0 PU
Shrubs	33.0 P.U
Total Shown	123.5 PU

(For reference purposes only. See Schematic Landscape Plan. Final planting design including calculations and species selection will be provided on the Final Landscape Plan.)

26. Any fixture used to illuminate an off-street parking area shall be so arranged as to reflect the light away from adjacent residential sites and public streets.

27. There is no Zoning History for this property.

28. All subsequent plans including record plats must note that the area between the sight line and curb line must be cleared,graded, and kept free of any obstructions.

29. All garages will be single loaded and alternating.

30. Addresses will be #5701 to #5753 on the new public road.

31. There is no 100-Year floodplain on the site.

32. There are no historical structures on the site.

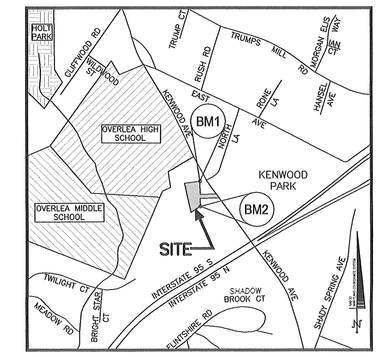
STEEP SLOPES LEGEND

15.0% - 24.9%

25.0%+

DRAWING LEGEND

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



VICINITY MAP
SCALE: 1" = 2000'

GROUP HOUSE

From front building face to: Public street right-of-way or property line	
Garage units	25 feet
Non-garage units	
Perpendicular parking	13 feet
Parallel parking	15 feet
From side building face to: Side building face	25(20) feet
Public street right-of-way	25 feet
From rear building face to: Rear property line or	30 feet
Public street right-of-way	45 feet
Any building face to: Tract boundary	30 feet
Additional setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.	

DATA SOURCES:
EXISTING TOPOGRAPHY AND BOUNDARY SHOWN PER FIELD SURVEY BY DEMARIO DESIGN CONSULTANTS, INC. CONDUCTED IN NOVEMBER, 2004. EX. ENVIRONMENTAL FEATURES SHOWN PER PLANS BY GERWALD, CROSS & ETZEL & ECO-SCIENCE PROFESSIONALS, DATED AUGUST, 2004.

DeMario DESIGN CONSULTANTS
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OWNER:
MIDSTATE BANK
ATTN: NANCY GERLING
6810 YORK ROAD
BALTIMORE, MD 21212

DEVELOPER:
MIDSTATE BANK
ATTN: NANCY GERLING
6810 YORK ROAD
BALTIMORE, MD 21212

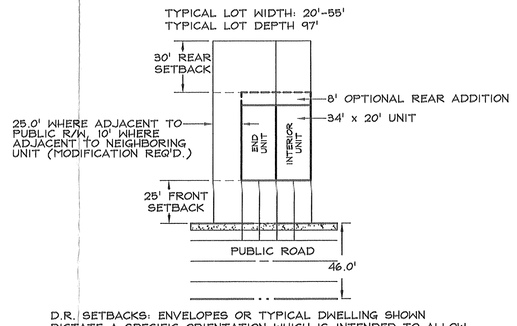
SITE ADDRESS:
5705 KENWOOD AVENUE
BALTIMORE, MD 21206

PATRICK S. CRAIG PROPERTY
(A.K.A. 5705 KENWOOD AVE.)

PLAN TO ACCOMPANY SPECIAL HEARING

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

TYPICAL LOT WIDTH: 20'-55'
TYPICAL LOT DEPTH 97'



D.R. SETBACKS, ENVELOPES OR TYPICAL DWELLING SHOWN DICTATE A SPECIFIC ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES, SHOULD THE ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT.

TYPICAL D.R. 5.5 LOT CONFIGURATION
(N.T.S.)

DEDICATION TABLE

THE FOLLOWING RIGHTS OF WAY ARE TO BE CONVEYED TO BALTIMORE COUNTY BY THE DEVELOPER/OWNER OF THIS PROPERTY AS A CONDITION OF APPROVAL OF THESE PLANS.

TYPE OF CONVEYANCE	NO.	TOTAL AREA
HIGHWAY WIDENING	1	0.08± AC.
STORMWATER MANAGEMENT RESERVATION	2	0.7± AC.
ACCESS EASEMENTS	3	N/A
DRAINAGE & UTILITY EASEMENTS	N/A	N/A
FOREST BUFFER EASEMENTS	1	0.02± AC.
FOREST BUFFER AND FOREST CONSERVATION EASEMENTS	1	0.3± AC.
FOREST CONSERVATION EASEMENTS	1	0.7± AC.
ROADS	N/A	N/A
SIGHT LINE EASEMENTS	N/A	N/A

*NOTE: TOTAL AREAS SHOWN IN THIS TABLE ARE APPROXIMATE ONLY. REFER TO THE RECORD PLAT OR FIGHT OF WAY DRAWING FOR EXACT AREAS.

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (acres)	Open Space Proposed	Average Daily Trips	Phase	Development Schedule
Town House	26	68	68	0.6	2.0	221	--	--
Total	26	68	68	0.6	0.0	221	--	--

PURPOSE NOTE: THE PURPOSE OF THIS PLAN IS TO ADDRESS A VARIANCE OF THE HEIGHT REQUIREMENT FOR UNITS #1, #2, AND #6, TO ALLOW FOR A HEIGHT OF MORE THAN 35' WITHIN 50' FEET OF THE RESIDENTIAL TRANSITION AREA LIMIT LINE.

