



KEVIN KAMENETZ
County Executive

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

November 17, 2014

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

RE: Petition for Variance
Property: 100 & 101 Cobble Drive
Case No.: 2015-0069-A

Dear Mr. Karceski:

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,

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

IN RE: PETITION FOR VARIANCE

(100 & 101 Cobble Drive)

4th Election District

4th Council District

Community Development Capital Group,

LLC & Beazer Homes Corp.

Petitioners

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2015-0069-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.) §450.4 to allow two (2) ground-mounted entry features at the intersection of Franklin Boulevard and Cobble Drive with a total of three (3) community signs on each entry feature (1 sign with a sign area/face of 56 sq. ft.- Sign Type A and 2 signs with sign area/faces of 4 sq. ft.- Sign Type B) for six (6) total signs in lieu of the permitted two (2) freestanding community signs with sign area/faces of 25 sq. ft. each; and (2) to allow two (2) freestanding community signs to be erected a minimum of 60 ft. apart in lieu of the required 100 ft. between such signs. The subject property and requested relief is more fully depicted on the three-sheet site plan that was marked and accepted into evidence as Petitioners' Exhibit 1A-1C.

Appearing at the public hearing in support of the request was Michael Pieranunzi and Rich Hoehn, both of whom are landscape architects. David H. Karceski, Esquire from Venable, LLP, represented the Petitioners. The Petition was advertised and posted as required by the B.C.Z.R. The only substantive Zoning Advisory Committee (ZAC) comment was received from the Bureau of Development Plans Review (DPR). That agency did not oppose the request but indicated that a

ORDER RECEIVED FOR FILING

Date 11/17/14

By Sen

revised landscape plan may be required.

This case concerns the Delight Quarry project, a large mixed use development in northwest Baltimore County. The project is under construction and will feature single family dwellings, townhomes, condominiums and commercial/office uses, oriented around a large quarry which ceased operations several years ago. The variances sought in this case pertain to the signage which will be positioned at the primary entrance to the development located off of Franklin Boulevard. Mr. Hoehn indicated there are other entrances to the residential portion of the project, and that the signage at those locations will comply with B.C.Z.R. §450.

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).

Petitioners have met this test. The large property (approximately 119 acres) is irregularly shaped and involves the adaptive reuse of an abandoned quarry. As such, the property is unique. If the regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be unable to provide appropriate signage for this large project. As counsel noted, the pattern book (Exhibit 5) for the project depicted signage very similar to that proposed herein. I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 17th day of November, 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.") to allow two (2) ground-mounted entry features at the

ORDER RECEIVED FOR FILING

2

Date

11/17/14

By

sen

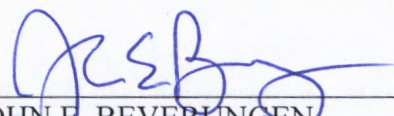
intersection of Franklin Boulevard and Cobble Drive with a total of three (3) community signs on each entry feature (1 sign with a sign area/face of 56 sq. ft.- Sign Type A and 2 signs with sign area/faces of 4 sq. ft.- Sign Type B) for six (6) total signs in lieu of the permitted two (2) freestanding community signs with sign area/faces of 25 sq. ft. each; and (2) to allow two (2) freestanding community signs to be erected a minimum of 60 ft. apart in lieu of the required 100 ft. between such signs, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. 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.
2. Prior to issuance of permits, Petitioners must obtain approval from the County's landscape architect of a revised landscape plan.

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

JEB:sln



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 11/17/14
By sln



PETITION FOR ZONING HEARING(S)

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

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

Address 100, 101 Cobble Dr which is presently zoned DR10.5

Deed References: 5060/2 10 Digit Tax Account # 1600001746

Property Owner(s) Printed Name(s) Community Development Capital Group, LLC and Beazer Homes Corp.

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ a **Variance** from Section(s)

SEE ATTACHED SHEET NO. 1

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

Attorney for Petitioner:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

See Attached Sheet Nos. 2 and 3

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

David H. Karceski, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 410-494-6285 dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2015-0069-A

Filing Date 9/26/14

Do Not Seal After Date:

Date

By

REV. 10/4/11

11/17/14
Sen

**ATTACHMENT 1
TO PETITION FOR ZONING HEARING**

ARUNDEL CORPORATION

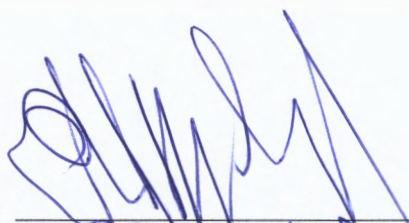
1. Variance from Section 450.4 Attachment 1.2 of the Baltimore County Zoning Regulations ("BCZR") to allow two ground-mounted entry features at the intersection of Franklin Boulevard and Cobble Drive with a total of 3 community signs on each entry feature (1 sign with a sign area/face of 56 square feet – Sign Type A and 2 signs with sign area/faces of 4 square feet – Sign Type B) for 6 total signs in lieu of the permitted two freestanding community signs with sign area/faces of 25 square feet each.
2. Variance from BCZR Section 450.5.B.4 to allow two freestanding community signs to be erected a minimum of 60 feet apart in lieu of the required 100 feet between such signs.

**ATTACHMENT 2
TO PETITION FOR ZONING HEARING**

ARUNDEL CORPORATION

Legal Owners (Petitioners):

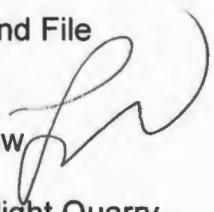
Community Development Capital Group, LLC

By: 
Name: Edward W. Gold
Title: Division President
8965 Guilford Road
Suite 290
Columbia, Maryland 21046

BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

DATE: September 29, 2014

TO: Zoning Commissioner and File

FROM: Leonard Wasilewski
Planner II, Zoning Review 

SUBJECT: Community Signs at Delight Quarry.
2015-0069-SPH

- A. For clarification, this office accepted Variances for 6 decorative Community Wall Entrance signs, 3 on each side of the entrance road, in lieu of the permitted 2 Community Signs, one on each side of the entrance road. (Our recommended verbage)
- B. Two of the community signs are over the 25sf size limit.
- C. Additionally, to allow community signs less than 100 feet apart.
- D. It is my opinion that the distance between signs does not apply unless they are on the same premises.
- E. It also appears that the tax identification numbers for these sign locations are 2500010669 and 2500010880.

**HOA COMMON AREA #3
BEAZER HOMES**

Beginning for the same at a point at the northern end of the State Highway Administration Highway Widening as shown on the plat entitled "Delight Quarry" which is recorded among the Land Records of Baltimore County in Plat Book JLE 79 at Page 388. Thence running with and binding on a portion of said Highway Widening

- 1) South $07^{\circ} 46' 42''$ West 3.88 feet to a point, thence leaving the aforementioned Highway Widening
- 2) South $52^{\circ} 46' 42''$ West 23.77 feet to a point, thence
- 3) 20.37 feet along the arc of a curve to the left, not tangent to the preceding line, having a radius of 273.19 feet and being subtended by a chord bearing South $87^{\circ} 33' 53''$ West 20.37 feet to a point, thence by a line not tangent to the preceding arc
- 4) North $53^{\circ} 44' 30''$ West 22.15 feet to a point, thence
- 5) North $11^{\circ} 20' 42''$ West 9.55 feet to a point, thence
- 6) North $78^{\circ} 39' 18''$ East 18.00 feet to a point, thence
- 7) North $11^{\circ} 20' 42''$ West 122.00 feet to a point, thence
- 8) South $78^{\circ} 39' 18''$ West 18.00 feet to a point, thence
- 9) North $11^{\circ} 20' 42''$ West 20.00 feet to a point, thence
- 10) South $78^{\circ} 39' 18''$ West 5.00 feet to a point, thence
- 11) North $11^{\circ} 20' 42''$ West 16.15 feet to a point, thence
- 12) 32.91 feet along the arc of a curve to the right, not tangent to the preceding line, having a radius of 74.00 feet and being subtended by a chord bearing South $28^{\circ} 44' 12''$ East 32.64 feet to a point, thence by a line not tangent to the preceding arc
- 13) North $78^{\circ} 39' 18''$ East 18.24 feet to a point, thence
- 14) South $11^{\circ} 20' 42''$ East 97.50 feet to a point, thence
- 15) South $89^{\circ} 12' 49''$ East 43.30 feet to a point, thence
- 16) South $00^{\circ} 47' 11''$ West 36.23 feet to the place of beginning

2015-0069-A



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 23, 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 October 23, 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: #2015-0069-A

100-101 Cobble Drive

NW/s Franklin Blvd., 700 ft. +/- to the centerline of Church Road

4th Election District - 4th Councilmanic District

Legal Owner(s): Community Development Capital Group, LLC

Variance to allow two ground-mounted entry features at the intersection of Franklin Boulevard and Cobble Drive with a total of 3 community signs on each entry feature (1 sign with a sign area/face of 56 sq. ft. - Sign Type A and 2 signs with sign area/faces of 4 sq. ft. - Sign Type B) for 6 total signs in lieu of the permitted two freestanding community signs with sign area/faces of 25 sq. ft. each. **Variance** to allow two freestanding community signs to be erected a minimum of 60 ft. apart in lieu of the required 100 ft. between such signs.

