MEMORANDUM

DATE: April 28, 2015

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2015-0164-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on April 27, 2015. 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

KEVIN KAMENETZ
County Executive

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

March 26, 2015

Robert A. Hoffman, Esq.
Patricia Malone. Esq.
Venable LLP
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204

RE: Petition for Special Hearing
Property: 11700 Crossroads Circle
Case No.: 2015-0164-SPH and 2015-0165-SPH

Dear Counsel:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the 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,

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Robert Bendler, 1713 Wilson Point Road, Middle River, Maryland 21220

IN RE: **PETITION FOR SPECIAL HEARING**	*	BEFORE THE
(11700 Crossroad Circle)		
15th Election District	*	OFFICE OF
6th Council District		
Middle River Business Center LLC & St. John Properties, Inc.	*	ADMINISTRATIVE HEARINGS
Legal Owners	*	FOR BALTIMORE COUNTY
Petitioners	*	**Case No. 2015-0164-SPH**

* * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Middle River Business Center LLC and St. John Properties, Inc., legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow waivers and modifications of applicable laws and regulations governing development through the approval of a pattern book in accordance with B.C.Z.R. §259.11.D.

Appearing at the public hearing in support of the requests were Tom Pilon and Mike Caruthers. Robert A. Hoffman, Esquire, and Patricia Malone, Esquire, represented the Petitioners. Robert Bendler, President of the Essex Middle River Civic Council (EMRCC), attended the hearing and expressed support for the requests, noting Petitioners had met several times with community members to discuss the project. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Department of Public Works (DPW).

This case (and a related case, 2015-0165-SPH) concerns the ambitious Baltimore Crossroads project adjacent to Rt. 43 in Eastern Baltimore County. The overall Crossroads site is

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Date 3/26/15
By Den

approximately 1,000 acres, while this and the related case concern a proposed mixed-use development on 200+/- of those acres to be known as "Greenleigh at Crossroads." The development will include warehouse, commercial/office and retail uses, with multi-family and single family dwellings as well. This special hearing request relates only to a 29.4 acre portion of those 200+/- acres, which is to be improved with a hotel, office, retail and 500 multi-family units. For convenience sake, this case is referred to as the "commercial and multi-family" portion of the Greenleigh project, while Case No. 2015-0165-SPH (the order for which contains a more in-depth discussion of the entire project) is referred to as the "residential" portion of the project and encompasses the remainder of the 200 acres.

Petitioners submitted a pattern book (Exhibit 2) which provides extensive details regarding the nature and design of the planned improvements. Amidst all this detail, the Petitioners in this case seek just a single modification of the otherwise applicable regulations. Specifically, Petitioners submitted for approval an open space plan (Exhibit 1D) on which are depicted green spaces of varying size that will be spread throughout this planned community. Additional details on the proposed open spaces are contained in the Pattern Book. Under the applicable regulations, Petitioners would be required to provide 11.48 acres of open space for the proposed multi-family housing units. Petitioners are proposing to provide 16.54 acres, well in excess of the total amount required. See Open Space chart, Exhibit 1A. Even so, the open space parcels will be configured and distributed throughout the project in a manner that is unlike the typical open space layout envisioned by the open space manual. As such, petitioners seek a waiver or modification of the requirements set forth in the County Code, and instead propose to provide open space for the community in accordance with the plan submitted as Exhibit 1D.

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By Den

The DOP submitted a ZAC comment expressing support for the open space waiver. Tom Pilon with St. John Properties and Cecily Bedwell, a land planner accepted as an expert, both provided testimony as well as a Power Point presentation outlining the project. Ms. Bedwell explained that the open space parcels will be evenly distributed throughout the site so that residents would have open space within a block or two of their homes. As she explained, this proposal provides for "useable open space" that encourages spontaneous use by residents and helps to provide community cohesion. She also explained that the community would have a central hub for activities (i.e., a "Community Center Green" with meeting space, pavilions, swimming pool, open fields, etc.). Ms. Bedwell talked at length about the attention to detail provided in the design of the open space areas. She opined that the grant of the open space waiver or modification would in no way be detrimental to the health, safety and welfare of the community, and would in other respects satisfy the requirements of B.C.Z.R. § 502.1. I agree, and the Petition for Special Hearing will be granted.

THEREFORE, IT IS ORDERED this **26th** day of March, 2015, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to allow waivers and modifications of applicable laws and regulations governing development through the approval of a pattern book in accordance with B.C.Z.R. §259.11.D (such that open space shall be provided in accordance with the open space plan admitted as exhibit 1D in lieu of the requirements of B.C.Z.R. §235B.4, BCC §32-6-108 and the Baltimore County Open Space Manual), be and is hereby GRANTED.

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Date 3/26/15

By Sen

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING
Date 3/26/15
By sln

Greenleigh - Commercial

FLOOD

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 11700 CROSSROADS CIRCLE **which is presently zoned** ML-IM-MD43 DR 3.5

Deed References: See attached 10 Digit Tax Account # See attached

Property Owner(s) Printed Name(s) See attached

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

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

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

See attached

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

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Legal Owners (Petitioners):

See attached

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

Signature #1 / Signature # 2

Mailing Address City State

Zip Code / Telephone # / Email Address

Attorney for Petitioner:

Robert A. Hoffman, Venable LLP

Name- Type or Print

Robert A. Hoffman / PAM

Signature

210 W. Pennsylvania Avenue, Suite 500, Towson, MD

Mailing Address City State

21204 / 410-494-6262 / RAHoffman@venable.com

Zip Code Telephone # Email Address

Representative to be contacted:

Robert A. Hoffman, Venable LLP

Name – Type or Print

Robert A. Hoffman / PAM

Signature

210 W. Pennsylvania Avenue, Suite 500, Towson, MD

Mailing Address City State

21204 / 410-494-6262 / RAHoffman@venable.com

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

CASE NUMBER 2015-0164-SPH **Filing Date** 2/21/15 **Do Not Schedule Dates:** **Reviewer** BN

Date 3/26/15

By Sln

REV. 10/4/11

Petition for Special Hearing

Greenleigh at Crossroads - Commercial

Petition for Special Hearing, pursuant to BCZR Section 259.11.A.3, to allow waivers and modifications of applicable laws and regulations governing development through the approval of a pattern book in accordance with BCZR Section 259.11.D.

2015-0164-SPH

Petition for Special Hearing

Greenleigh at Crossroads - Commercial

Legal Owner of Area 2, Lot 17:

Middle River Business Center LLC

By: Somerset Construction Company

By: _____

Michael Caruthers, President
4816 Del Ray Avenue
Bethesda, Maryland 20814-3014
(301) 657-4848

Petition for Special Hearing

Greenleigh at Crossroads - Commercial

Legal Owner of Area 2, Lots 1, 5-7, 10-12, and 16:

BC Area 2 Lot 1 LLC
BC Area 2 Lot 5 LLC
BC Area 2 Lot 6 LLC
BC Area 2 Lot 7 LLC
BC Area 2 Lot 10 LLC
BC Area 2 Lot 11 LLC
BC Area 2 Lot 12 LLC
BC Area 2 Lot 16 LLC

By: St. John Properties, Inc.

By: _____
Edward St. John, President
2560 Lord Baltimore Drive
Baltimore, Maryland 21244
(410) 788-0100

#0664

ZONING DESCRIPTION `A' FOR
GREENLEIGH AT CROSSROADS-AREA 2

Beginning at a point on the north side of Honeygo Boulevard (MD Route 43) which has a varying right of way width at the distance of 1155 feet northwest of the centerline of Greenleigh Avenue (f.k.a. Crossroads Circle) which has a varying right of way width; thence the following courses and distances:

North 02 degrees 45 minutes 39 seconds East 1105.71 feet;
North 62 degrees 56 minutes 50 seconds East 39.89 feet;
South 00 degrees 04 minutes 27 seconds East 96.50 feet;
South 20 degrees 53 minutes 52 seconds East 29.44 feet;
South 13 degrees 03 minutes 06 seconds East 28.23 feet;
South 07 degrees 09 minutes 00 seconds West 17.07 feet;
South 20 degrees 02 minutes 29 seconds West 11.57 feet;
South 20 degrees 02 minutes 29 seconds West 13.25 feet;
South 13 degrees 40 minutes 24 seconds West 17.42 feet;
South 29 degrees 29 minutes 17 seconds East 17.01 feet;
South 41 degrees 23 minutes 44 seconds East 22.50 feet;
South 00 degrees 00 minutes 00 seconds West 31.75 feet;
South 36 degrees 41 minutes 47 seconds East 21.13 feet;
South 00 degrees 00 minutes 00 seconds West 31.75 feet;
South 23 degrees 31 minutes 57 seconds West 36.94 feet;
South 33 degrees 46 minutes 24 seconds East 22.94 feet;
South 03 degrees 01 minutes 36 seconds West 40.25 feet;
South 38 degrees 44 minutes 44 seconds West 27.16 feet;
South 00 degrees 00 minutes 00 seconds East 57.12 feet;
South 02 degrees 29 minutes 56 seconds East 48.74 feet;
South 32 degrees 32 minutes 37 seconds East 27.65 feet;
South 05 degrees 13 minutes 20 seconds East 23.35 feet;
South 30 degrees 57 minutes 50 seconds West 12.39 feet;
South 51 degrees 32 minutes 17 seconds West 13.57 feet;
South 16 degrees 00 minutes 42 seconds West 15.41 feet;
South 38 degrees 49 minutes 05 seconds East 13.56 feet;
South 18 degrees 26 minutes 06 seconds East 13.44 feet;
South 02 degrees 30 minutes 08 seconds West 48.67 feet;
South 63 degrees 12 minutes 31 seconds East 14.14 feet;
South 68 degrees 11 minutes 55 seconds East 11.44 feet;
South 26 degrees 39 minutes 11 seconds East 18.95 feet;
South 05 degrees 45 minutes 27 seconds East 21.23 feet;
South 03 degrees 49 minutes 14 seconds East 13.78 feet;
North 88 degrees 55 minutes 47 seconds East 215.12 feet;
South 59 degrees 25 minutes 32 seconds East 17.13 feet;
North 30 degrees 34 minutes 27 seconds east 10.56 feet;
North 88 degrees 55 minutes 47 seconds East 288.79 feet;
North 77 degrees 35 minutes 15 seconds East 245.53 feet;