06/27/2014
DATE

STATE OF MARYLAND ANDREW J. STINE LANDSCAPE ARCHITECT

ANDREW J. STINE
LANDSCAPE ARCHITECT NO. 3222

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
REVISIONS				
1	ADD INTERSECTING ST. BEARING & DISTANCE	AJS	AJS	7/9/2010

CO. FILE #: PDM #14-480	DES. BY: AJS
TAX ACC. #: 14-1400600425 & 14-1600008600	DRN. BY: AJS
TAX MAP: 81/89	CHK. BY: AJS
BLOCK / GRID: 23/5	DATE: 06/27/2014
PARCEL #: 23/938	DDC JOB#: 09076.1
ZONE / USE: DR 3.5/DR 5.5	SHEET NUMBER: 1 of 1
DWG. SCALE: 1" = 50'	

2015-0025-A

PAI FILE #14-480

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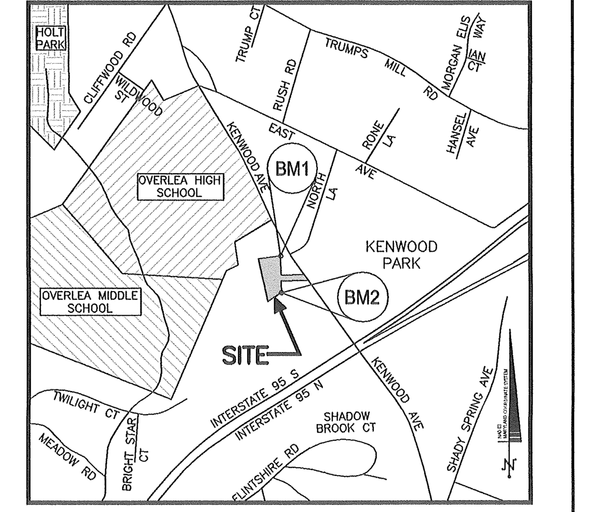


VICINITY MAP
SCALE: 1" = 2000'

GROUP HOUSE

From front building face to: Public street right-of-way or property line Garage units Non-garage units Perpendicular parking Parallel parking	25 feet 13 feet 15 feet
From side building face to: Side building face Public street right-of-way	25(20) feet 25 feet
From rear building face to: Rear property line or Public street right-of-way	30 feet 45 feet
Any building face to: Tract boundary	30 feet
Additional setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.	

General Notes

1. Owners: Patrick S. Craig, 11872 Bright Passage, Columbia, MD 21044-4369

Developer: Stonewall Development LLC, P.O. Box 398, Monkton, MD 21111

2. Existing Property Information
   a. Gross Site Area: 5.2123 AC +/- (Per Description to Accompany Petition)
   b. Existing Zoning (Gross Area): DR 3.5/DR 5.5
   c. Address of Property: 5705 Kenwood Avenue, Baltimore MD 21206
3. General Information
   a. Councilmanic District: 6th
   b. Election District: 6th
   c. Census Tract: 240054405001
   d. Regional Planning District: 320
   e. Growth Management Area: Community Conservation Area
   f. Transportation Zone: 0649
   g. Tax Map References: TM 81, Grid 23, Parcels 23
   h. Tax Account #: 14-1600008600 & 14-1416060425
   i. Deed References: L/F 21652/76 & L/F 21656/653
   j. ADC Map Reference: 36H3
   k. Watershed: Back River
   l. Water Service Zone: Eastern - Second Zone
   m. Sub-Sewershed: 47
   n. Zoning Map (1"=200'): Map No. 089C1
   o. Topo Map: OIT/GIS Tile 081B1/081B3/081C1/081C3
   p. Elementary School: Elmwood ES
   q. Middle School: Parkville MS
   r. High School: Overlea HS
4. Existing Land Use: Approximately 75% of the site is forest. An existing abandoned home is located near the Kenwood Avenue frontage of the property.
5. Proposed Land Use: Single family attached.
6. The property as shown on the plan has been held intact since 1984. The developer's engineer has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded, or represented as density or area to support any off-site dwellings.
7. Zoning setback requirements (minimum) for: Group House in DR 5.5
   - Front building face to public street ROW or property line: 25'
   - Side building face to side building face: 20'
   - Side building face to public street ROW or tract boundary: 15'
   - Rear building face to tract boundary or property line: 30'
   - Single family structure to Forest Buffer Easement or Forest Conservation Easement: 35'
8. All required public utilities, sidewalks, and street trees shall comply with Baltimore County regulations.
9. The proposed development shall have one access point into the site from Kenwood Avenue for the residential units.
10. Proposed Average Daily Trips:
    26 units @ 8.5 ADT's/Unit = 221 ADT's
11. The site is not located within a deficient water or sewer service area on the Basic Services Maps. The Transportation Services map indicates a level of service of "D."
12. Parking Requirements: 2.2 spaces per unit, or 58 spaces.
13. The stormwater management facilities are based on the 2007 MDE Stormwater Management Policy and Design Manual. There shall be both stormwater quality and quantity management provided on this site. Water quality and recharge will be achieved on site through via environmental site design features outlined in the 2007 Manual. These features consist of rain gardens, dry wells and micro-bioretention. No Baltimore County Stormwater Management Reservations are proposed, all facilities will be located in easements. A SWM pond will be provided in the northwest corner of the property that will mange the two (2), ten (10), and one hundred (100) year water quantity management volumes. The site is located within the Redhouse Creek watershed which is not designated as an inter-jurisdictional watershed.
14. Public water is existing within Kenwood Avenue. Water service will be extended in the proposed public road accessing the site.
15. The Baltimore County Water Supply and Sewerage Mast Plan designation for the property is W1 and S1.
16. Public water and sewer is proposed for all DR 3.5/DR 5.5 land within the site.
17. A minimum 10-foot wide drainage and utility easement along all bordering property lines which are not adjacent to County right-of-way. Storm drain reservations shall be provided.
18. Environmental:
    a. Standard Non-disturbance Notice: There shall be no clearing, grading, construction or disturbances of vegetation in the Forest Conservation Easement and Forest Buffer Easement except as permitted by Baltimore County Department of Environmental Protection and Resource Management.
    b. Protective Covenants Note: Any Forest Conservation Easement and Forest Buffer 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.
    c. A Hydrogeological Report and Environmental Effects Report have been filed concurrently with the Development Plan.
    d. This site does not lie within the limits of the Chesapeake Bay Critical Area. No additional information is requested by the Department of Environmental Protection and Resource Management to determine compliance with the Critical Area Location Protection Program pursuant to Section 26-442(a).
    e. A Preliminary Forest Conservation Plan and worksheet has been filed independently of this plan in accordance with Section 33-6-109.
    f. Insufficient space exists to meet forest conservation obligations on site, and a request has been made to acquire 1.0± acres of forestation credit in an approved, off-site Baltimore County Forest Conservation Bank Site.
20. Local Open Space requirements:
    a. Open Space Required: 16,900 sf Active and 9,100 Passive (or a combination thereof as specified in Section III.D.3).
    b. Open Space Provided: 9100 sf. passive. A waiver is to be requested and fee-in-lieu to be paid for active open space required.
21. All proposed signs shall conform to Baltimore County signage regulations (Section 450, BCZR). Review and approval of signs shall occur prior to the issuance of building permit.
22. There are no known regulated plant or wildlife communities or areas of critical state concern associated with this site. An inquiry is pending per Maryland Department of Natural Resources review.
23. There are no known archaeological sites located on this property.
24. The areas between the sight lines and the curb line must be cleared, graded, and kept free of any obstructions.
25. Schematic Landscape Plan Calculations