Hearing: Friday, November 14, 2014 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
10/397 October 23 998305

CERTIFICATE OF POSTING

2015-0069-A

RE: Case No.: _____

Petitioner/Developer: _____

Community Development Capital Group, LLC

November 14, 2014

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

100-101 Cobble Drive

October 25, 2014

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



Sincerely,

 October 25, 2014
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

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

October 7, 2014

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0069-A

100-101 Cobble Drive

NW/s Franklin Blvd., 700 ft. +/- to the centerline of Church Road

4th Election District – 4th Councilmanic District

Legal Owners: Community Development Capital Group, LLC

Variance to allow two ground-mounted entry features at the intersection of Franklin Boulevard and Cobble Drive with a total of 3 community signs on each entry feature (1 sign with a sign area/face of 56 sq. ft. – Sign Type A and 2 signs with sign area/faces of 4 sq. ft. – Sign Type B) for 6 total signs in lieu of the permitted two freestanding community signs with sign area/faces of 25 sq. ft. each. Variance to allow two freestanding community signs to be erected a minimum of 60 ft. apart in lieu of the required 100 ft. between such signs.

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Edward Gold, 8965 Guilford Road, Ste. 290, Columbia 21046

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 25, 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, October 23, 2014 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich
Venable
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6200

NOTICE OF ZONING HEARING

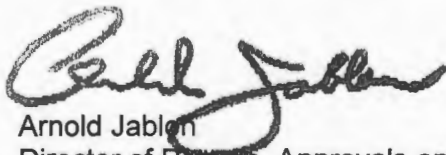
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0069-A

100-101 Cobble Drive
NW/s Franklin Blvd., 700 ft. +/- to the centerline of Church Road
4th Election District – 4th Councilmanic District
Legal Owners: Community Development Capital Group, LLC

Variance to allow two ground-mounted entry features at the intersection of Franklin Boulevard and Cobble Drive with a total of 3 community signs on each entry feature (1 sign with a sign area/face of 56 sq. ft. – Sign Type A and 2 signs with sign area/faces of 4 sq. ft. – Sign Type B) for 6 total signs in lieu of the permitted two freestanding community signs with sign area/faces of 25 sq. ft. each. Variance to allow two freestanding community signs to be erected a minimum of 60 ft. apart in lieu of the required 100 ft. between such signs.

Hearing: Friday, November 14, 2014 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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

RE: PETITION FOR VARIANCE
100-101 Cobble Drive; NW/S of Franklin
Boulevard, 700' to c/line of Church Road
4th Election & 4th Councilmanic Districts
Legal Owner(s): Community Development
Capital Group LLC ; Beazer Homes Corp.
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-069-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

OCT 14 2014

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of October, 2014, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, Venable, LLP, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.: 2015-0069-A

Exhibit Sheet

Petitioner/Developer

DW
12-18-14

Protestants

Sen
11/17/14

No. 1	3 sheet Plan 1A-1C	
No. 2	Peanunzi CV	
No. 3	Hoehn CV	
No. 4	9-29-2014 memo L. Wasilewski	
No. 5	Pattern Book cover page	
No. 6	6A+6B Sign elevation and plan	
No. 7	Color exhibit of community	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Michael J. Pieranunzi, RLA
Landscape Architect

BEGAN WITH CENTURY: 2006, October

YEARS WITH CENTURY: 7

YEARS WITH OTHER FIRMS: 27

EDUCATION

1987 B.S. Landscape Architecture, West Virginia University

PROFESSIONAL REGISTRATION:

1991 RLA Maryland Registered #1008 (exp. 2016)

2009 March LEED Accredited Professional (LEED AP)



WORK BACKGROUND:

Century Engineering

Hunt Valley, MD

Oct. 2006 - present

Daft-McCune-Walker, Inc.

Towson, Maryland

1997 – 2006

Clark, Finefrock &

Sackett, Inc.

Columbia, Maryland

1987 – 1997

ASSOCIATIONS

American Society of Landscape Architects

Howard County Association of Landscape Architects - Past Vice President

Howard County Homebuilders Association

Howard County Chamber of Commerce

EXPERIENCE

As a project manager, Mr. Pieranunzi provides landscape architecture and land planning services to public and private clients. His extensive background in residential and commercial site planning and land development result in creative and environmentally-sensitive design solutions. Mr. Pieranunzi's experience has assisted in implementing plans from conceptual design through construction on projects that include residential and commercial land use planning, community master planning and landscaping, golf course design, and site planning.

richard c. hoehn, RLA

Education

University of Wisconsin, Bachelor of Science, Landscape Architecture, 1985
Harvard Graduate School of Design - Executive Education Coursework, 2001, 2002

Professional Experience

2006 - present: Principal and Founder, Hoehn Landscape Architecture, LLC. (HLA)
1994 - 2006: Vice President and Director of Design, DMW, Inc., Towson, MD.
1989 - 1994: Landscape Architect, Crozier Associates, Baltimore, MD.
1986 - 1989: Landscape Architect, Design Collective, Columbia, MD.

Registrations

Registered Landscape Architect - Maryland #931
Registered Landscape Architect - Pennsylvania #LA002537
Registered Landscape Architect - New Jersey #21AS00112100

Professional Affiliations

American Society of Landscape Architects
NSSGA - Mining Reclamation Professional Affiliation

Sustainable Design Education

Rain Gardens: Design & Installation - Mt. Cuba Center, DE 2013
Campus Stormwater, Landscape Design and Landscape Plans - Princeton University, 2011
Campus as Lab: Case Studies - Green Roof and Rain Garden Projects - Princeton University, 2011
Case Studies: Princeton University, Rutgers University, Villanova University, Princeton University, 2011
Sustainable Communities / Sustainable Sites Initiative - Washington, DC, 2009
Green Roof Design 201 / Green Roofs for Healthy Cities - Baltimore, MD, 2008
Green Roof Design 101 / Green Roofs for Healthy Cities - Baltimore, MD, 2007
Reclamation Planning of Pits and Guarrises - Landscape Architecture Baltimore, MD, 2005
Sustainable Site Evaluation Forum: LEED and Beyond - Fort Lauderdale, FL, 2005
LEED for New Construction and Major Renovations/U.S. Green Building Council - Baltimore, MD, 2004

Recognitions and Awards

American Building Council
American Society of Landscape Architects
Home Builders Association
Interstate Mining Compact Commission
Landscape Contractors Association

Leadership Baltimore County
Maryland Recreation and Parks
Sigma Lambda Alpha
University of Wisconsin



form

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shape

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function

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vision

316 Alabama Road
Towson, MD 21204
410-296-3390
fax 410-296-3360
www.HoeHNLA.com

richard c. hoehn, RLA

Without realizing it, Rick Hoehn's love for planning, design, and construction began in his youth while growing up in middle America. Here, in an oversized sandlot between two garages; elaborate workplaces, homes, roadways, rivers and parks were designed and constructed of sand, glass, scrap wood, scrap metal, rocks, plants, and water. Later in life, after two years in undergraduate art school, he discovered the profession of Landscape Architecture amongst the University's degree offerings. Here, he reconnected with his early design passions for the building industry while obtaining 'graduate of distinction' honors from the University of Wisconsin-Madison. After obtaining his undergraduate degree, he moved from the Midwest to participate in the late 1980's building boom occurring in the Washington DC/Baltimore, MD real estate markets. To build his career experience, he entrenched himself in the continued learning environments of architectural, landscape architectural, and multi-disciplinary design firms. Today, he continues his passion and love of design as a recognized design leader known for creating outdoor living places of unique merit and visual distinction. His award winning land design solutions have been recognized by the American Society of Landscape Architects, Maryland Recreation and Parks, Landscape Contractors Association, American Building Council, NAHB/Home Builders Association of Maryland, and the Interstate Mining Compact Commission. His leadership skills cover a broad range of project types that include mixed-use/place-making/lifestyle centers, mining reclamations, community plans/PUD's, new urbanism/traditional neighborhood design, campus planning/student housing, waterfront design, park design, corporate/institutional planning and landscape architecture, and residential landscape architecture.