2015-0164-SPH

South 39 degrees 00 minutes 14 seconds East 383.00 feet;
South 50 degrees 59 minutes 46 seconds West 16.26 feet;
North 39 degrees 00 minutes 14 seconds West 205.75 feet;
North 89 degrees 10 minutes 55 seconds West 20.78 feet;
South 50 degrees 59 minutes 46 seconds West 85.04 feet;
South 39 degrees 00 minutes 15 seconds East 18.18 feet;
South 69 degrees 14 minutes 32 seconds West 85.74 feet;
South 50 degrees 59 minutes 46 seconds West 84.65 feet;
North 39 degrees 00 minutes 14 seconds West 18.00 feet;
South 50 degrees 59 minutes 46 seconds West 128.22 feet;
South 37 degrees 07 minutes 28 seconds West 22.64 feet;
South 00 degrees 46 minutes 12 seconds East 175.43 feet;
North 56 degrees 48 minutes 09 seconds West 23.59 feet;
North 00 degrees 09 minutes 55 seconds West 182.00 feet;
North 41 degrees 00 minutes 02 seconds West 118.56 feet;
North 56 degrees 57 minutes 54 seconds West 168.01 feet;
South 43 degrees 09 minutes 54 seconds West 180.20 feet;
South 00 degrees 01 minutes 39 seconds East 74.51 feet;
By a curve to the right having a radius of 45.00 feet, an arc length of 70.73 feet and a chord bearing South 45 degrees 20 minutes 25 seconds West 63.67 feet;
North 89 degrees 37 minutes 54 seconds West 43.11 feet;
South 30 degrees 37 minutes 32 seconds East 41.41 feet;
North 82 degrees 31 minutes 13 seconds West 69.53 feet;
North 80 degrees 11 minutes 01 seconds West 53.08 feet;
North 79 degrees 30 minutes 23 seconds West 119.39 feet to the point of beginning.

Being a part of the subdivision of Baltimore Crossroads @ 95 as recorded in Baltimore County Plat Book S.M. 78 folios 05 and 491. Containing 7.53 acres, more or less and located in the 15th Election District and 6th Council District.

STATE OF MARYLAND
JAMES G. WIEST
No. 21390
PROFESSIONAL LAND SURVEYOR

James G. Wiest
Professional Land Surveyor
MD Registration No. 21390
License Expires February 5, 2016

ZONING DESCRIPTION 'B' FOR
GREENLEIGH AT CROSSROADS-AREA 2

Beginning at a point on the north side of Greenleigh Avenue (f.k.a. Crossroads Circle) which has a varying right of way width at the distance of 488 feet northeast of the centerline of Honeygo Boulevard (MD Route 43) which has a varying right of way width; thence the following courses and distances:

North 39 degrees 00 minutes 14 seconds West 26.06 feet;
North 50 degrees 59 minutes 46 seconds East 155.00 feet;
North 39 degrees 00 minutes 14 seconds West 67.42 feet;
North 25 degrees 08 minutes 54 seconds East 21.63 feet;
North 68 degrees 05 minutes 00 seconds East 77.73 feet;
By a curve to the right having a radius of 670.00 feet, an arc length of 53.58 feet and a chord bearing South 14 degrees 26 minutes 29 seconds East 53.56 feet;
South 12 degrees 09 minutes 02 seconds East 80.11 feet;
South 31 degrees 34 minutes 28 seconds West 38.38 feet;
By a curve to the left having a radius of 1035.00 feet, an arc length of 163.10 feet and a chord bearing South 69 degrees 56 minutes 08 seconds West 162.93 feet to the point of beginning.

Being a part of the subdivision of Baltimore Crossroads @ 95 as recorded in Baltimore County Plat Book S.M. 78 folio 491. Containing 17,094 square feet or 0.39 acres, more or less and located in the 15th Election District and 6th Council District.

STATE OF MARYLAND
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ZONING DESCRIPTION 'B' FOR
GREENLEIGH AT CROSSROADS-AREA 2

Beginning at a point on the north side of Greenleigh Avenue (f.k.a. Crossroads Circle) which has a varying right of way width at the distance of 488 feet northeast of the centerline of Honeygo Boulevard (MD Route 43) which has a varying right of way width; thence the following courses and distances:

North 39 degrees 00 minutes 14 seconds West 26.06 feet;
North 50 degrees 59 minutes 46 seconds East 155.00 feet;
North 39 degrees 00 minutes 14 seconds West 67.42 feet;
North 25 degrees 08 minutes 54 seconds East 21.63 feet;
North 68 degrees 05 minutes 00 seconds East 77.73 feet;
By a curve to the right having a radius of 670.00 feet, an arc length of 53.58 feet and a chord bearing South 14 degrees 26 minutes 29 seconds East 53.56 feet;
South 12 degrees 09 minutes 02 seconds East 80.11 feet;
South 31 degrees 34 minutes 28 seconds West 38.38 feet;
By a curve to the left having a radius of 1035.00 feet, an arc length of 163.10 feet and a chord bearing South 69 degrees 56 minutes 08 seconds West 162.93 feet to the point of beginning.

Being a part of the subdivision of Baltimore Crossroads @ 95 as recorded in Baltimore County Plat Book S.M. 78 folio 491. Containing 17,094 square feet or 0.39 acres, more or less and located in the 15th Election District and 6th Council District.

STATE OF MARYLAND
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License Expires February 5, 2016

ZONING DESCRIPTION 'C' FOR
GREENLEIGH AT CROSSROADS-AREA 2

Beginning at a point on the east side of Williams Court which has a 60 foot right of way at the distance of 290 feet north of the centerline of Greenleigh Avenue (f.k.a. Crossroads Circle) which has a varying right of way width; thence the following courses and distances:

North 21 degrees 57 minutes 37 seconds West 142.06 feet;
By a curve to the right having a radius of 638.00 feet, an arc length of 65.74 feet and a chord bearing North 19 degrees 00 minutes 30 seconds West 65.71 feet;
By a curve to the right having a radius of 22.98 feet, an arc length of 14.39 feet and a chord bearing North 55 degrees 44 minutes 44 seconds East 14.15 feet;
North 74 degrees 23 minutes 47 seconds East 8.72 feet;
South 16 degrees 18 minutes 19 seconds East 17.91 feet;
North 77 degrees 40 minutes 10 seconds East 20.55 feet;
North 85 degrees 53 minutes 23 seconds East 18.61 feet;
South 90 degrees 00 minutes 00 seconds East 308.06 feet;
South 00 degrees 00 minutes 00 seconds West 174.66 feet;
North 90 degrees 00 minutes 00 seconds West 217.22 feet;
South 00 degrees 00 minutes 04 seconds West 16.54 feet;
By a curve to the right having a radius of 57.33 feet, an arc length of 12.86 feet and a chord bearing North 70 degrees 38 minutes 55 seconds West 12.84 feet;
By a curve to the left having a radius of 52.67 feet, an arc length of 41.62 feet and a chord bearing North 86 degrees 51 minutes 23 seconds West 40.54 feet;
South 70 degrees 30 minutes 29 seconds West 21.24 feet;
By a curve to the right having a radius of 17.33 feet, an arc length of 7.57 feet and a chord bearing South 83 degrees 01 minutes 12 seconds West 7.51 feet to the point of beginning.

Being a part of the subdivision of Baltimore Crossroads @ 95 as recorded in Baltimore County Plat Book S.M. 78 folio 491. Containing 1.39 acres, more or less, and located in the 15th Election District and 6th Council District.

STATE OF MARYLAND
JAMES G. WIEST
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PROFESSIONAL LAND SURVEYOR

James G. Wiest
Professional Land Surveyor
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License Expires February 5, 2016

ZONING DESCRIPTION 'D' FOR
GREENLEIGH AT CROSSROADS-AREA 2

Beginning at a point on the north side of a proposed extension of Greenleigh Avenue (f.k.a. Crossroads Circle) which has a varying right of way width at the distance of 1400 feet east of the centerline of Honeygo Boulevard (MD Route 43) which has a varying right of way width; thence the following courses and distances:

North 11 degrees 55 minutes 59 seconds East 524.72 feet;
North 85 degrees 09 minutes 17 seconds East 54.61 feet;
South 49 degrees 50 minutes 43 seconds East 11.31 feet;
North 85 degrees 09 minutes 17 seconds East 221.20 feet;
South 49 degrees 50 minutes 43 seconds East 18.38 feet;
South 04 degrees 50 minutes 43 seconds East 418.13 feet;
By a curve to the right having a radius of 345.00 feet' an arc length of 69.44 feet and a chord bearing South 00 degrees 55 minutes 16 seconds West 69.32 feet;
South 46 degrees 32 minutes 38 seconds West 21.84 feet;
South 85 degrees 09 minutes 17 seconds West 212.41 feet;
By a curve to the right having a radius of 1169.00 feet, an arc length of 213.02 feet and a chord bearing North 89 degrees 37 minutes 29 seconds West 212.73 feet to the point of beginning.

Being a part of the subdivision of Baltimore Crossroads @ 95 as recorded in Baltimore County Plat Book S.M. 78 folios 483, 489 and 491. Containing 4.41 acres, more or less and located in the 15th Election District and 6th Council District.