Planting Required:

Adjacent Road	± 120 LF	@ 1 PU / 40 LF =	3.0 PU
Interior Road:	± 1020 LF	@ 1 PU / 20 LF =	51.0 PU
Parking Requirement:	± 11 SP	@ 1 PU / 12 SP =	1.0 PU
SWM	± 900 LF	@ 1 PU / 15 LF =	60.0 PU
Local Open Space	± 0* SF	@ 1 PU / 1500 SF =	0.0 PU
Total Required:			115.0PU

* A waiver has been sought for the provision of Local Open Space.

Planting Shown:

Overstory Trees	62.0 PU
Ornamental Trees	15.5 PU
Evergreen Trees	13.0 PU
Shrubs	33.0 PU
Total Shown	123.5 PU

(For reference purposes only. See Schematic Landscape Plan. Final planting design including calculations and species selection will be provided on the Final Landscape Plan.)

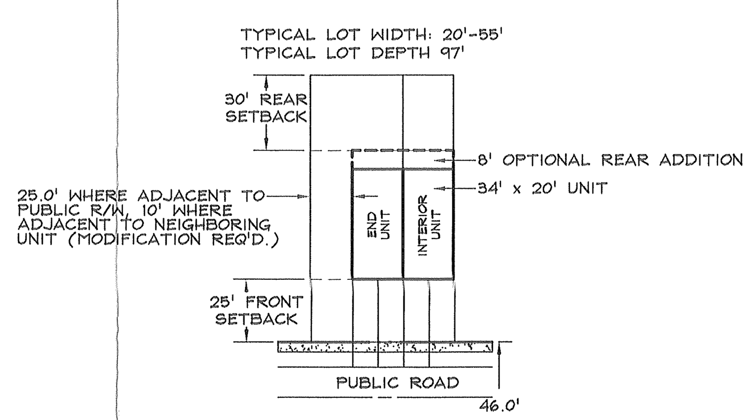
26. Any fixture used to illuminate an off-street parking area shall be so arranged as to reflect the light away from adjacent residential sites and public streets.
27. There is no Zoning History for this property.
28. All subsequent plans including record plats must note that the area between the sight line and curb line mush be cleared, graded, and kept free of any obstructions.
29. All garages will be single loaded and alternating.
30. Addresses will be #5701 to #5753 on the new public road.
31. There is no 100-Year floodplain on the site.
32. There are no historical structures on the site.

STEEP SLOPES LEGEND

- 15.0% - 24.9%
- 25.0%+

DRAWING LEGEND

- EXISTING MINOR CONTOUR (2' INTERVAL)
- EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY BOUNDARY
- SOIL DELINEATION LINE
- EX. ROAD / EDGE OF PAVING
- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- 682 PROPOSED MINOR CONTOUR (2' INTERVAL)
- 680 PROPOSED MAJOR CONTOUR (10' INTERVAL)
- PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
- EX. BUILDING
- PROPOSED BUILDING/RESIDENCE
- PROP. 8" S. PROPOSED SEWER LINE & MANHOLE
- + 665.5 PROPOSED SPOT ELEVATION & FLOW ARROW
- PROP. 18" D. PROPOSED STORM DRAIN W/ INLETS & MANHOLE
- AGIP / CIP PROPOSED INLET PROTECTION MEASURES
- PROP. 4" W. PROPOSED WATER LINE & HYDRANT
- PROPOSED LIMIT OF DISTURBANCE
- SF / SSF PROPOSED SILT FENCE/ PROPOSED SUPER SILT FENCE
- EXISTING TREELINE
- EXISTING SHRUB/BRUSH LINE
- EXISTING TREES
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE



D.R. SETBACKS: ENVELOPES OR TYPICAL DWELLING SHOWN DICTATE A SPECIFIC ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES, SHOULD THE ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT.