Education

University of Wisconsin, Bachelor of Science, Landscape Architecture, 1985
Harvard Graduate School of Design - Executive Education Coursework, 2001, 2002

Professional Experience

2006 - present: Principal and Founder, Hoehn Landscape Architecture, LLC. (HLA)
1994 - 2006: Vice President and Director of Design, DMW, Inc., Towson, MD.
1989 - 1994: Landscape Architect, Crozier Associates, Baltimore, MD.
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Registered Landscape Architect - New Jersey #21AS00112100

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Sustainable Design Education

Rain Gardens: Design & Installation - Mt. Cuba Center, DE 2013
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Campus as Lab: Case Studies - Green Roof and Rain Garden Projects - Princeton University, 2011
Case Studies: Princeton University, Rutgers University, Villanova University, Princeton University, 2011
Sustainable Communities / Sustainable Sites Initiative - Washington, DC, 2009
Green Roof Design 201 / Green Roofs for Healthy Cities - Baltimore, MD, 2008
Green Roof Design 101 / Green Roofs for Healthy Cities - Baltimore, MD, 2007
Reclamation Planning of Pits and Quarries - Landscape Architecture Baltimore, MD, 2005
Sustainable Site Evaluation Forum: LEED and Beyond - Fort Lauderdale, FL, 2005
LEED for New Construction and Major Renovations/U.S. Green Building Council - Baltimore, MD, 2004

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American Building Council
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Landscape Contractors Association

Leadership Baltimore County
Maryland Recreation and Parks
Sigma Lambda Alpha
University of Wisconsin



form

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shape

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function

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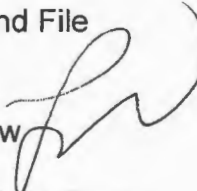
vision

316 Alabama Road
Towson, MD 21204
410-296-3390
fax 410-296-3360
www.HoehnLA.com

BALTIMORE COUNTY, MARYLAND
Interoffice Memorandum

DATE: September 29, 2014

TO: Zoning Commissioner and File

FROM: Leonard Wasilewski
Planner II, Zoning Review 

SUBJECT: Community Signs at Delight Quarry.
2015-0069-SPH

- A. For clarification, this office accepted Variances for 6 decorative Community Wall Entrance signs, 3 on each side of the entrance road, in lieu of the permitted 2 Community Signs, one on each side of the entrance road. (Our recommended verbage)
- B. Two of the community signs are over the 25sf size limit.
- C. Additionally, to allow community signs less than 100 feet apart.
- D. It is my opinion that the distance between signs does not apply unless they are on the same premises.
- E. It also appears that the tax identification numbers for these sign locations are 2500010669 and 2500010880.

PETITIONER'S

EXHIBIT NO. 4

MEMORANDUM

DATE: December 18, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0069-A – Appeal Period Expired

The appeal period for the above-referenced case expired on December 17, 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

CASE NAME Delight Quarry
CASE NUMBER 2015-069-A
DATE 11/14/14

[illegible]

CASE NO. 2015-

00169-A

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

10/9/14

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

C

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

10/22/14

PLANNING
(if not received, date e-mail sent _____)

N/C

10/16/14

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

10/23/14

SIGN POSTING

Date:

10/25/14

by

SSG Black

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search (w1)

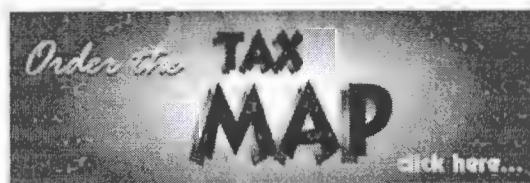
Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
** DELETED 09/26/2014 **					
Account Identifier:		District - 04 Account Number - 1600001746			
Owner Information					
Owner Name:	ARUNDEL CORPORATION C/O FLORIDA ROCK INDUSTRIES INC		Use: Principal Residence:	INDUSTRIAL NO	
Mailing Address:	P.O. BOX 4667 JACKSONVILLE FL 32201		Deed Reference:	/05060/ 00002	
Location & Structure Information					
Premises Address:		NICODEMUS RD REISTERSTOWN MD 21136-0000		Legal Description:	0.069 AC NICODEMUS RD 650 W CHERRY HILL RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat 2014 No: Plat Ref:
0057	0011	0068		0000	
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area 3,000 SF
					County Use 07
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:		1,831,200	1,822,300		
Improvements		63,400	58,200		
Total:		1,894,600	1,880,500	1,880,500	1,880,500
Preferential Land:		0			0
Transfer Information					
Seller: HOWARD PROPETIE S INC		Date: 10/21/1970		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /05060/ 00002		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					



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://imgweb05.mdp.state.md.us/website/mosp/>)

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

-->

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For October 13, 2014
Item No. 2015-0069

DATE: October 9, 2014

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

Revised Landscape Plans may be required.

* * * * *

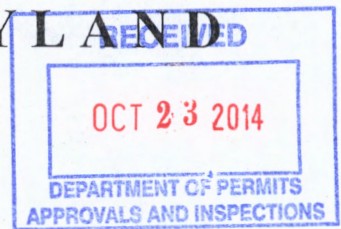
DAK:CEN
cc:file

ZAC-ITEM NO 15-0069-10132014.doc

06/24/14
WCR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE



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

DATE: October 22, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Zoning Advisory Petition(s) for
Item No: 2015-069
100-101 Cobble Drive

The Department of Planning has reviewed the above referenced zoning item(s) and has no comments.

Prepared By: 