STATE OF MARYLAND
JAMES G. WIEST
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PROFESSIONAL LAND SURVEYOR

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MD Registration No. 21390
License Expires February 5, 2016

ZONING DESCRIPTION 'C' FOR
GREENLEIGH AT CROSSROADS-AREA 2

Beginning at a point on the east side of Williams Court which has a 60 foot right of way at the distance of 290 feet north of the centerline of Greenleigh Avenue (f.k.a. Crossroads Circle) which has a varying right of way width; thence the following courses and distances:

North 21 degrees 57 minutes 37 seconds West 142.06 feet;
By a curve to the right having a radius of 638.00 feet, an arc length of 65.74 feet and a chord bearing North 19 degrees 00 minutes 30 seconds West 65.71 feet;
By a curve to the right having a radius of 22.98 feet, an arc length of 14.39 feet and a chord bearing North 55 degrees 44 minutes 44 seconds East 14.15 feet;
North 74 degrees 23 minutes 47 seconds East 8.72 feet;
South 16 degrees 18 minutes 19 seconds East 17.91 feet;
North 77 degrees 40 minutes 10 seconds East 20.55 feet;
North 85 degrees 53 minutes 23 seconds East 18.61 feet;
South 90 degrees 00 minutes 00 seconds East 308.06 feet;
South 00 degrees 00 minutes 00 seconds West 174.66 feet;
North 90 degrees 00 minutes 00 seconds West 217.22 feet;
South 00 degrees 00 minutes 04 seconds West 16.54 feet;
By a curve to the right having a radius of 57.33 feet, an arc length of 12.86 feet and a chord bearing North 70 degrees 38 minutes 55 seconds West 12.84 feet;
By a curve to the left having a radius of 52.67 feet, an arc length of 41.62 feet and a chord bearing North 86 degrees 51 minutes 23 seconds West 40.54 feet;
South 70 degrees 30 minutes 29 seconds West 21.24 feet;
By a curve to the right having a radius of 17.33 feet, an arc length of 7.57 feet and a chord bearing South 83 degrees 01 minutes 12 seconds West 7.51 feet to the point of beginning.

Being a part of the subdivision of Baltimore Crossroads @ 95 as recorded in Baltimore County Plat Book S.M. 78 folio 491. Containing 1.39 acres, more or less, and located in the 15th Election District and 6th Council District.

STATE OF MARYLAND
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License Expires February 5, 2016

ZONING DESCRIPTION 'D' FOR
GREENLEIGH AT CROSSROADS-AREA 2

Beginning at a point on the north side of a proposed extension of Greenleigh Avenue (f.k.a. Crossroads Circle) which has a varying right of way width at the distance of 1400 feet east of the centerline of Honeygo Boulevard (MD Route 43) which has a varying right of way width; thence the following courses and distances:

North 11 degrees 55 minutes 59 seconds East 524.72 feet;
North 85 degrees 09 minutes 17 seconds East 54.61 feet;
South 49 degrees 50 minutes 43 seconds East 11.31 feet;
North 85 degrees 09 minutes 17 seconds East 221.20 feet;
South 49 degrees 50 minutes 43 seconds East 18.38 feet;
South 04 degrees 50 minutes 43 seconds East 418.13 feet;
By a curve to the right having a radius of 345.00 feet' an arc length of 69.44 feet and a chord bearing South 00 degrees 55 minutes 16 seconds West 69.32 feet;
South 46 degrees 32 minutes 38 seconds West 21.84 feet;
South 85 degrees 09 minutes 17 seconds West 212.41 feet;
By a curve to the right having a radius of 1169.00 feet, an arc length of 213.02 feet and a chord bearing North 89 degrees 37 minutes 29 seconds West 212.73 feet to the point of beginning.

Being a part of the subdivision of Baltimore Crossroads @ 95 as recorded in Baltimore County Plat Book S.M. 78 folios 483, 489 and 491. Containing 4.41 acres, more or less and located in the 15th Election District and 6th Council District.

STATE OF MARYLAND
JAMES G. WIEST
No. 21390
PROFESSIONAL LAND SURVEYOR

James G. Wiest
Professional Land Surveyor
MD Registration No. 21390
License Expires February 5, 2016

ZONING DESCRIPTION 'E' FOR
GREENLEIGH AT CROSSROADS-AREA 2

Beginning at a point on the south side of a proposed extension of Greenleigh Avenue (f.k.a. Crossroads Circle) which has a varying right of way width at the distance of 1365 feet east of the centerline of Honeygo Boulevard (MD Route 43) which has a varying right of way width; thence the following courses and distances:

North 87 degrees 53 minutes 33 seconds East 177.78 feet;
By a curve to the left having a radius of 1231.00 feet, an arc length of 58.82 feet and a chord bearing North 86 degrees 31 minutes 25 seconds East 58.82 feet;
North 85 degrees 09 minutes 17 seconds East 193.80 feet;
South 41 degrees 11 minutes 57 seconds East 16.54 feet;
South 12 degrees 26 minutes 50 seconds West 794.98 feet;
North 77 degrees 33 minutes 10 seconds West 123.14 feet;
By a curve to the left having a radius of 979.00 feet, an arc length of 225.39 feet and a chord bearing North 84 degrees 08 minutes 53 seconds West 224.89 feet;
By a curve to the right having a radius of 371.00 feet, an arc length of 36.45 feet and a chord bearing North 87 degrees 55 minutes 43 seconds West 36.44 feet;
South 08 degrees 59 minutes 55 seconds West 36.07 feet;
South 15 degrees 03 minutes 50 seconds West 190.64 feet;
South 18 degrees 10 minutes 40 seconds West 30.94 feet;
South 32 degrees 22 minutes 56 seconds West 31.67 feet;
South 08 degrees 52 minutes 37 seconds East 89.86 feet;
South 13 degrees 30 minutes 20 seconds East 64.86 feet;
North 75 degrees 18 minutes 55 seconds West 546.62 feet;
North 23 degrees 36 minutes 35 seconds West 295.13 feet;
South 87 degrees 16 minutes 36 seconds West 132.76 feet;
By a curve to the right having a radius of 55.00 feet, an arc length of 70.75 feet and a chord bearing North 55 degrees 52 minutes 25 seconds West 65.97 feet;
North 19 degrees 01 minutes 27 seconds West 43.64 feet;
North 70 degrees 58 minutes 33 seconds East 20.00 feet;
South 19 degrees 01 minutes 27 seconds East 43.64 feet;
By a curve to the left having a radius of 35.00 feet, an arc length of 28.27 feet and a chord bearing South 42 degrees 09 minutes 37 seconds East 27.50 feet;
North 01 degrees 20 minutes 03 seconds West 57.30 feet;
North 65 degrees 47 minutes 50 seconds East 12.27 feet;
North 55 degrees 10 minutes 03 seconds East 25.59 feet;
North 53 degrees 38 minutes 25 seconds East 15.57 feet;
North 54 degrees 53 minutes 29 seconds East 445.01 feet;
South 21 degrees 19 minutes 52 seconds East 13.97 feet;
By a curve to the left having a radius of 93.00 feet, an arc length of 72.14 feet and a chord bearing South 43 degrees 33 minutes 11 seconds East 70.34 feet;
South 65 degrees 46 minutes 30 seconds East 71.64 feet;
By a curve to the right having a radius of 89.00 feet, an arc length of 83.26 feet and a chord bearing South 38 degrees 58 minutes 34 seconds East 80.25 feet;

South 12 degrees 10 minutes 38 seconds East 147.96 feet;
South 77 degrees 33 minutes 10 seconds East 141.42 feet;
By a curve to the right having a radius of 43.00 feet, an arc length of 10.86 feet and a chord bearing North 75 degrees 21 minutes 58 seconds East 10.83 feet;
North 82 degrees 36 minutes 05 seconds East 37.38 feet;
By a curve to the right having a radius of 43.00 feet, an arc length of 13.95 feet and a chord bearing South 88 degrees 06 minutes 06 seconds East 13.89 feet
North 12 degrees 26 minutes 50 seconds East 711.79 feet to the point of beginning.

Being a part of the subdivision of Baltimore Crossroads @ 95 as recorded in Baltimore County Plat Book S.M. 78 folio 483. Containing 15.39 acres, more or less, and located in the 15th Election District and 6th Council District.

STATE OF MARYLAND
JAMES G. WIEST
No. 21390
PROFESSIONAL LAND SURVEYOR

James G. Wiest
Professional Land Surveyor
MD Registration No. 21390
License Expires February 5, 2016

ZONING DESCRIPTION 'F' FOR
GREENLEIGH AT CROSSROADS-AREA 2

Beginning at a point on the south side of a proposed road which has a 39 foot right of way at the distance of 515 feet northwest of the centerline of Greenleigh Avenue (f.k.a. Crossroads Circle) which has a varying right of way width; thence the following courses and distances:

South 21 degrees 55 minutes 00 seconds East 67.96 feet;
South 68 degrees 05 minutes 00 seconds West 44.78 feet;
By a curve to the left having a radius of 50.00 feet, an arc length of 14.91 feet and a chord bearing South 59 degrees 32 minutes 23 seconds West 14.86 feet;
South 50 degrees 59 minutes 46 seconds West 170.14 feet;
North 39 degrees 00 minutes 14 seconds West 54.93 feet;
North 50 degrees 59 minutes 46 seconds East 218.34 feet;
By a curve to the right having a radius of 83.00 feet, an arc length of 29.90 feet and a chord bearing North 61 degrees 18 minutes 58 seconds East 29.74 feet to the point of beginning.

Being a part of the subdivision of Baltimore Crossroads @ 95 as recorded in Baltimore County Plat Book S.M. 78 folio 491. Containing 13,593 square feet or 0.31 acres, more or less, and located in the 15th Election District and 6th Council District.