TYPICAL D.R. 5.5 LOT CONFIGURATION
(N.T.S.)

DEDICATION TABLE

THE FOLLOWING RIGHTS OF WAY ARE TO BE CONVEYED TO BALTIMORE COUNTY BY THE DEVELOPER/OWNER OF THIS PROPERTY AS A CONDITION OF APPROVAL OF THESE PLANS.

TYPE OF CONVEYANCE	NO.	TOTAL AREA
HIGHWAY WIDENING	1	0.05± AC.
STORMWATER MANAGEMENT RESERVATION	2	0.7± AC.
ACCESS EASEMENTS	3	N/A
DRAINAGE & UTILITY EASEMENTS	N/A	N/A
FOREST BUFFER EASEMENTS	1	0.02± AC.
FOREST BUFFER AND FOREST CONSERVATION EASEMENTS	1	0.3± AC.
FOREST CONSERVATION EASEMENTS	1	0.7± AC.
ROADS	N/A	N/A
SIGHT LINE EASEMENTS	N/A	N/A

**NOTE: TOTAL AREAS SHOWN IN THIS TABLE ARE APPROXIMATE ONLY. REFER TO THE RECORD PLAT OR FIGHT OF WAY DRAWING FOR EXACT AREAS.

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (acres)	Open Space Proposed	Average Daily Trips	Phase	Development Schedule
Town House	26	68	68	0.6	2.0	221	-	-
Total	26	68	68	0.6	0.0	221	-	-

PURPOSE NOTE: THE PURPOSE OF THIS PLAN IS TO ADDRESS A VARIANCE OF THE HEIGHT REQUIREMENT FOR UNITS #1, #2, AND #6, TO ALLOW FOR A HEIGHT OF MORE THAN 35' WITHIN 50' FEET OF THE RESIDENTIAL TRANSITION AREA LIMIT LINE.

DATA SOURCES:
EXISTING TOPOGRAPHY AND BOUNDARY SHOWN PER FIELD SURVEY BY DEMARIO DESIGN CONSULTANTS, INC. CONDUCTED IN NOVEMBER, 2009. EX. ENVIRONMENTAL FEATURES SHOWN PER PLANS BY GERHOLD, CROSS & ETZEL & ECO-SCIENCE PROFESSIONALS, DATED AUGUST, 2009.

DeMario
DESIGN CONSULTANTS
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
192 East Main Street, Westminster, MD 21157
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OWNER:
MIDSTATE BANK
ATTN: NANCY GERLING
6810 YORK ROAD
BALTIMORE, MD 21212

DEVELOPER:
MIDSTATE BANK
ATTN: NANCY GERLING
6810 YORK ROAD
BALTIMORE, MD 21212

SITE ADDRESS:
5705 KENWOOD AVENUE
BALTIMORE, MD 21206

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

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

REVISIONS

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
1	ADD INTERSECTING. ST. BEARING & DISTANCE	AJS	AJS	7/9/2010

06/27/2014
DATE

STATE OF MARYLAND · ANDREW JAMES STINE · No. 3222 · LANDSCAPE ARCHITECT
7-31-14

ANDREW J. STINE
LANDSCAPE ARCHITECT NO. 3222

CO. FILE #: PDM #14-480	DES. BY: AJS
TAX ACC. #: 14-1460060425 & 14-1600008600	DRN. BY: AJS
TAX MAP: 81/89	CHK. BY: AJS
BLOCK / GRID: 23/5	DATE: 06/27/2014
PARCEL #: 23/938	DDC JOB#: 09076.1
ZONE / USE: DR 3.5/DR 5.5	SHEET NUMBER: 1 of 1
DWG. SCALE: 1" = 50'	

2015.0025.A

PAI FILE #14-480

General Notes

1. Owners: Mid-State Federal Savings & Loan Assn.
6810 York Road
Baltimore, MD 21212-1884

Developer: Stonewall Capital LLC
c/o Harman Associates
1206 Sparks Road
Sparks, MD 21152

2. Existing Property Information
   a. Gross Site Area: 5.16 AC +/- (Per field survey)
   b. Existing Zoning (Gross Area): DR 3.5/DR 5.5
   c. Address of Property: 5705 Kenwood Avenue, Baltimore MD 21206

3. General Information
   a. Councilmanic District: 6th
   b. Election District: 6th
   c. Census Tract: 240054405001
   d. Regional Planning District: 320
   e. Growth Management Area: Community Conservation Area
   f. Transportation Zone: 0649
   g. Tax Map References: TM 81, Grid 23, Parcels 23
   h. Tax Account #: 14-1600008600 & 14-1416060425
   i. Deed References: L/F 21652/76 & L/F 21656/653
   j. ADC Map Reference: 36H3
   k. Watershed: Back River
   l. Water Service Zone: Eastern - Second Zone
   m. Sub-Sewershed: 47
   n. Zoning Map (1"=200'): Map No. 089C1
   o. Topo Map: OIT/GIS Tile 081B1/081B3/081C1/081C3
   p. Elementary School: Elmwood ES
   q. Middle School: Parkville MS
   r. High School: Overlea HS