AVA/LL/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

057C1

DR 1

BM

OR 2

OR 1

2500010727

Pt. Bk./Folio # 079397

2500010686

520 2500010685

518 2500010684

2500010683

2500010682

512

PDM # 040700

ALLEY

Lot # 6 2500010674

2500010680

508 2500010679

2500010678

2500010677

2500010676

500 Lot # 7 2500010675

Lot # 5 2500010673

Lot # 4 2500010672

Lot # 3 2500010671

Lot # 2 2500010670

Lot # 1 2500010669

Pt. Bk./Folio # 079388

1997-0565-SPH
R-1965-0378-X
1982-0157-SPH

DR 10.5

BROWNSTONE CT

FRANKLIN BLVD

Pt. Bk. 0000079, Folio 0387
Pt. Bk./Folio # 079431

2500010667

PDM # 040702

4 CD
4 ED

HALITE DR

057C2

COBBLE DR

NW-13-J

Pt. Bk. 0000079, Folio 0388

2500010724

1600001746

FRANKLIN BLVD

0406000100

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

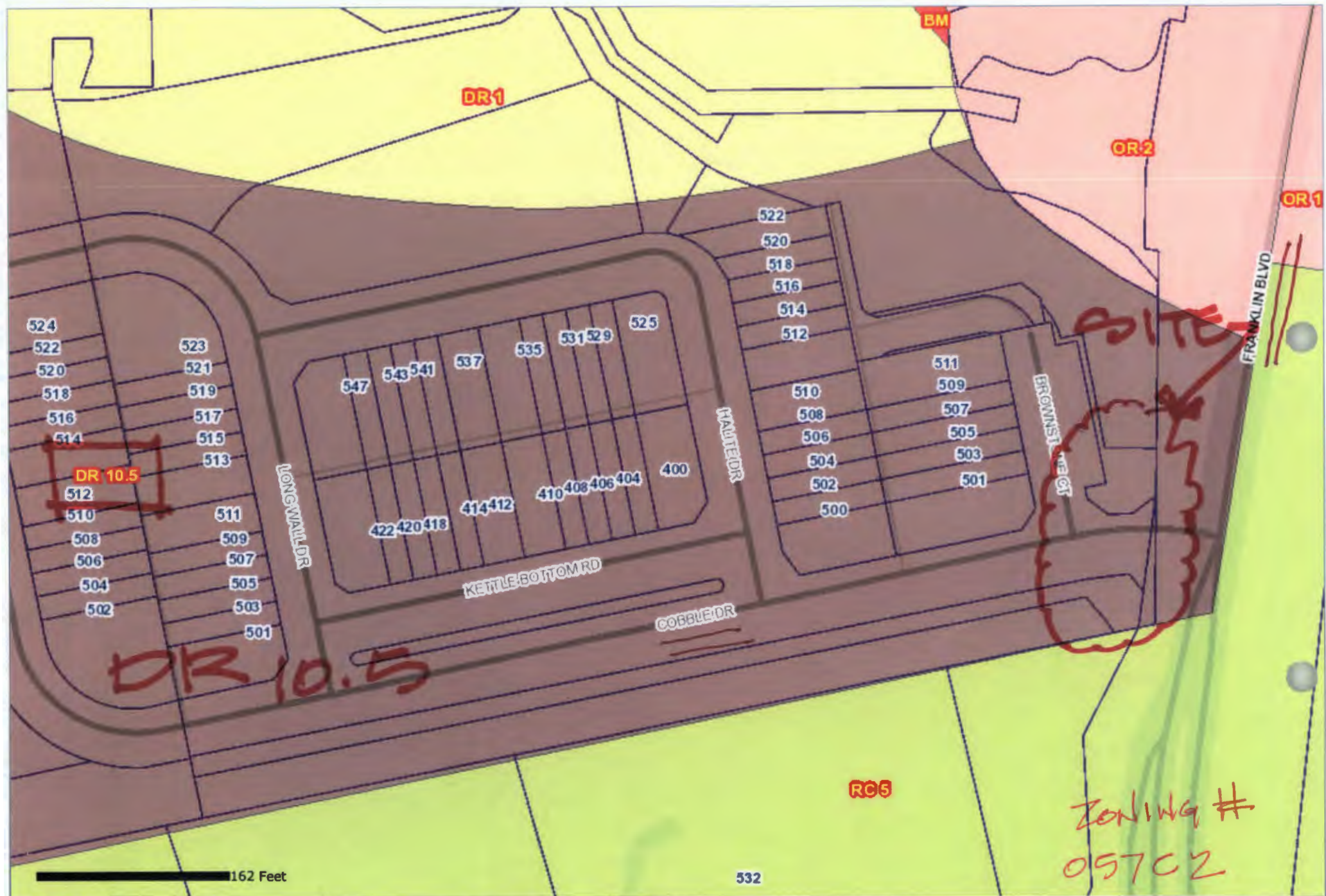
2200028613

RC 5

0416061080

ROAD





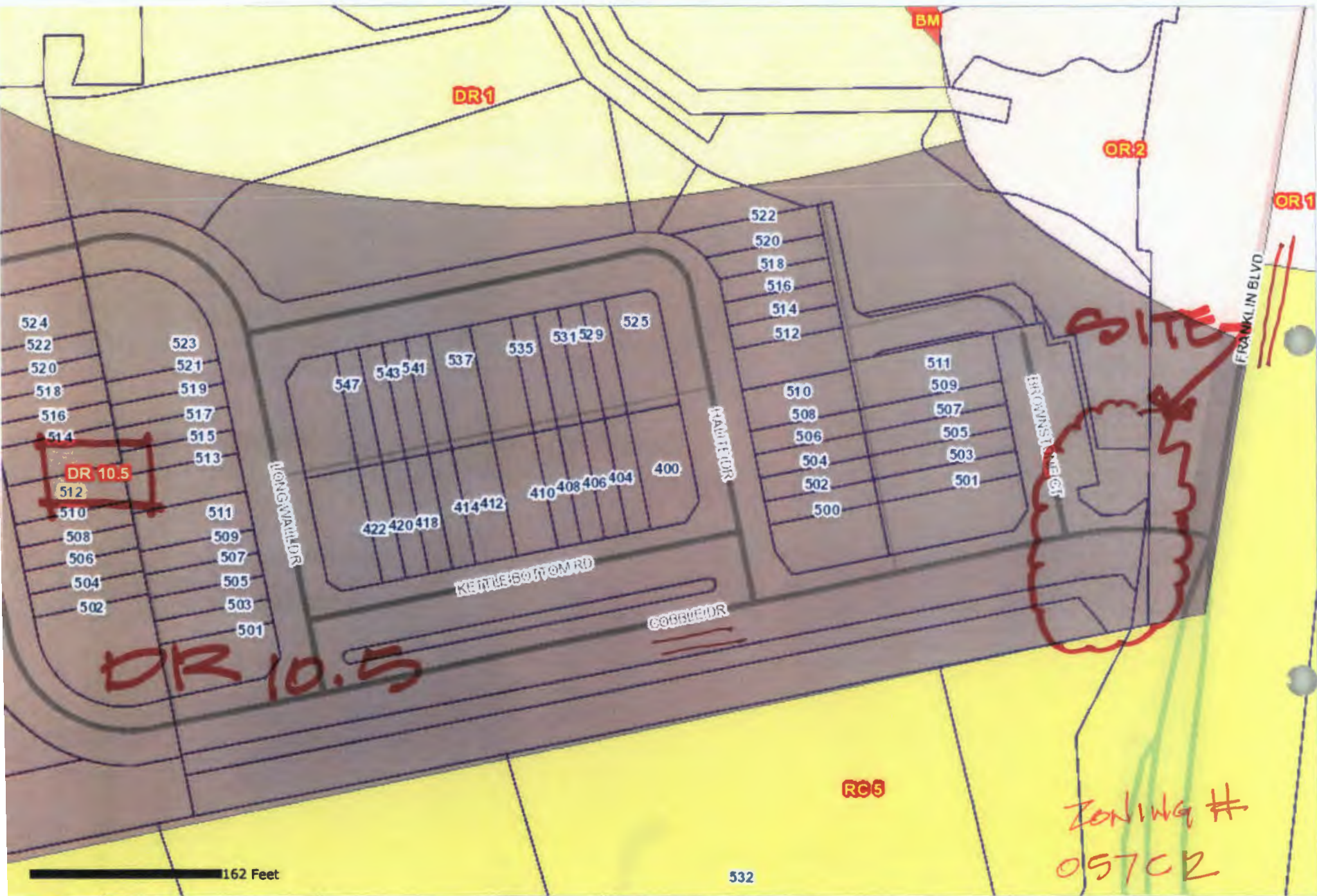
My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 9/9/2014



My Neighborhood Map

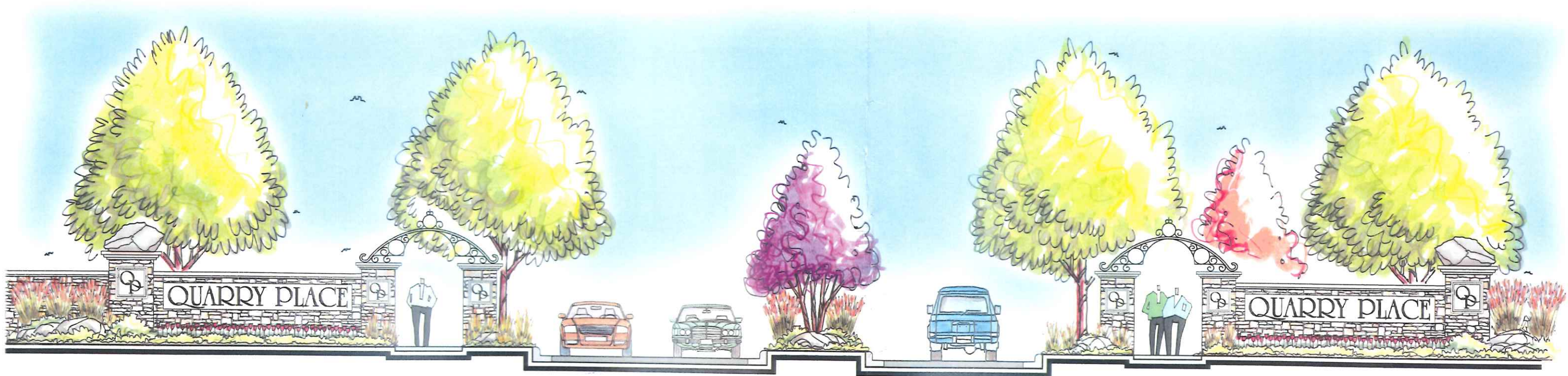
Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