STATE OF MARYLAND
JAMES G. WIEST
No. 21390
PROFESSIONAL LAND SURVEYOR

James G. Wiest
Professional Land Surveyor
MD Registration No. 21390
License Expires February 5, 2016

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

No. 119789

Date: 2/2/15

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000	WSO					$ 500.00 CR

Total: $ 500.00

Rec From: Honable ELP

For: Special Hearing

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
2/03/2015	2/02/2015	10:32:52	P

REG N504 WALKIN SHOL SAH
>>RECEIPT # 656908 2/02/2015 OFLN
Item: 5 520 ZONING VERIFICATION
NO. 119789
Recpt Tot $500.00
$1,000.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

#0164

THE BALTIMORE SUN MEDIA GROUP

501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3085881

Sold To:
VENABLE LLP - CU00174151
210 W Pennsylvania Ave
Ste 500
Towson,MD 21204-5304

Bill To:
VENABLE LLP - CU00174151
210 W Pennsylvania Ave
Ste 500
Towson,MD 21204-5304

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Mar 03, 2015

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

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: # 2015-0164-SPH
11700 Crossroads Circle
N/s Crossroads Circle and MD 43
15th Election District - 6th Councilmanic District
Legal Owner(s) Middle River Business Center, LLC & St. John Properties, Inc.

Special Hearing to allow waivers and modifications of applicable laws and regulations governing development through the approval of a pattern book in accordance with BCZR Section 259.11.D.

Hearing: Monday, March 23, 2015 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.

JT 3/647 March 3 3085881

CERTIFICATE OF POSTING

RE: Case No.: 2015-0164-SPH

Petitioner/Developer: Middle River Business Center, LLC, et al.

Date of Hearing/Closing: March 23, 2015

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

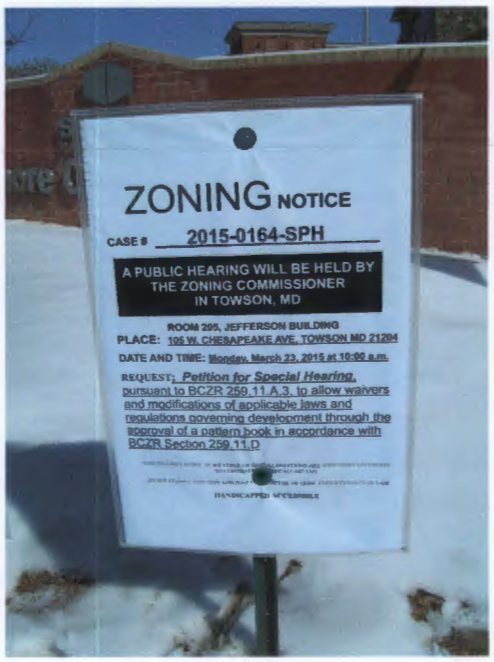
Attn: Kristen Lewis:

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:

Crossroads Circle at MD Route 43

The sign(s) were posted on March 2, 2015
(Month, Day, Year)



Sincerely,

March 2, 2015

(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

February 23, 2015

NOTICE OF ZONING HEARING

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11700 Crossroads Circle
N/s Crossroads Circle and MD 43
15th Election District – 6th Councilmanic District
Legal Owners: Middle River Business Center, LLC & St. John Properties, Inc.

Special Hearing to allow waivers and modifications of applicable laws and regulations governing development through the approval of a pattern book in accordance with BCZR Section 259.11.D.

Hearing: Monday, March 23, 2015 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Robert Hoffman, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Michael Caruthers, 4816 Del Ray Avenue, Bethesda 20814-3014
Edward St. John, 2560 Lord Baltimore Drive, Baltimore 21244

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 3, 2015.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 3, 2015 Issue - Jeffersonian

Please forward billing to:
Patricia Malone 410-494-6206
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0164-SPH
11700 Crossroads Circle
N/s Crossroads Circle and MD 43
15th Election District – 6th Councilmanic District
Legal Owners: Middle River Business Center, LLC & St. John Properties, Inc.

Special Hearing to allow waivers and modifications of applicable laws and regulations governing development through the approval of a pattern book in accordance with BCZR Section 259.11.D.

Hearing: Monday, March 23, 2015 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

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

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

RE: PETITION FOR SPECIAL HEARING 11700 Crossroads Circle; N/S Crossroads Circle and Maryland 43 15th Election & 6th Councilmanic Districts Legal Owner(s): Middle River Business Center, LLC by Somerset Construction Company Petitioner(s)	* * * * *	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2015-164-SPH

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

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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
FEB 09 2015

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of February, 2015, a copy of the foregoing Entry of Appearance was mailed to Robert Hoffman, 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

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: 2015-0164-SPA

Property Address: 11700 Crossroads Circle [redacted]

Property Description: Baltimore Crossroads Area 2

Legal Owners (Petitioners): Middle River Business Center, LLC et al.

Contract Purchaser/Lessee:

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patricia A. Malone

Company/Firm (if applicable): Venable LLP

Address: 210 W. Penn. Ave
Suite 500
Towson MD 21285

Telephone Number: 410.494.6206

Revised 5/20/2014

(commercial)

PLEASE PRINT CLEARLY

CASE NUMBER

DATE 3-23-13

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Robert Hoffman	210 W. Penn. Suite 500	Towson MD 21204	rahoffman@verrobb.com
Patricia Malone	" "	" "	pamalone@verrobb.com
Aaron Kensinger	1055 Taylor Ave Ste 307	Towson MD 21286	aaronk@LittleAssociates.com
David Murphy	5074 Dorsey Hall Dr, Suite 205	Ellicott City, MD 21042	dmurphy@elmstreetdev.com
Russ Dickens	5074 Dorsey Hall Dr. Ste 205	" " "	rdickens@elmstreetdev.com
Jackie Hohman	7525 Connelley Dr. Suite B Hanover	Hanover, MD 21076	JHohman@traffic-concepts.com
Ken Schmid	" "	" "	KSchmid@traffic-concepts.com
Mike Caruthers	4816 Del Ray Ave ~~Bethesda, MD~~	Bethesda, Md 20814	MCaruthers@somerset construction.com
CECILY BEDWELL	601 E. Pratt St., Ste. 300	Balt., MD 21703	cbedwell@designcollective.com
Tom Pilon	2560 Lord Baltimore Drive	Balt. MD 21244	tpilon@sjpi.com
MIKE COUGHLIN	1220-C E. JOPPA RD.	TOWSON, MD 21286	mcoughlin@mragta.com
Angela Patrick	2560 Lord Baltimore Drive	Balt. MD, 21244	Apatrick@sjpi.com

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 2015 - 164 + 165
DATE 3-23-15

CITIZEN'S SIGN - IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
Robert Bendler	1713 Wilson Point Rd	Middle River MD	shoeperfect@comcast.net

2/5/15

Zoning thinks the request is not specific enough to address the relief

2015-0164

gh

The Daily Record
11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
http://www.thedailyrecord.com

Order #: 10697478
Case #:
Description:

Case Number: 2015-0164-SPH - Notice of Zoning Hearing

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

3/3/2015

Darlene Miller, Public Notice Coordinator
(Representative Signature)

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: 2015-0164-SPH
Crossroads Circle at MD Route 43
Greenleigh at Crossroads – Commercial
Legal Owners: Middle River Business Center, LLC, et al

Petition for Special Hearing, pursuant to BCZR 259.11.A.3, to allow waivers and modifications of applicable laws and regulations governing development through the approval of a pattern book in accordance with BCZR Section 259.11.D.

Hearing: Monday, March 23, 2015 at 10:00 a.m. in Room 205, Jefferson Building, 105 W. Chesapeake Avenue, Towson 21204

ARNOLD JABLON,
Director.

mh3

CASE NO. 2015-0164-SPH

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
3/4/15	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	no Comment
✓	DEPS (if not received, date e-mail sent 3/19/15)	
	FIRE DEPARTMENT	
3/19/15	PLANNING (if not received, date e-mail sent _____)	C
2/9/15	STATE HIGHWAY ADMINISTRATION	no Obj
	TRAFFIC ENGINEERING	
2/11/15	DPW	C
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 3/3/15

SIGN POSTING Date: 3/2/15 by SSG BLACK

PEOPLE'S COUNSEL APPEARANCE Yes ☑ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Sherry Nuffer

From: Sherry Nuffer
Sent: Thursday, March 19, 2015 2:26 PM
To: Jeffery Livingston
Subject: 2015-0164-SPH & 2015-0165-SPH

Jeff,

There is a hearing on the above referenced cases on Monday March 23, 2015. They are located in a CBCA Flood area and we have no ZAC comments. For your convenience I've attached a case description for these cases.. Please Advise.

Thank you,

Sherry

CASE NUMBER: 2015-0165-SPH
11700 CROSSROAD CIRCLE
Location: E/S of Crossroads Circle & MD 43
15th Election District, 6 Council District
Legal owner: Middle River Business Center, LLC, Michael Caruthers, President & Edward St. John
Contract Purchaser: David Murphy, VP, 5074 Dorsey Hall Drive, Ste. 205, Ellicott City, MD 21042
SPECIAL HEARING To allow waivers and modifications of applicable laws and regulations governing development through the approval of a pattern book in accordance with BCZR Section 259.11.D.

Hearing: Monday, 3/23/2015, 10:00 AM, Jefferson Building, 105 West Chesapeake Avenue, Room 205, Towson, MD 21204

CASE NUMBER: 2015-0164-SPH
11700 CROSSROADS CIR.
Location: N/S of Crossroads Circle and MD 43
15th Election District, 6th Council District
Legal owner: Middle River Business Center LLC, Michael Caruthers, President & Edward St. John
SPECIAL HEARING To allow waivers and modifications of applicable laws and regulations governing development through the approval of a pattern book in accordance with B.C.Z.R. Section 259.11.D.