4. Existing Land Use: Approximately 75% of the site is forest. An existing abandoned home is located near the Kenwood Avenue frontage of the property.
5. Proposed Land Use: Single family attached.
6. The property as shown on the plan has been held intact since 1971. The developer's engineer has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded, or represented as density or area to support any off-site dwellings.
7. Zoning setback requirements (minimum) for: Group House in DR 5.5

Front building face to public street ROW or property line	25'
Side building face to side building face	20'
Side building face to public street ROW or tract boundary	15'
Rear building face to tract boundary or property line	30'
Single family structure to Forest Buffer Easement or Forest Conservation Easement	35'

8. All required public utilities, sidewalks, and street trees shall comply with Baltimore County regulations.
9. The proposed development shall have one access point into the site from Kenwood Avenue for the residential units.
10. Proposed Average Daily Trips:
26 units @ 8.5 ADT's/Unit = 221 ADT's
11. Parking Requirements: 2.3 spaces per unit, or 60 spaces.
12. The stormwater management facilities are based on the 2007 MDE Stormwater Management Policy and Design Manual. There shall be both stormwater quality and quantity management provided on this site. Water quality and recharge will be achieved on site through via environmental site design features outlined in the 2007 Manual. These features consist of dry wells and micro-bioretention. No Baltimore County Stormwater Management Reservations are proposed, all facilities will be located in easements. A SWM pond will be provided in the northwest corner of the property that will mange the two (2), ten (10), and one hundred (100) year water quantity management volumes. The site is located within the Redhouse Creek watershed which is not designated as an inter-jurisdictional watershed.
13. Public water is existing within Kenwood Avenue. Water service will be extended in the proposed public road accessing the site.
14. The Baltimore County Water Supply and Sewerage Mast Plan designation for the property is W1 and S1.
15. Public water and sewer is proposed for all DR 3.5/DR 5.5 land within the site.
16. A minimum 10-foot wide drainage and utility easement along all bordering property lines which are not adjacent to County right-of-way. Storm drain reservations shall be provided.
17. Environmental:
    a. Standard Non-disturbance Notice:
    There shall be no clearing, grading, construction or disturbances of vegetation in the Forest Conservation Easement and Forest Buffer Easement except as permitted by Baltimore County Department of Environmental Protection and Resource Management.
    b. Protective Covenants Note:
    Any Forest Conservation Easement and Forest Buffer 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.
    c. A Hydrogeological Report and Environmental Effects Report were filed concurrently with the Development Plan.
    d. This site does not lie within the limits of the Chesapeake Bay Critical Area. No additional information is requested by the Department of Environmental Protection and Resource Management to determine compliance with the Critical Area Location Protection Program pursuant to Section 26-442(a).
    e. A Preliminary Forest Conservation Plan and worksheet were filed independently of this plan in accordance with Section 33-6-109.
    f. Insufficient space exists to meet forest conservation obligations on site, and a request has been made to acquire 1.4± acres of forestation credit in an approved, off-site Baltimore County Forest Conservation Bank Site.
18. Local Open Space requirements:
    a. Open Space Required: 16,900 sf of Active and 9,100 Passive (or a combination thereof as specified in Section III.D.3).
    b. Open Space Provided: 9100 sf. passive. A waiver is to be requested and fee-in-lieu to be paid for active open space required.
19. All proposed signs shall conform to Baltimore County signage regulations (Section 450, BCZR). Review and approval of signs shall occur prior to the issuance of building permit.
20. There are no known regulated plant or wildlife communities or areas of critical state concern associated with this site.
21. There are no known archaeological sites located on this property.
22. The areas between the sight lines and the curb line must be cleared, graded, and kept free of any obstructions.
23. Schematic Landscape Plan Calculations

Planting Required:

Adjacent Road	±	120 LF	@ 1 PU / 40 LF =	3.0 PU
Interior Road:	±	1020 LF	@ 1 PU / 20 LF =	51.0 PU
Parking Requirement:	±	11 SP.	@ 1 PU / 12 SP. =	1.0 PU
SWM	±	900 LF	@ 1 PU / 15 LF =	60.0 PU
Local Open Space	±	9200SF	@ 1 PU / 1500 SF =	6.0 PU
Total Required:				121.0PU

Planting Shown:

Overstory Trees	62.0 PU
Ornamental Trees	15.5 PU
Evergreen Trees	13.0 PU
Shrubs	33.0 P.U
Total Shown	123.5 PU

(For reference purposes only. See Schematic Landscape Plan. Final planting design including calculations and species selection will be provided on the Final Landscape Plan.)

24. Any fixture used to illuminate an off-street parking area shall be so arranged as to reflect the light away from adjacent residential sites and public streets.
25. Zoning History:
    1. Per Special Hearing (SPH# 2011-0018) relief was granted, pursuant to Section 500.7 of the BCZR, to approve the accrual of density on a tract split zoned D.R.3.5 and D.R.5.5 in order to permit the development of 26 townhomes, notwithstanding B.C.Z.R. Section 1B01.2.A.2 and the restrictions contained therein.
26. All subsequent plans including record plats must note that the area between the sight line and curb line mush be cleared, graded, and kept free of any obstructions.
27. All garages will be single loaded and alternating.
28. Addresses will be #5701 to #5753 on the new public road.
29. HOA Open Space & Common Areas shall be owned and maintained by a Homeowner's Association.
30. This development is subject to the residential performance standards (Section 260, BCZR), the Comprehensive Manual of Development Policies (Section 504.2), and the County Landscape Manual (Section 409.8.A.1). This development will comply and be consistent with all of the aforementioned regulations, standards, guidelines & policies.
31. The intersection of Belair Road and Fullerton Avenue/Taylor Avenue is identified as a "D" level-of-service intersection on the 2010 Basic Services Transportation Map. Building permits will be withheld if the level of service declines to an "F". The site is not located within a deficient water or sewer service area on the Basic Services Maps. The Transportation Services map indicates a level of service of "D." The site is not located within a failed basic services map area or a building moratorium area.
32. Curb Cut Note
This exact location of curb cuts for driveway or parking pad entrances is to be determined by owner when exact building models become available but prior to installation of street curbs.
33. Walkway Easement & Deck Note
If drainage, utility and walkway easements are fenced, than at least 5 feet must remain open for pedestrian access.
34. Driveways will comply with section 409.4 of the Baltimore County Zoning Regulations.
35. A variance was granted by Baltimore County DEPS to allow the removal of two native specimen trees. Conditions were placed on this approval including an additional 3,180 square foot of offsite forest retention or payment of a fee-in-lieu.
36. Per the Residential Standards (Chapter 23) contained in the CMDP, townhouse garages cannot be converted to non-garage or storage uses.