Printed 9/9/2014

DEUGHT CLINICAL



Neighborhood Pattern Book: Delight Quarry

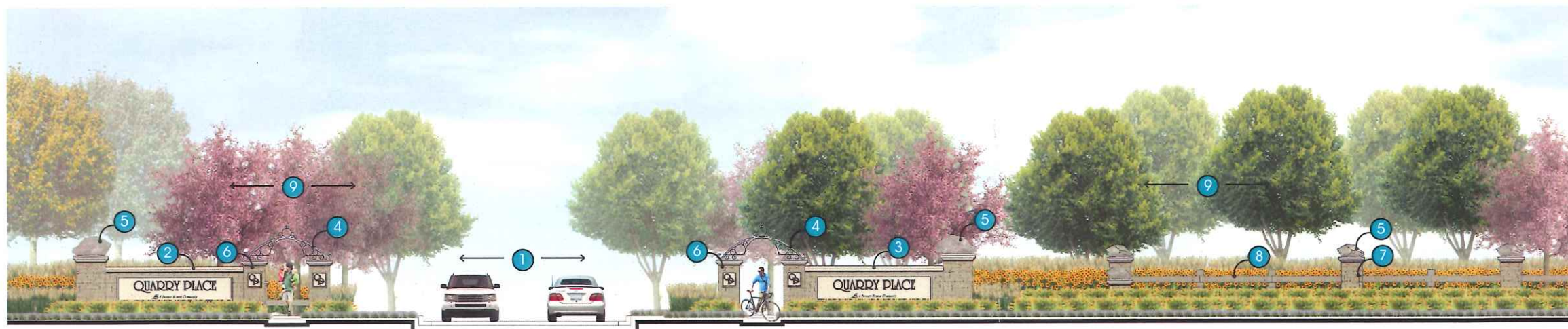
Prepared for Arundel Corporation

Copyright 2009, Hoehn Landscape Architecture, LLC.

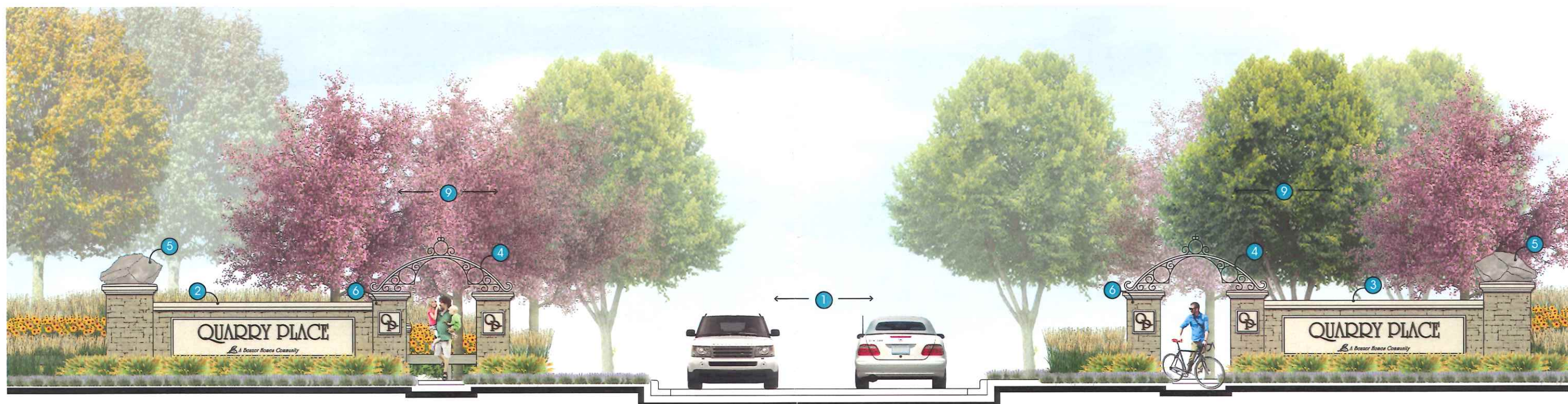
BALTIMORE COUNTY
EXHIBIT NO. 2A

PETITIONER'S EXHIBIT 5

RECEIVED
FEB - 3 2009
OFFICE OF PLANNING



ELEVATION "A" - FRANKLIN BOULEVARD ENTRY SIGNAGE
SCALE 1/8" = 1'-0"



FRANKLIN BOULEVARD ENTRY SIGNAGE ELEVATION ENLARGEMENT
SCALE 1/4" = 1'-0"

LEGEND

- | | | |
|------------------------------------|--------------------------------------|--------------------|
| 1 COBBLE DRIVE | 5 OPTIONAL BOULDER | 9 LANDSCAPE BEYOND |
| 2 400 FRANKLIN BOULEVARD SIGN WALL | 6 STONE PIER WITH NAME PLAQUE (TYP.) | |
| 3 500 BROWNSTONE COURT SIGN WALL | 7 SMALL STONE PIER (TYP.) | |
| 4 PEDESTRIAN ARCHWAY | 8 TIMBER RAIL FENCE (TYP.) | |