Hearing: Monday, 3/23/2015, 10:00 AM, Jefferson Building, 105 West Chesapeake Avenue, Room 205, Towson, MD 21204

Real Property Data Search (w3)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: District - 15 Account Number - 2500006083

Owner Information

Owner Name:	BC AREA 2 LOT 10 LLC	**Use:**	INDUSTRIAL
		Principal Residence:	NO
Mailing Address:	2560 LORD BALTIMORE DR BALTIMORE MD 21244-2686	**Deed Reference:**	

Location & Structure Information

Premises Address:	11700 CROSSROADS CIR BALTIMORE MD 21220-0000	**Legal Description:**	10.9427 AC AREA 2 11700&11710&11720 CROSSR BALTIMORE CROSSRDS AT 95

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	4
0083	0014	0147		0000			10	2015	Plat Ref:	0078/0483

Special Tax Areas: NONE

Town:
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
			10.9400 AC	07

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

Value Information

	Base Value	Value As of 01/01/2015	Phase-In Assessments As of 07/01/2014	As of 07/01/2015
Land:	1,094,000	1,094,000		
Improvements	0	0		
Total:	1,094,000	1,094,000	1,094,000	1,094,000
Preferential Land:	0			0

Transfer Information

Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**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:
Exempt Class:

Special Tax Recapture: NONE

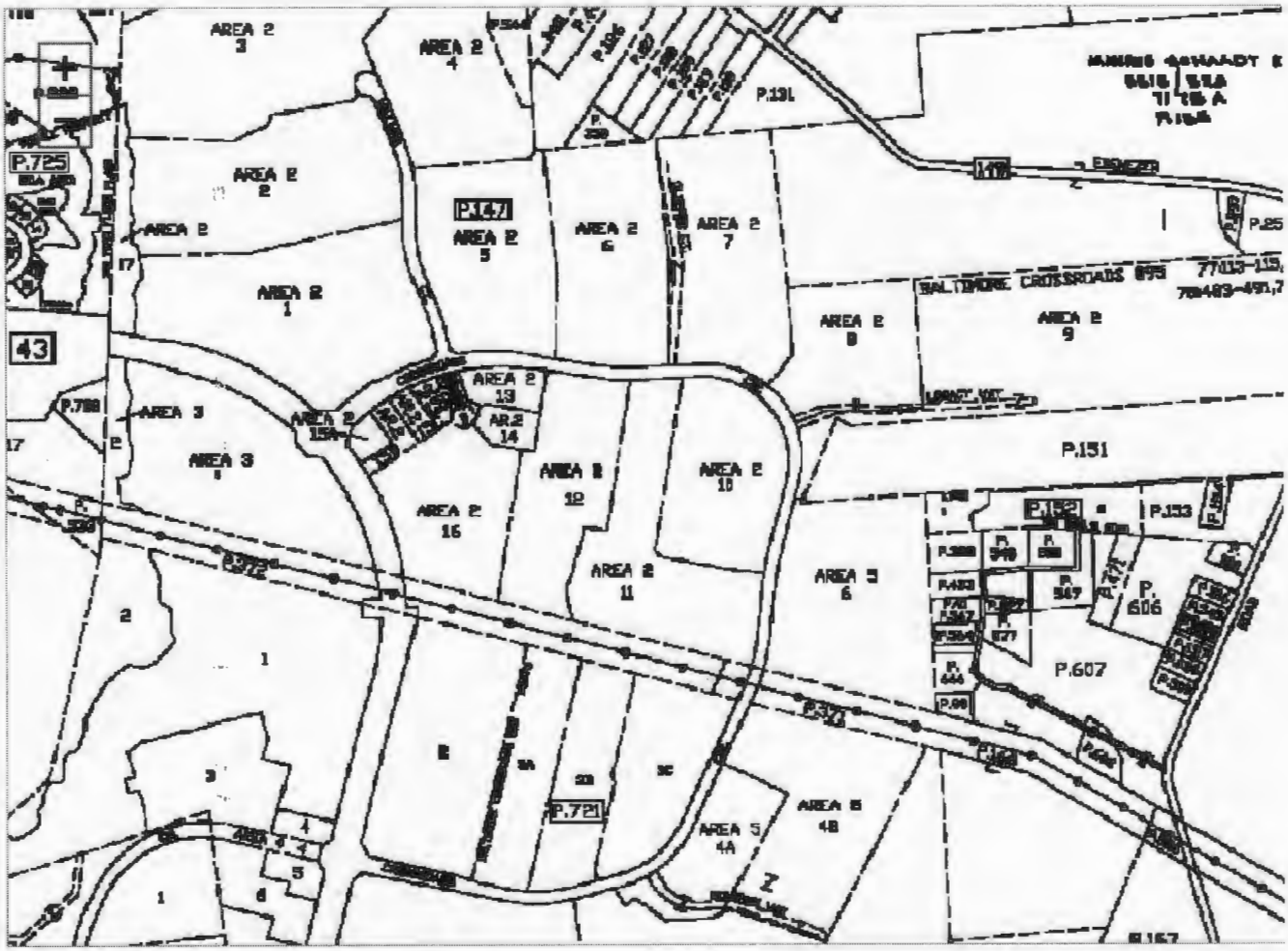
Homestead Application Information

Homestead Application Status: No Application

Baltimore County

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

District: **15** Account Number: **2500006083**



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.

-->

KEVIN KAMENETZ
County Executive

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

March 19, 2015

Michael Caruthers (Area 2, Lot 17)
4816 Del Ray Avenue
Bethesda MD 20814-3014

Edward St John (Area 2, Lots 1, 5-7, 10-12, 16)
2560 Lord Baltimore Drive
Baltimore MD 21244

RE: Case Number: 2015-0164 SPH, Address: 11700 Crossroads Circle

Dear Mr. Caruthers:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 2, 2015. 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: jaw

Enclosures

c: People's Counsel
Robert A Hoffman, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Lawrence J. Hogan, Jr., *Governor*
Boyd K. Rutherford, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

Pete K. Rahn, *Acting Secretary*
Melinda B. Peters, *Administrator*

Date: 2/9/15

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

RE: Baltimore County
Item No 2015-0164-SPH
Special Hearing
Middle River Business Center LLC
Michael Carrithers, President
Edward St. John President
11700 Crossroad Circle

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2015-0164-SPH.

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

Sincerely,

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

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 4, 2015

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

DAK

SUBJECT: Zoning Advisory Committee Meeting
For February 16, 2015
Item No. 2015-0161, 0162, 0163, 0164, 0165 and 0166

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\ZAC02162015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Andrea Van Arsdale, Director - Department of Planning

DATE: March 23, 2015

RECEIVED
MAR 19 2015
OFFICE OF ADMINISTRATIVE HEARINGS

PROJECT NAME: Greenleigh aka Crossroads @ 95

PROJECT NUMBER: 2015- 164 SPH **Commercial & Multi-Family**

(See also: 2015-165 SPH)

Petitioner	Robert A Hoffman, Venable LLP
Location:	11700 Crossroads Circle
Councilmanic District:	6th
Requested Action:	Special Hearing
Land Management Area:	Middle River Redevelopment Area
Growth Tier:	One
Zoning:	ML-IM-MD 43, DR 3.5
Acres:	76 acres (29.4 acres subject of SPH)

Project Proposal:

There are two petitions for zoning special hearing, Case # 2015-0164 SPH for the commercial and multi-family portion of Greenleigh, and Case # 2015-0165 SPH for the residential mixed use portion of Greenleigh. Both petitions request the following relief: ***"Petition for Special Hearing, pursuant to BCZR Section 259.11A.3 to allow waivers and modifications of applicable laws and regulations governing development through the approval of a pattern book in accordance with BCZR Section 259.11.D."***

Greenleigh, comprising 250 acres of Baltimore Crossroads (Area 2), is a proposed mixed-use community consisting of office, retail and residential units. Greenleigh proposes approximately 1,700 residential units (997 single family homes and 500 multi-family units), 500,000 square feet of office space, a 115 room hotel, and 100,000 square feet of retail. It is envisioned as a Traditional Neighborhood Development (**TND**) comprising compact blocks, a network of pedestrian-friendly streets, a mix of uses a variety of building types and a network and variety of open spaces.

The **commercial & multi-family area,** 76 acres of which 29.4 acres is subject of this special hearing, proposes a hotel, office, retail and 500 multi-family residential units.

History:

The MD 43 Overlay District was established to implement the *Middle River Employment Center Area Plan, Part One*, which was adopted on August 5 and September 3, 2002. The purpose of the MD 43 Overlay District was to encourage the industrially zoned land to be developed or redeveloped with

and Eastern Boulevard. The development project will protect natural systems, and it will provide quality open space and recreational areas.

PEDESTRIAN AND BICYCLE ACCESS PLAN:

The site is within the Baltimore County Eastern Pedestrian and Bicycle Access Plan. As part of the implementation of this plan a paved shared use path was constructed from Bird River Road to Eastern Boulevard on the south/west side of MD-43. The Greenleigh proposal provides connections to this path and to the central open space via an 8'wide shared use path.

COMPLETE STREETS POLICY:

This development is subject to the Baltimore County Complete Street Design Guidelines for Urban Areas as adopted by Resolution 126-13, and including Exhibit A, pp. D-1 to D-7. The guidelines are located on the County's web site at:

http://resources.baltimorecountymd.gov/Documents/Planning/pbac/CompleteStreetsGuidelines.pdf

It is the recommendation of this Department that this plan and pattern book meets the intent of the complete streets guidelines.

PATTERN BOOK and MODIFICATIONS of STANDARDS:

In accordance with the Baltimore County Zoning Regulations (BCZR) Section 259.11.A.3, approval of a pattern book in accordance with Section 259.11.D may allow waiver or modification of any applicable laws or regulations governing development, including height, area, bulk, or parking requirements. A waiver or modification may be approved by the Office of Administrative Hearings after public hearing, subject to a finding that the requirements of **Section 502.1** are met.