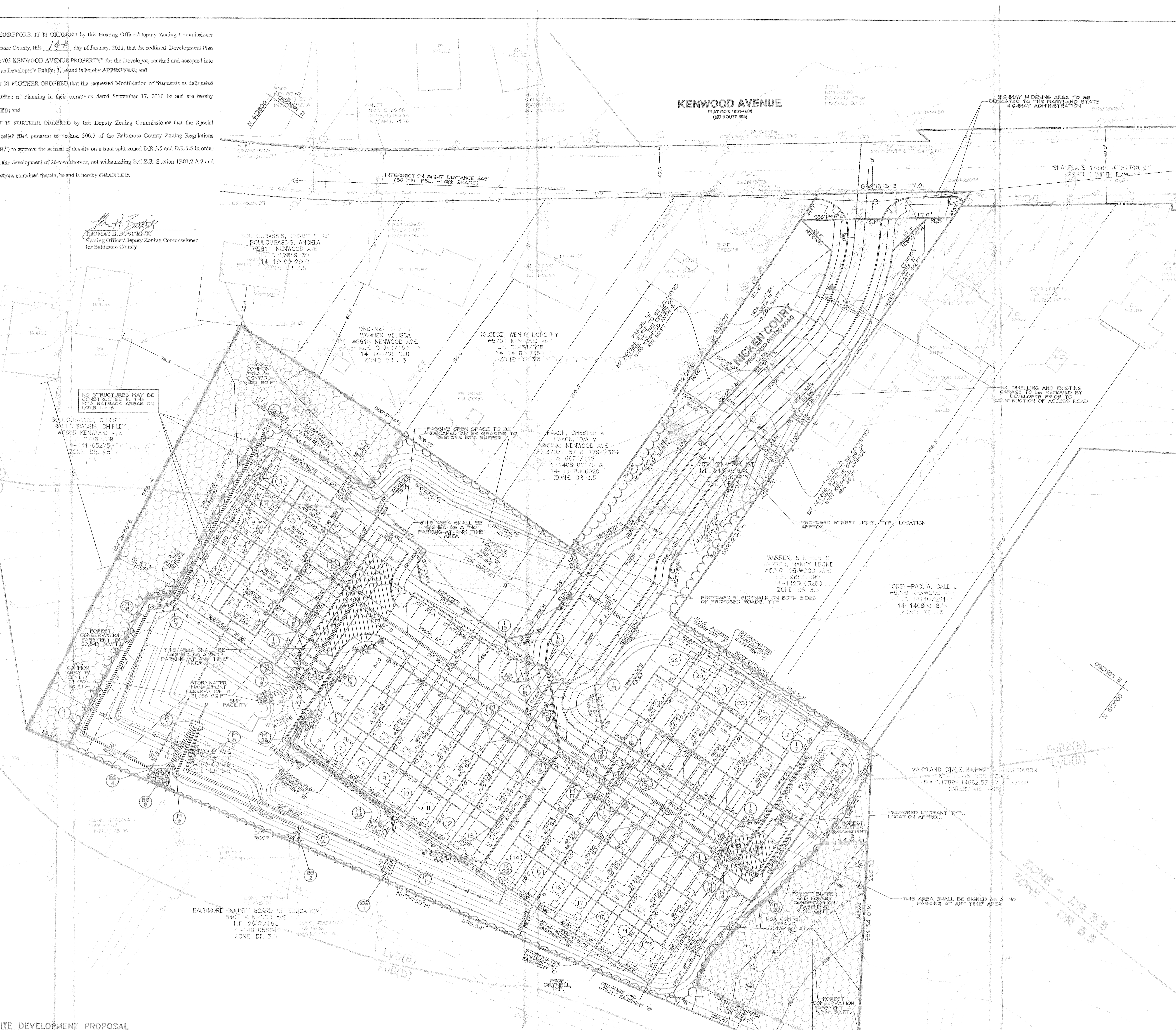
THEREFORE, IT IS ORDERED by this Hearing Officer/Deputy Zoning Commissioner for Baltimore County, this 14th day of January, 2011, that the redlined Development Plan for the "5705 KENWOOD AVENUE PROPERTY" for the Developer, marked and accepted into evidence as Developer's Exhibit 3, be and is hereby APPROVED; and

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

IT IS FURTHER ORDERED by this Deputy Zoning Commissioner that the Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve the accrual of density on a tract split zoned D.R.3.5 and D.R.5.5 in order to permit the development of 26 townhomes, not withstanding B.C.Z.R. Section 1B01.2.A.2 and the restrictions contained therein, be and is hereby GRANTED.