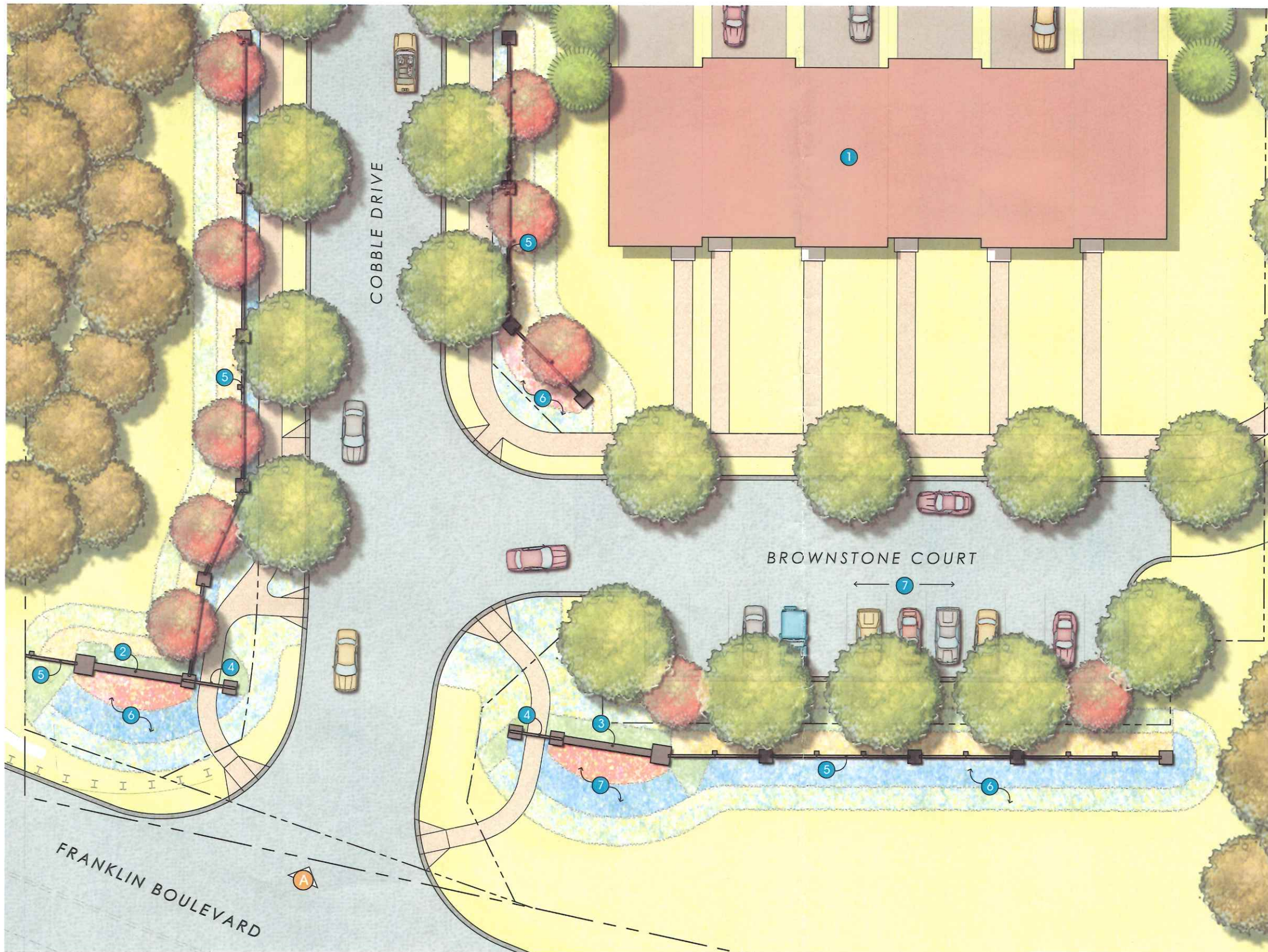
Quarry Place BALTIMORE COUNTY, MARYLAND

Prepared for Beazer Homes

PETITIONER'S EXHIBIT 6A

HLA Project No. 14108.H7
Date: November 11, 2014





LEGEND

- 1 TOWNHOME
- 2 400 FRANKLIN BOULEVARD SIGN WALL
- 3 500 BROWNSTONE COURT SIGN WALL
- 4 PEDESTRIAN ARCHWAY
- 5 TIMBER RAIL FENCE (TYP.)
- 6 PROPOSED LANDSCAPE
- 7 GUEST PARKING AREA

FRANKLIN BOULEVARD
ENTRY SIGNAGE PLAN
SCALE 1" = 10'-0"