BCZR Section 259.11 D states: *"The Director of the Department of Planning shall provide written recommendations to the hearing officer at the time of development plan review regarding conformance with Division III of the CMDP or the alternate land design scenario outlined in the pattern book. After plan approval, any changes to a pattern book would require review and approval by the Director of the Department of Planning"*

This special hearing relief requests approval of Pattern Book Revision 3, dated February 2015 and modification of standards to approve the following: ***"Open space shall be provided in accordance with the attached open space plan (exhibit 1) in lieu of the requirements of BCZR Section 235B.4 and BCC Section 32-4-108."***

The pattern book also adds Section 3.0, ADDENDUM – Greenleigh at Crossroads Residential Pattern Book, which is subject of 2015-165 SPH.

RECOMMENDATION:

The open space and street network organize Greenleigh into three residential neighborhoods: midtown, westside, and eastside and a business district which also includes the two multi-family buildings. The open space network includes a community center green, neighborhood greens, pedestrian passages, natural areas, a dog park and plazas around which the neighborhoods are designed. Each neighborhood has at its core a centralized open space and is contained within a ¼ mile radius or 5 minute walk of that open space (pg. 6). The pattern book defines criteria for the development of the open space as well as illustrative examples for each type of open space. The community center green of over 3.5 acres is centrally located in the midtown neighborhood directly

2/1[illegible]/15
TO WCR

RECEIVED
FEB 12 2015
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

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

ATTN: Kristen Matthews
MS 1105

FROM: Edward C. Adams, Director
Department of Public Works

DATE: February 11, 2015

SUBJECT: Case No: 2015-0164-SPH and 2015-0165-SPH
11700 Crossroads Circle, Baltimore, Maryland 21220

Special Hearing to allow waivers and modifications of applicable laws and regulations governing development through the approval of a pattern book in accordance with BCZR Section 259.11.D.

The Special Hearing involves a proposed development of several future buildings and residences, roads, utilities, etc.

The applicant, developer and/or engineer must observe all applicable requirements of the Baltimore County Code Section 32.4.4.1.4 and Section 32.8.

ECA/TWC/s

CC: Dennis Kennedy, Chief, Development Plans Review and Building Plan Review
Peter M. Zimmerman, People's Council

TABLE 1
BALTIMORE CROSSROADS
ALL OF AREA 2; AREA 5, LOT 6
AS PREVIOUSLY APPROVED

ITE CODE	USE	SIZE	AM ENTER	AM EXIT	AM TOTAL	PM ENTER	PM EXIT	PM TOTAL	ADT
770	Business Park	1,983,760 gsf	2192	387	2579	565	1607	2172	21783
310	Hotel (2)	200 rooms	63	43	106	61	59	120	1634
912	Drive-In Bank	3,000 gsf	21	15	36	37	36	73	444
932	High-Turnover Sit-Down Restaurants (2)	11,600 gsf	69	56	125	68	46	114	1475
934	Fast-Food Restaurant with Drive-thru	3,500 gsf	81	78	159	59	55	114	1736
820	Shopping Center	42,066 gsf	57	35	92	161	174	335	3868
TOTAL TRIPS			**2483**	**614**	**3097**	**951**	**1977**	**2928**	**30940**

PETITIONER'S 164

EXHIBIT NO. 9A

APPROVED DEVELOPMENT

Building	Gross Square Footage	Use
Area 2		
Lot 1	600,000	Office/Bus Park
A	26,400	Office/Bus Park
B	33,600	Office/Bus Park
C	33,600	Office/Bus Park
D	28,800	Office/Bus Park
E	33,600	Office/Bus Park
F	36,000	Office/Bus Park
G	31,200	Office/Bus Park
H	31,200	Office/Bus Park
I	20,800	Office/Bus Park
J	26,400	Office/Bus Park
K	36,000	Office/Bus Park
L	40,200	Office/Bus Park
M	31,280	Office/Bus Park
N	25,040	Office/Bus Park
O	31,280	Office/Bus Park
P	33,000	Office/Bus Park
Q	18,000	Office/Bus Park
R	33,000	Office/Bus Park
S	40,080	Office/Bus Park
T	43,080	Office/Bus Park
U	39,120	Office/Bus Park
V	39,120	Office/Bus Park
W	39,120	Office/Bus Park
X	46,080	Office/Bus Park
Y	49,080	Office/Bus Park
Z	52,080	Office/Bus Park
AA	52,080	Office/Bus Park
BB	52,080	Office/Bus Park
GG	57,240	Office/Bus Park
HH	18,000	Office/Bus Park
II	57,240	Office/Bus Park
Lot 11	67,320	Office/Bus Park
Retail	100 rooms	Hotel
	100 rooms	Hotel
	14,280	Office/Bus Park
	3,000	Bank
	5,800	Sit-Down Rest
	5,800	Sit-Down Rest
	3,500	Fast Food
	6,000	Shopping Cntr
	6,000	Shopping Cntr
	17066 (from chart)	Shopping Cntr
	13,000	Shopping Cntr

APPROVED DEVELOPMENT

Building	Gross Square Footage	Use
Area 5		
L	54,120	Office/Bus Park
M	60,120	Office/Bus Park
N	54,120	Office/Bus Park

TABLE 2
GREENLEIGH AT CROSSROADS
CURRENT PROPOSAL

ITE CODE	USE	SIZE	AM ENTER	AM EXIT	AM TOTAL	PM ENTER	PM EXIT	PM TOTAL	ADT
770	Business Park	427,800 gsf	495	87	582	142	404	546	5259
820	Shopping Center	115,146 gsf	105	65	170	316	342	658	7443
310	Hotel	115 rooms	36	25	61	35	34	69	940
912	Drive-In Bank	2,697 gsf	18	14	32	33	32	65	399
932	High- Turnover Sit-Down Restaurant	6,024 gsf	36	29	65	35	24	59	765
220	Residential (Apartments)	500 units	50	199	249	190	103	293	3154
210	Residential (Single-Family)	304 units	56	167	223	180	106	286	2921
230	Residential (Townhouse/Condo)	693 units	41	202	243	197	97	294	3466
	TOTAL TRIPS		**837**	**788**	**1625**	**1128**	**1142**	**2270**	**24347**

PETITIONER'S 164

EXHIBIT NO. 9B

CURRENT DEVELOPMENT

Building	Gross Square Footage	Use
	300,000	Office/Bus Park
L	40,200	Office/Bus Park
M	31,280	Office/Bus Park
N	25,040	Office/Bus Park
O	31,280	Office/Bus Park
Residential	289 units plus 15	Single-family
	693 units	townhouse/condo
	500 units	apartments
Retail	115 rooms	Hotel
	2,697	Bank
	6,024	Sit-Down Rest
	115,146	Shopping Cntr

Case No.: 2015-0164-SPH

Exhibit Sheet

PW 4-28-15

ALN 3-26-15

Petitioner/Developer | Protestant

No. 1	1A – 1D Site plan (3 sheet) and Open Space plan	
No. 2	Pattern Book (#2) and Addendum (#2A)	
No. 3	Bedwell resume	
No. 4	PowerPoint Slides	
No. 5	DOP report	
No. 6	Kensinger resume	
No. 7	Hohman resume	
No. 8	Development Plan ~~OMITTED~~	
No. 9	9A, 9B Traffic projections	
No. 10		
No. 11		
No. 12		

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

PETITIONER'S 164

EXHIBIT NO. 5

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

FROM: Andrea Van Arsdale, Director - Department of Planning

DATE: March 23, 2015

PROJECT NAME: Greenleigh aka Crossroads @ 95

PROJECT NUMBER: 2015- 164 SPH **Commercial & Multi-Family**

(See also: 2015-165 SPH)

Petitioner	Robert A Hoffman, Venable LLP
Location:	11700 Crossroads Circle
Councilmanic District:	6th
Requested Action:	Special Hearing
Land Management Area:	Middle River Redevelopment Area
Growth Tier:	One
Zoning:	ML-IM-MD 43, DR 3.5
Acres:	76 acres (29.4 acres subject of SPH)

Project Proposal:

There are two petitions for zoning special hearing, Case # 2015-0164 SPH for the commercial and multi-family portion of Greenleigh, and Case # 2015-0165 SPH for the residential mixed use portion of Greenleigh. Both petitions request the following relief: ***"Petition for Special Hearing, pursuant to BCZR Section 259.11A.3 to allow waivers and modifications of applicable laws and regulations governing development through the approval of a pattern book in accordance with BCZR Section 259.11.D."***

Greenleigh, comprising 250 acres of Baltimore Crossroads (Area 2), is a proposed mixed-use community consisting of office, retail and residential units. Greenleigh proposes approximately 1,700 residential units (997 single family homes and 500 multi-family units), 500,000 square feet of office space, a 115 room hotel, and 100,000 square feet of retail. It is envisioned as a Traditional Neighborhood Development (**TND**) comprising compact blocks, a network of pedestrian-friendly streets, a mix of uses a variety of building types and a network and variety of open spaces.

The **commercial & multi-family area,** 76 acres of which 29.4 acres is subject of this special hearing, proposes a hotel, office, retail and 500 multi-family residential units.

History:

The MD 43 Overlay District was established to implement the *Middle River Employment Center Area Plan, Part One*, which was adopted on August 5 and September 3, 2002. The purpose of the MD 43 Overlay District was to encourage the industrially zoned land to be developed or redeveloped with

export-type businesses that generate family-supporting wages and certain retail, commercial, service, and semi-industrial uses were allowed.