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

THB:pz



GROUP HOUSE

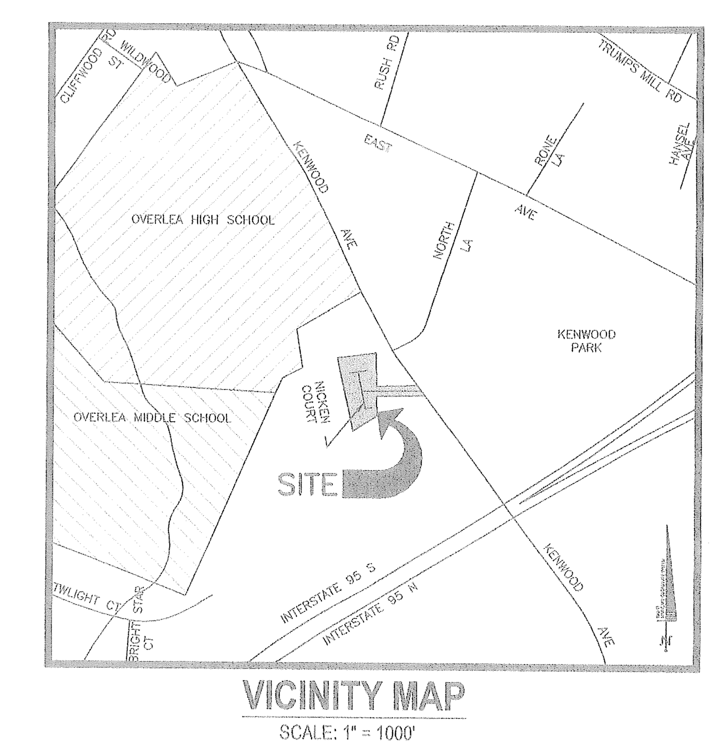
From front building face to: Public street right-of-way or property line; Garage units; Non-garage units; Perpendicular parking; Parallel parking	25 feet; 13 feet; 15 feet
From side building face to: Side building face; Public street right-of-way	25(20) feet; 25 feet
From rear building face to: Rear property line or; Public street right-of-way	30 feet; 45 feet
Any building face to: Tract boundary	30 feet
Additional setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.	

CERTIFICATION AS TO DELINQUENT ACCOUNTS

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

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

AFFIANT



VICINITY MAP
SCALE: 1" = 1000'

REASON FOR FIRST AMENDMENT:

THIS PLAN WAS AMENDED TO ADD STORMWATER MANAGEMENT EASEMENTS A, B, C AND D AS REQUIRED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY. NO LOTS HAVE BEEN SOLD AS OF THIS AMENDMENT TO THE FINAL DEVELOPMENT PLAN.

SPH# 2011-0018

DATA SOURCES:
EXISTING TOPOGRAPHY AND BOUNDARY SHOWN PER FIELD SURVEY BY DEMARIO DESIGN CONSULTANTS, INC. CONDUCTED IN NOVEMBER, 2009. EX. ENVIRONMENTAL FEATURES SHOWN PER PLANS BY GERHOLD, CROSS & ETZEL & ECO-SCIENCE PROFESSIONALS, DATED AUGUST, 2009.

SITE DATA

Existing Zoning and Maximum Density Permitted

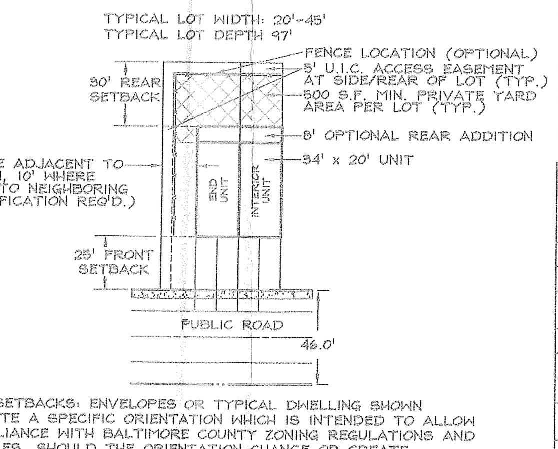
Zone	Acres	Units Allowed	Density Units	Units Proposed
DR 3.5	0.8	2.8	-	0
DR 5.5	4.3	23.6	-	26
Total	5.1	26		26

DRAWING LEGEND

- EXISTING MINOR CONTOUR (2' INTERVAL)
- EXISTING MAJOR CONTOUR (10' INTERVAL)
- ADJACENT PROPERTY LINE
- EXISTING PROPERTY BOUNDARY
- SOIL DELINEATION LINE
- EX. ROAD / EDGE OF PAVING
- EX. SEWER LINE & MANHOLES, CLEAN-OUTS
- EX. OVERHEAD ELECTRIC & UTILITY POLES
- PROPOSED MINOR CONTOUR (2' INTERVAL)
- PROPOSED MAJOR CONTOUR (10' INTERVAL)
- PROPOSED PRIVATE ROAD/DRIVE CENTERLINE
- EX. BUILDING
- PROPOSED BUILDING/RESIDENCE
- PROPOSED SEWER LINE & MANHOLE
- PROPOSED SPOT ELEVATION & FLOW ARROW
- PROPOSED STORM DRAIN W/ INLETS & MANHOLE
- PROPOSED INLET PROTECTION MEASURES
- PROPOSED WATER LINE & HYDRANT
- EXISTING TREELINE
- EXISTING SHRUB/BRUSH LINE
- EXISTING TREES
- FOREST CONSERVATION EASEMENT LIMIT LINE
- FOREST BUFFER EASEMENT LIMIT LINE
- STEEP SLOPES, 15.0% - 24.9%
- STEEP SLOPES, 25.0%+
- STREET LIGHT LOCATION, TYP.
- FOREST BUFFER EASEMENT, TYP.
- FOREST CONSERVATION EASEMENT, TYP.