Quarry Place BALTIMORE COUNTY, MARYLAND

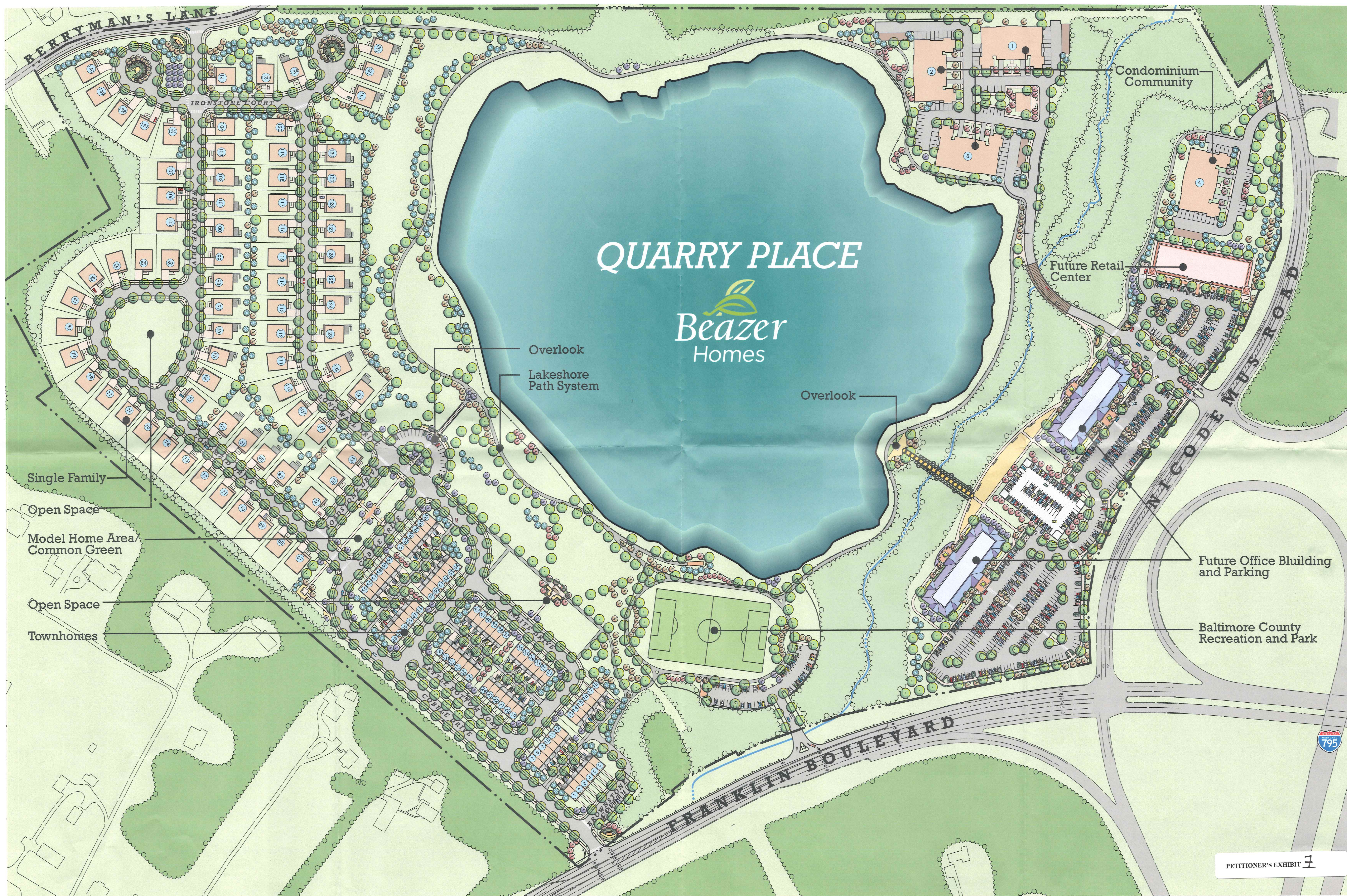
Prepared for Beazer Homes

PETITIONER'S EXHIBIT **6B**



No. 14108.H7
Date: November 11, 2014





QUARRY PLACE

Beazer
Homes

Overlook
Lakeshore
Path System

Overlook

Condominium
Community

Future Retail
Center

Future Office Building
and Parking

Baltimore County
Recreation and Park

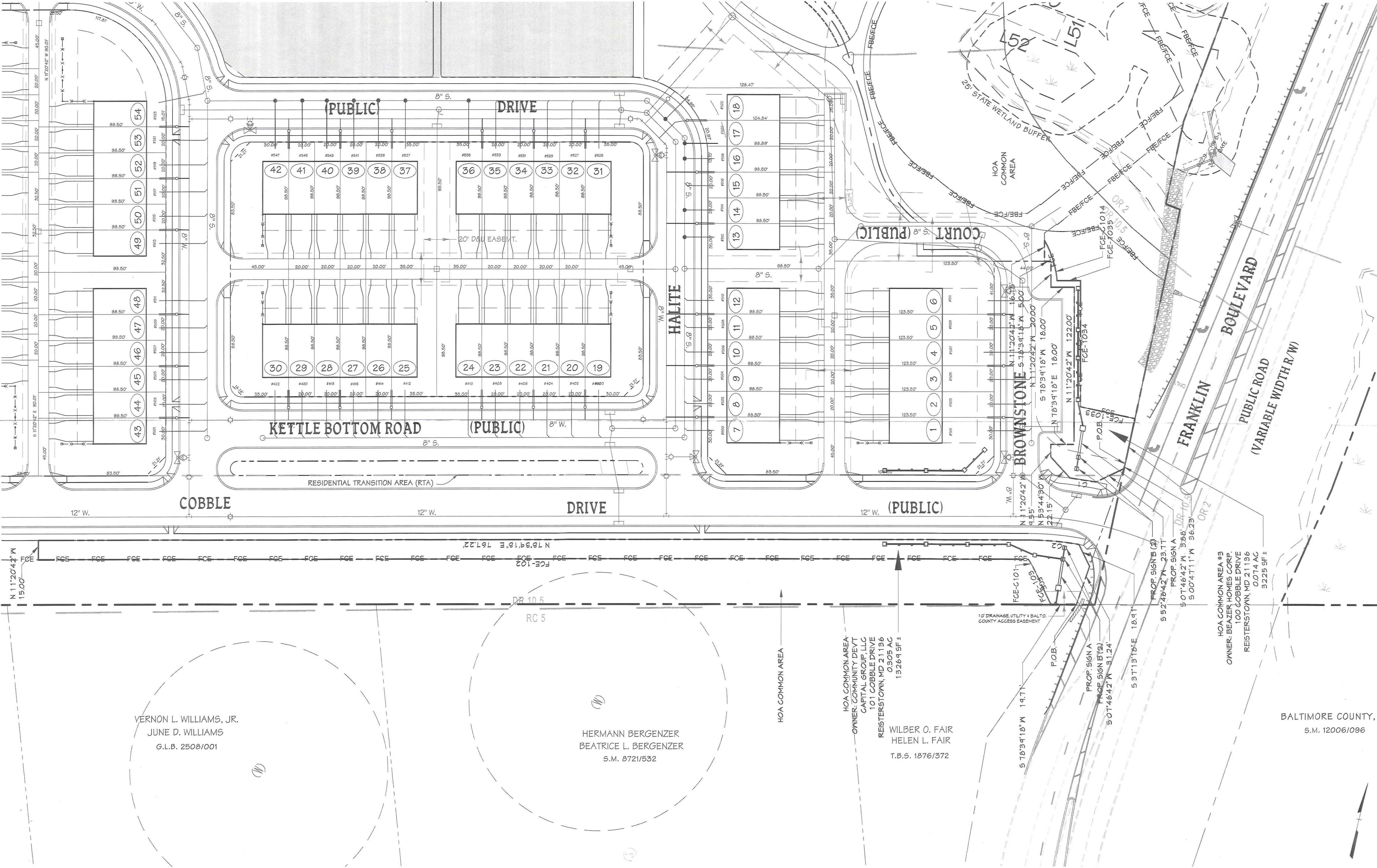
Single Family

Open Space

Model Home Area
Common Green

Open Space

Townhomes



VERNON L. WILLIAMS, JR.
JUNE D. WILLIAMS
G.L.B. 2508/001

HERMANN BERGENZER
BEATRICE L. BERGENZER
S.M. 8721/552

HOA COMMON AREA
OWNER: COMMUNITY DEVT
CAPITAL GROUP, LLC
REGISTERED: MD 21136
0.505 AC
13261 SF ±

WILBER O. FAIR
HELEN L. FAIR
T.B.S. 1876/372

HOA COMMON AREA #3
OWNER: BEAZER HOMES CORP.
REGISTERED: MD 21136
0.014 AC
3225 SF ±

BALTIMORE COUNTY,
S.M. 12006/096

SITE PLAN

1

SCALE 1" = 40'-0"

FOREST CONSERVATION EASEMENT		
LINE	BEARING	DISTANCE
FCE-102	S 78°31'16" W	76.122'
FCE-103	N 38°59'21" W	211.16'
FCE-1033	S 84°12'44" E	493.0'
FCE-1034	S 11°20'42" E	471.50'
FCE-1035	N 78°59'18" E	18.24'

FOREST CONSERVATION EASEMENT CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
FCE-C101	8939'	11.18'	11.47'	N 40°09'51" W
FCE-1014	74.00'	32.41'	32.64'	S 28°44'12" E

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2131.1'	203.7'	203.7'	N 57°39'59" E
C2	2231.1'	94.40'	94.95'	N 53°42'45" E

LEGEND

- Existing Minor Contour
- Existing Major Contour
- Limit of Field Run Topo
- Existing Edge of Road
- Soil Line
- Existing Storm Drain and Inlet
- Existing Water and Fire Hydrant
- Existing Sewer
- Existing Tree Line
- Existing Drive
- Existing Ditch
- Tract Boundary
- Utility Easement Line
- Existing Building
- Proposed Building
- Proposed Gravel
- Proposed Sewer
- Proposed Water and Fire Hydrant
- Proposed Storm Drain and Inlet
- Proposed Curb & Gutter
- Existing Stream/Waters Edge
- Wetlands
- Wetlands Limit
- 100 Year Flood Plain
- Forest Conservation Easement
- Forest Buffer Easement
- Forest Buffer Easement And
- Forest Conservation Easement
- Mining Reclamation
- Ex. Major Contour
- Mining Reclamation
- Ex. Minor Contour
- Limit of Gravel/Gravel
- Mining Reclamation
- Erosion & Sediment Control
- Zoning Line

DR 3.5
DK 1

DATA SOURCES:

- Topography shown herein taken from aerial photogrammetric information, provided by Virginia Resource Mapping, Inc., dated February 2004 and supplemented with field run information shown in a reflection of post mining reclamation conditions, as are the wetlands, streams, floodplains and buffers.
- Boundary data shown herein taken from field run survey performed by DMW, Inc., dated February, 2006.
- Existing Erosion and Sediment Control: Baltimore County Soil Conservation Districts Plan Nos. 365-16N12-87 and 19-16N12-283.
- Adjoining property information referenced from Baltimore County, MD Property Finder dated 2007.
- Sign details provided by Hohen Landscape Architecture, LLC.