In 2012, Area 2 of Baltimore Crossroads was re-envisioned to create a live/work/ play environment by adding retail, office and housing within a TND. Subsequent Bill 5-2013 revised BCZR Section 259.11.A.3 to permit residential uses to be built on a maximum 30% of the overall tract of a least 800 acres that, as of February 19, 2013, was under common ownership or control or part of a common scheme of development. The Crossroads @ 95 development (under common control by St John Properties) consists of 936.296 acres of which 30% or 280.89 acres may be developed as residential. The Arbors, a multi-family residential building, was built on lot 3 of area 4 and consists of 7.48 acres. The area for the 500 multi-family units of Greenleigh is 11.81 acres and the area for the single-family detached and attached is 140.02 acres. The total gross residential area of 159.31 acres does not exceed 30% of the total tract.

The original pattern book for Baltimore Crossroads @ 95 was approved in October 2005 to establish development standards for the entire Baltimore Crossroads @ 95 Property. The pattern book was revised in September 2009 (Revision 1) to include apartment elevations and building materials and most recently in January 2015 (Revision 2) for minor text and formatting revisions.

Master Plan:

Greenleigh is consistent with the *Master Plan 2020* community design vision described on page ii (4): "*Community design: compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.*"

The *Master Plan 2020* Land Management Area Plan designation for the subject area is Middle River Redevelopment Area (MRRA). It is a stated principal within the Baltimore County Master Plan that the MRRA is *"among the largest employment centers in the Baltimore region and presents great potential for future growth"* (*MP 2020* pg. 71). *MP 2020* divides the MRRA into 9 sub-areas and recommends detailed land use analysis to provide a vision and development pattern for each sub-area.

Greenleigh falls within the Route 43 sub-area of the Middle River Redevelopment Area. *MP 2020* recommends the implementation of the area's master plan, the *Middle River Employment Center Area Plan, Part One* (MRECAP) adopted by County Council on Aug 5 and September 3, 2002. At the time of drafting of the MRECAP, engineering of MD 43 was 90% complete with anticipated contract award in 2002 and road opening in 2005. This plan recommended that all development be in conformance with Division III of the CMDP (commercial, office and mixed-use) and that alternate land design scenarios may be permitted subject to the approval of a pattern book by the hearing officer or the Director of the Department of Planning in cases where no hearing is required.

Within the MRRA the land use map codes the project site as T-5, Urban Center (Map 18, pg. 73). The T-5 Urban Center transect is characterized by high density mixed use that accommodates retail, offices and residential with a tight network of streets, shallow setbacks and buildings oriented to the street. Civic space consists of parks, plazas and squares and steady street tree plantings. *MP 2020* further acknowledges the challenging economic parameters that exist today and recognizes mixed-use and residential development as an acceptable and viable alternative.

The development of Greenleigh as a compact, walkable mixed-use community provides a variety of housing types: single-family detached dwellings, townhouses, and multifamily buildings. Commercial and office uses will also be provided. The development project is located in the MD 43 corridor, and it is near the Martin State Airport MARC train station located to the south at the intersection of MD 43

and Eastern Boulevard. The development project will protect natural systems, and it will provide quality open space and recreational areas.

PEDESTRIAN AND BICYCLE ACCESS PLAN:

The site is within the Baltimore County Eastern Pedestrian and Bicycle Access Plan. As part of the implementation of this plan a paved shared use path was constructed from Bird River Road to Eastern Boulevard on the south/west side of MD-43. The Greenleigh proposal provides connections to this path and to the central open space via an 8'wide shared use path.

COMPLETE STREETS POLICY:

This development is subject to the Baltimore County Complete Street Design Guidelines for Urban Areas as adopted by Resolution 126-13, and including Exhibit A, pp. D-1 to D-7. The guidelines are located on the County's web site at:

http://resources.baltimorecountymd.gov/Documents/Planning/pbac/CompleteStreetsGuidelines.pdf

It is the recommendation of this Department that this plan and pattern book meets the intent of the complete streets guidelines.

PATTERN BOOK and MODIFICATIONS of STANDARDS:

In accordance with the Baltimore County Zoning Regulations (BCZR) Section 259.11.A.3, approval of a pattern book in accordance with Section 259.11.D may allow waiver or modification of any applicable laws or regulations governing development, including height, area, bulk, or parking requirements. A waiver or modification may be approved by the Office of Administrative Hearings after public hearing, subject to a finding that the requirements of **Section 502.1** are met.

BCZR Section 259.11 D states: *"The Director of the Department of Planning shall provide written recommendations to the hearing officer at the time of development plan review regarding conformance with Division III of the CMDP or the alternate land design scenario outlined in the pattern book. After plan approval, any changes to a pattern book would require review and approval by the Director of the Department of Planning"*

This special hearing relief requests approval of Pattern Book Revision 3, dated February 2015 and modification of standards to approve the following: ***"Open space shall be provided in accordance with the attached open space plan (exhibit 1) in lieu of the requirements of BCZR Section 235B.4 and BCC Section 32-4-108."***

The pattern book also adds Section 3.0, ADDENDUM – Greenleigh at Crossroads Residential Pattern Book, which is subject of 2015-165 SPH.

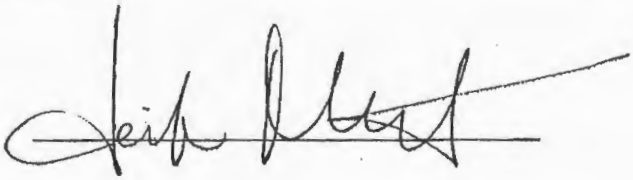
RECOMMENDATION:

The open space and street network organize Greenleigh into three residential neighborhoods: midtown, westside, and eastside and a business district which also includes the two multi-family buildings. The open space network includes a community center green, neighborhood greens, pedestrian passages, natural areas, a dog park and plazas around which the neighborhoods are designed. Each neighborhood has at its core a centralized open space and is contained within a ¼ mile radius or 5 minute walk of that open space (pg. 6). The pattern book defines criteria for the development of the open space as well as illustrative examples for each type of open space. The community center green of over 3.5 acres is centrally located in the midtown neighborhood directly

adjacent to the multi-family buildings. It will include a community building, pool, playground and multi-purpose field (pg. 54-55). These amenities will be the first to be built by the developer. Neighborhood greens are located at the core of the westside and eastside neighborhoods. They consist of trees and lawn areas and will include minimally a pavilion and tot lot. The business district is anchored by a commercial plaza. Attached greens range in size and are distributed throughout Greenleigh. The open spaces are linked via the side walk system, pedestrian pathways, trails and a shared use path which connects to the existing county bike path.

The Department of Planning recommends that the open space plan and pattern book provide sufficient open space area and amenities to serve the needs of the community and are consistent with the Traditional Neighborhood Development concept and as such will not be detrimental to the health, safety and welfare of the locality involved. The office, retail, hotel, multi-family buildings, single-family attached and detached dwellings and open space plan are integral to the overall concept of mixed-use and TND. The Department recommends that to achieve a site layout that positively reflects accepted design principles for traditional neighborhood development while responding appropriately to the accepted standards unique to this type of development, the requested modification is reasonable and necessary.

In conclusion, the Department recommends the ALJ grant the amendments to allow open space to be provided in accordance with the attached open space plan (exhibit 1) in lieu of the requirements of BCZR Section 235B.4 and BCC Section 32-6-108 and approve the pattern book for Baltimore Crossroads @ 95, Revision 3, February 2015, last revised March 17, 2015. The open space plan and amenities will provide adequate space for the resident and commercial population and will not tend to overcrowd the land or result in an undue concentration of population. The Department of Planning recommends that the proposal is in conformance with Division III of the CMDP and the alternate land design scenario proposed.

Prepared By: 

October 2005
Revision 1: September 2009
Revision 2: January 2015
Revision 3: February 2015