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (acres)	Open Space Proposed	Average Daily Trips	Phase	Development Schedule
Town House	26	60	60	0.6	1.8	221	-	-
Total	26	60	60	0.6	1.8	221	-	-



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TYPICAL D.R. 5.5 LOT CONFIGURATION
(N.T.S.)

NOTE: BECAUSE BUILDING HOUSING UNITS #7 - #13 & #14 - #20 CONSIST OF MORE THAN 6 UNITS, THE MODIFICATION OF STANDARDS ON PAGE 23 (RESIDENTIAL STANDARDS) OF THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICY MUST BE FOLLOWED TO INCLUDE: (1) STEEPER ROOF PITCHES; (2 STAGGERED FRONT SETBACKS WITH VARIED FACADES AND MATERIALS; AND (3) ACCESS TO THE SIDES AND REARS OF HOUSES BY PATHWAYS, ALLEYS, TRAILS, SIDEWALKS AND/OR EASEMENTS. THESE CONDITIONS WILL BE COMPLIED WITH PER THE PATTERN BOOK FOR THE PATRICK S. CRAIG PROPERTY.

DEDICATION TABLE

THE FOLLOWING RIGHTS OF WAY ARE TO BE CONVEYED TO BALTIMORE COUNTY BY THE DEVELOPER/OWNER OF THIS PROPERTY AS A CONDITION OF APPROVAL OF THESE PLANS.

TYPE OF CONVEYANCE	NO.	TOTAL AREA
HIGHWAY WIDENING	1	0.05± AC.
STORMWATER MANAGEMENT RESERVATION	2	0.8± AC.
ACCESS EASEMENTS	3	0.04± AC.
DRAINAGE & UTILITY EASEMENTS	4	0.5± AC.
FOREST BUFFER EASEMENTS	2	0.05± AC.
FOREST BUFFER AND FOREST CONSERVATION EASEMENTS	1	0.2± AC.
FOREST CONSERVATION EASEMENTS	2	0.7± AC.
ROADS	1	1.1± AC.
SIGHT LINE EASEMENTS	N/A	N/A

**NOTE: TOTAL AREAS SHOWN IN THIS TABLE ARE APPROXIMATE ONLY. REFER TO THE RECORD PLAT OR RIGHT OF WAY DRAWING FOR EXACT AREAS.

ZONING NOTES

1. Director of PAI Note
This Development Plan is approved by the Director of PAI based on his interpretation of the Zoning Regulations, that it complies with present policy, density and bulk controls as they are delineated in the regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than indicated presently on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.
2. Accessory Structure Note:
Envelopes shown hereon are for the location of all principals building only. Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with Sections 400 & 301 & 260 of the Baltimore County Zoning Regulations. (Subject to covenants and applicable building permits.) Accessory structures, fences and projections into yard cannot be located in flood plain areas or hydric soils.
3. Landscape Plan Note
A landscape plan must be approved by the Office of Planning prior to the issuance of a building permit.
4. For Single Family Residential Lots Note:
All lots are for sale.
5. Private Space Factor Note:
A minimum area (contiguous) of 500 square feet is required in side or rear yards. The minimum depth of this area is 15 feet. Decks and patios are permitted in this area, but not structures that might be enclosed.
6. Fence Note:
Fences may be erected in drainage and utility easements at the property owner's risk. No fences shall be erected in a walkway, pedestrian or vehicular access easement, including those marked as use-in-common.

FIRST AMENDED FINAL DEVELOPMENT PLAN APPROVED

Director of Planning — Date: MAY 11 2011

Director of PAI — Date

This Final Development Plan complies with all county comments and is in agreement with the approved Development Plan, as approved on 02/16/2011.

05/02/2011
DATE

ANDREW J. STINE
LANDSCAPE ARCHITECT NO. 3222

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6810 YORK ROAD
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DEVELOPER:
STONEWALL CAPITAL, LLC
C/O HARMAN ASSOC
1206 SPARKS RD
SPARKS 21152

SITE ADDRESS:
5705 KENWOOD AVENUE
BALTIMORE, MD 21206

PATRICK S. CRAIG PROPERTY
(A.K.A. 5705 KENWOOD AVE.)
FIRST AMENDED FINAL DEVELOPMENT PLAN

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

REVISIONS

NO.	DESCRIPTION OF CHANGES	DRN.	REV.	DATE
1	ADD SWM EASEMENTS	AJS	AJS	5/2/11

CO. FILE #: PDM #14-480	DES. BY: AJS
TAX ACC. #: 14-1416060425 & 14-1600008600	DRN. BY: AJS
TAX MAP: 81/89	CHK. BY: AJS
BLOCK / GRID: 23/5	DATE: 05/02/2011
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ZONE / USE: DR 3.5/DR 5.5	SHEET NUMBER: 1 of 1
DWG. SCALE: 1" = 30'	

PDM FILE #14-480

W:\09076.1 - 5705 Kenwood Avenue\dwg\FINAL DEVELOPMENT PLAN\09076.1 FDP AMENDED.dwg, 5/2/2011 8:30:47 AM, Arch E, AJS