mm CENTURY
ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.centuryeng.com

Plan to Accompany a Zoning Petition for
Sign Variance

Delight Quarry

PDW # 04-700

4th Election District
4th Councilmanic District

Baltimore County, Maryland

ISSUE DATES: 09-02-14

REVIEW: 09-02-14

PERMIT: 09-02-14

CONSTRUCTION: 09-02-14

BASE: 09-02-14

DRAWN: 09-02-14

DESIGNED: 09-02-14

CHECKED BY: 09-02-14

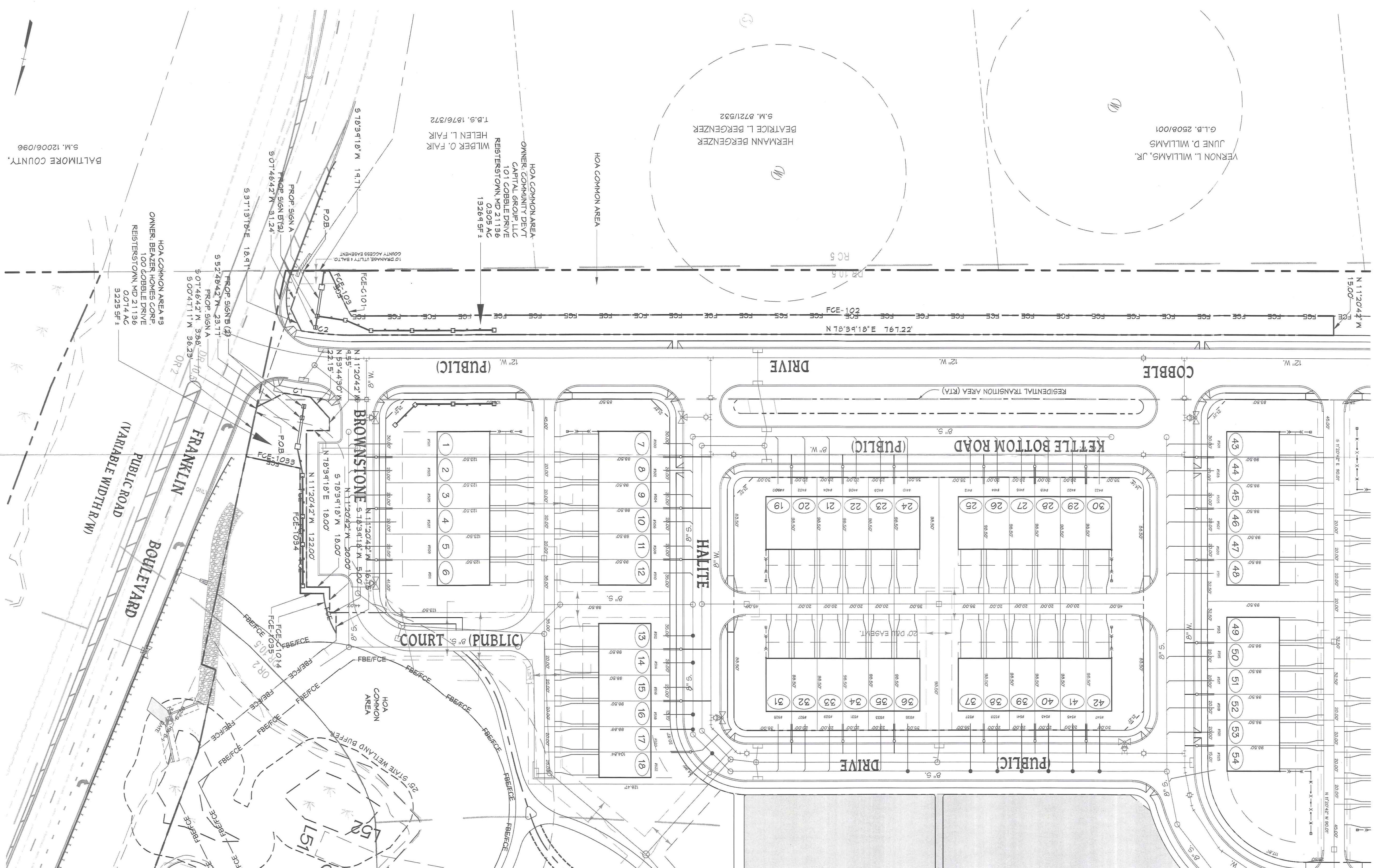
DATE CHECKED: 09-02-14

SCALE: A5 SHOWN

PROJECT NO: 91095.M

DRAWING: 3 of 3

PETITIONER'S EXHIBIT 4 C



FOREST CONSERVATION EASEMENT			
LINE	BEARING	DISTANCE	
FCE-102	S 70°34'10" W	767.12'	
FCE-103	N 85°50'21" W	21.10'	
FCE-103S	S 04°12'44" E	43.30'	
FCE-1034	S 11°20'42" E	41.50'	
FCE-103S	N 10°34'10" E	10.24'	

FOREST CONSERVATION EASEMENT CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
FCE-102	85.33'	11.98'	11.97'	N 40°05'21" W
FCE-101	11.98'	1.97'	1.97'	S 20°44'12" E
FCE-1014	74.00'	3.241'	32.64'	08°02'16"
				25°20'55"
				16.73

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	213.14'	20.37'	20.37'	N 67°35'35" E
C2	223.14'	34.40'	34.95'	N 65°42'45" E
				10°06'53"

LEGEND

- Existing Major Contour
- Existing Minor Contour
- Limit of Field Run Topo
- Existing Edge of Road
- Soil Line
- Existing Storm Drain and Inlet
- Existing Water and Fire Hydrant
- Existing Sewer
- Existing Tree Line
- Existing Drive
- Existing Ditch
- Tract Boundary
- Utility Easement Line
- Existing Building
- Proposed Building
- Proposed Grates
- Proposed Storm
- Proposed Storm Drain and Fire Hydrant
- Proposed Storm Drain and Inlets
- Proposed Curb & Gutter
- Existing Stream/Waters Edge
- Wetlands
- Wetlands Limit
- 100 Year Flood Plain
- FOE - Forest Conservation Easement
- FBE - Forest Buffer Easement
- FBE - Forest Buffer Easement And Forest Conservation Easement
- Mining Reclamation
- Ex. Major Contour
- Ex. Minor Contour
- Ex. Major Contour
- Ex. Minor Contour
- Erosion & Sediment Control
- DR 2.5
- DR 1
- Zoning Line

1. Topography shown herein taken from aerial photographic information, provided by Virginia Resource Mapping, dated in Right of Way, 2004, and supplemented with field run information shown to a reflection of post-mining reclamation conditions, as are the wetlands, streams, floodplains and buffers.
2. Boundary data shown herein taken from field run survey performed by DWM, Inc., dated February, 2006.
3. Existing Erosion and Sediment Control, Baltimore County Soil Conservation District Plan Nos. 02516N12-07 and 0316N12-03.
4. Adjoining property information referenced from Baltimore County, MD Property Finder dated 2007.
5. Sign details provided by Hydrex Landscape Architecture, LLC.

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CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
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Plan to Accompany a Zoning Petition for
Sign Variance
Delight Quarry

4th Edition District 4th Councilmatic District		PDM # 04-700	
BALTIMORE COUNTY, MARYLAND		BALTIMORE COUNTY, MARYLAND	
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DATE		BY	
REVISIONS		DATE	

[illegible]

SIGN A

3'-6" x 1'-6" PRECAST CONCRETE SIGN, 6" THICK MIN. OR AS RECOMMENDED BY MANUFACTURER. COLOR TO MATCH PRECAST CONCRETE CAPSTONES AND WALL COPING.

1/4" CHAMFER OUTSIDE EDGE ALL SIDES

1/2" WIDE, 1/2" DEEP "V" PAINTED BLACK BORDER

ALL SIGN LETTERING SHALL BE RECESSED INTO PRECAST SIGN PANEL AND PAINTED BLACK. SHOP DRAWINGS TO BE PROVIDED BY MANUFACTURER FOR APPROVAL. COMMUNITY NAME/IN UNIVERSITY ROMAN SCRIPT AND STANDARD BEZELER HOMES LOGO

PROPOSED 56 S.F. SIGN

16'-0"

2" CLR.

A Beazer Homes Community

QUARRY PLACE

SIGN B

PRECAST CONCRETE PIER PLAQUE

5/16" WIDE, 1/2" PAINTED BLACK BORDER

PROPOSED 4 S.F. SIGN

1 1/4" CLR.

2'-0"

2'-0"

PRECAST CONC. PLAQUE WITH RECESSED LETTERING. PAINTED BLACK. PLAQUE 3" THICK MIN. OR AS RECOMMENDED BY MANUFACTURER. COLOR TO MATCH PRECAST CONCRETE CAPSTONES

NOTE: SUBMIT LETTER LAYOUT PROOF TO HIA FOR REVIEW & APPROVAL PRIOR TO FABRICATION OF PRECAST SIGNS & PLAQUES.

1. OWNER/DEVELOPER:	QUALITY DEVELOPMENT GROUP, LLC
HOA COMMON AREA:	SUITE 200
	2886 GULFORD ROAD
	CHESAPEAKE, VA 23060
	SUITE 200
	2000 HAYES CORT.
	COLLEENIA, MD 21046
2. SITE ADDRESS:	
HOA COMMON AREA #2:	
	01 CORBEL DRIVE
	100 CORBEL DRIVE
	RESTON, VA 20196
3. TAX ACCOUNT NUMBER:	
4. NET SITE AREA:	
5. NET SITE MEAN:	
6. GROSS SITE MEAN:	
7. GROSS LOTS:	
8. DEED REFERENCE:	
9. TAX MAP:	
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1. PURSUANT TO SECTION 4A02 (P.C.R.), THE BASIC SERVICES MAPS FOR BALTIMORE COUNTY INDICATE THE FOLLOWING:
THE SITE IS NOT LOCATED IN ANY WATER SUPPLY DEFICIENT AREA.
THE SITE IS NOT LOCATED IN ANY SEWERAGE DEFICIENT AREA.
EACH SIGN WILL HAVE GROUND-MOUNTED UPLIGHTING.

SIGN	TYPE	QUANTITY	SIZE EACH	TOTAL
A	WALL	2	56 SF	112 SF
B	PIER	4	4 SF	16 SF
TOTAL SIGN SQUARE FOOTAGE				128 SF

1. Existing geographic information shown herein is from an aerial photogrammetric survey performed by Virginia Resource Mapping on December 11, 2008.
2. Boundary data shown herein taken from a field run survey by DMW, Inc., dated February, 2006.
3. Existing erosion and sediment control: Baltimore County Soil Conservation District Plan number

DATE	BY	REVISIONS

21ST CENTURY
ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401
www.21centuryeng.com

4th Election District 4th Councilman
Baltimore County, Maryland



ISSUE DATES	
REVIEW:	9-2-14
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	
DRAWN:	K.R.M.
DESIGNED:	M.J.P.
CHECKED BY:	
DATE CHECKED:	

SCALE: <u>As Shown</u>	DRAWING: 2 of 3
PROJECT NO.: <u>101020</u>	