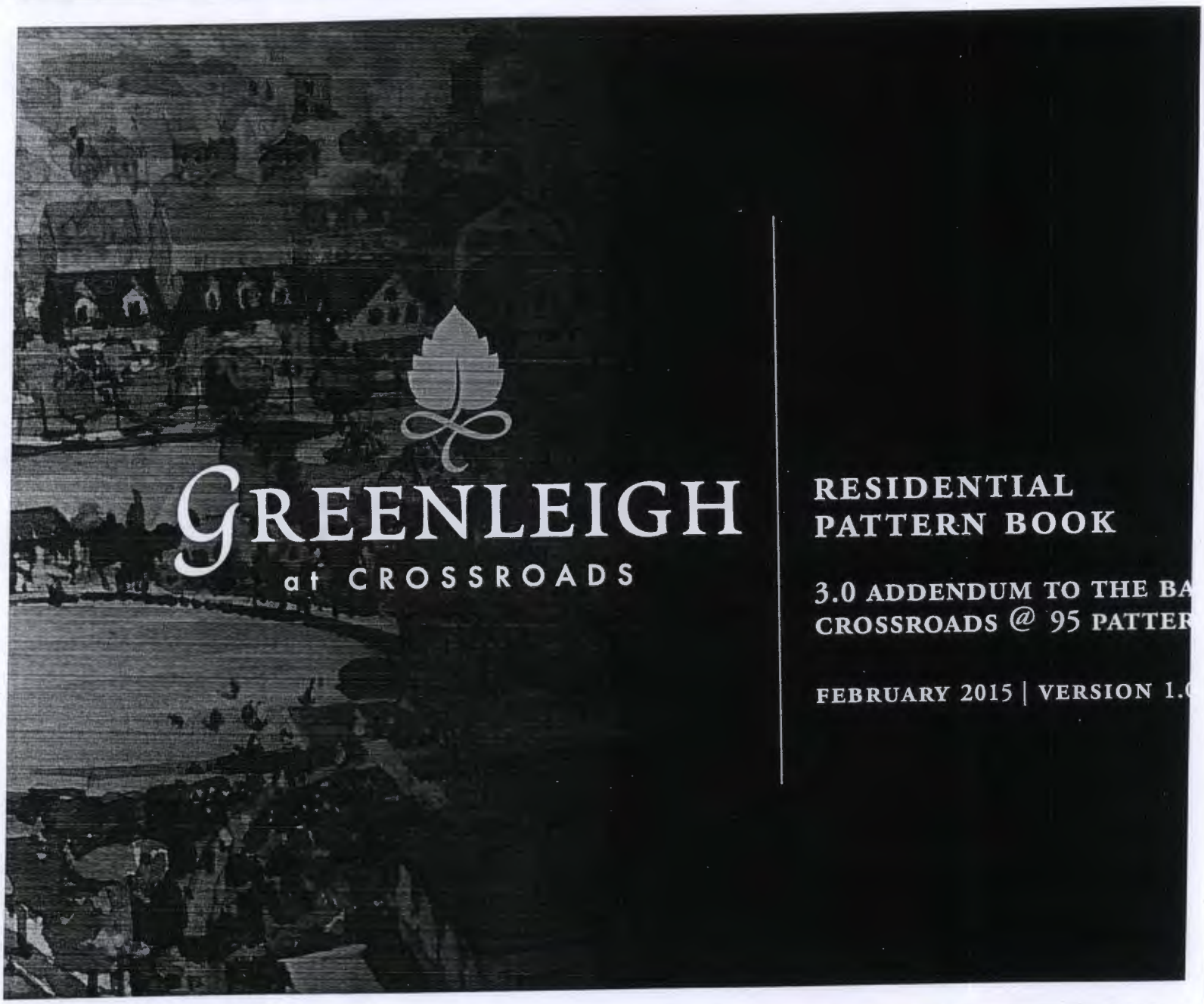
Baltimore Crossroads @ 95

PATTERN BOOK

prepared by:
The Faux Group, Inc.
for:

PETITIONER'S 164
EXHIBIT NO. 2

2015-0164-SPH
Commercial



GREENLEIGH at CROSSROADS

RESIDENTIAL PATTERN BOOK

3.0 ADDENDUM TO THE BA
CROSSROADS @ 95 PATTER

FEBRUARY 2015 | VERSION 1.

Resume

Cecily Bedwell, AICP, LEED AP BD+C

Design Collective, Inc.
Senior Associate

YEARS EXPERIENCE
- 19 years

EDUCATION
- University of Maryland, Master of Architecture, 1996
- Syracuse University, Bachelor of Arts, Architectural History, 1992

PROFESSIONAL REGISTRATIONS
- AICP
- LEED BD+C Accredited Professional

PROFESSIONAL AFFILIATIONS
- American Planning Association
- Congress for New Urbanism
- U.S. Green Building Council

SPEAKING ENGAGEMENTS
- MD-DE APA, "Downtown Columbia Plan: Working Together for a Sustainable Future"
- APA, "Sustainable Buildings through Flexible Architectural Standards"
- CNU DC Chapter, Project Tour: Maple Lawn, MD
- Baltimore County Chamber of Commerce, "The Benefits of TND Planning and Public Participation"

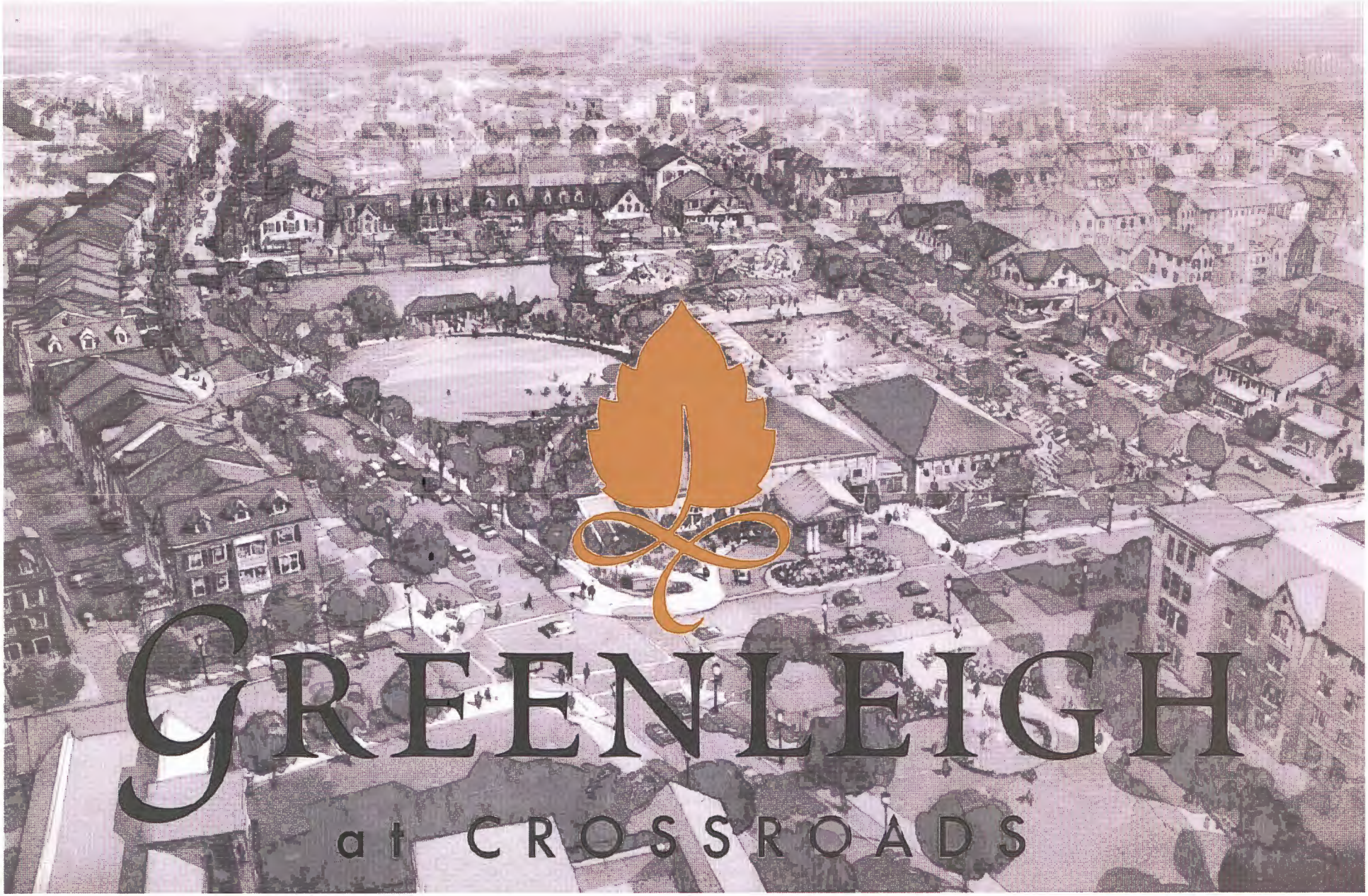
Ms. Bedwell has over 17 years of experience at Design Collective in the Planning + Urban Design Studio. Prior to joining Design Collective, Ms. Bedwell worked for the town planning firm of Duany Plater-Zyberk & Company. In her current position, she has completed and managed many urban, mixed-use master plans, planning studies, and campus planning efforts. Ms. Bedwell has been involved in numerous participatory planning projects including design charrettes and has worked extensively with municipalities and institutions. She is exceptionally skilled at working within a public process, with a particular focus on planning and urban design and in developing appropriate and contextual master plans, concept plans, and design guidelines. Over the years, Ms. Bedwell has lectured and presented the principles of urbanism to various groups including developers, community groups, and public officials, advocating the benefits of sustainable, mixed-use development. She has been involved in planning for more than 19 years and brings to each of her projects an understanding of the importance of pedestrian- and transit-friendly design, the advantages of integrating uses and building types, and the importance of good architecture and urban design, as well as an engaging public process.

Ms. Bedwell has assisted municipalities in analyzing and revising their zoning regulations, has prepared and assisted with overlay zoning ordinances and Transit-Oriented Development (TOD) language, as well as prepared and administered design guidelines for county, city, and private development. As the senior project manager in the Planning + Urban Design studio, Ms. Bedwell has managed complex planning studies, involving market and economic, traffic and transportation, environmental, and public relation consultants.

SELECT PROJECT EXPERIENCE
- Elkton Charrette and Master Plan, Elkton, MD
- Perryville TOD and Greenway Plan, Perryville, MD
- Greater Upper Marlboro Master Plan, Upper Marlboro, MD
- Abington Noble TOD Charrette and Master Plan, Abington, PA
- Downtown Providence Charrette and Master Plan Providence, RI
- East Street TOD Charrette and Master Plan, Frederick, MD
- Columbia Town Center Charrette and Master Plan, Columbia, MD
- The Mall Neighborhood Design Guidelines and FDP, Columbia, MD
- Warfield Neighborhood Design Guidelines and FDP, Columbia, MD
- Crescent Neighborhood Design Guidelines and FDP, Columbia, MD
- Greenleigh Master Plan and Pattern Book, White Marsh, MD
- Maple Lawn Master Plan, Design Guidelines, and Architecture, Fulton, MD
- Purple Line TOD Five Station-Area Plans, Prince George's County, MD
- Largo Town Center Sector Plan, Largo, MD
- Cascade Village Charrette, Master Plan, and Architecture, Akron, OH
- Port Royal Redevelopment Charrette and Master Plan, Port Royal, SC
- Villages of Alston Charrette and Master Plan, Cary, NC
- Davidson Charrette and Master Plan, Davidson, NC
- Baltimore County Sprawl Repair Master Plan, Baltimore County, MD

PETITIONER'S 164

EXHIBIT NO. 3



Presentation for ALJ Hearing

March 23, 2015

CROSSROADS – EVOLUTION

Vicinity

CROSSROADS - EVOLUTION

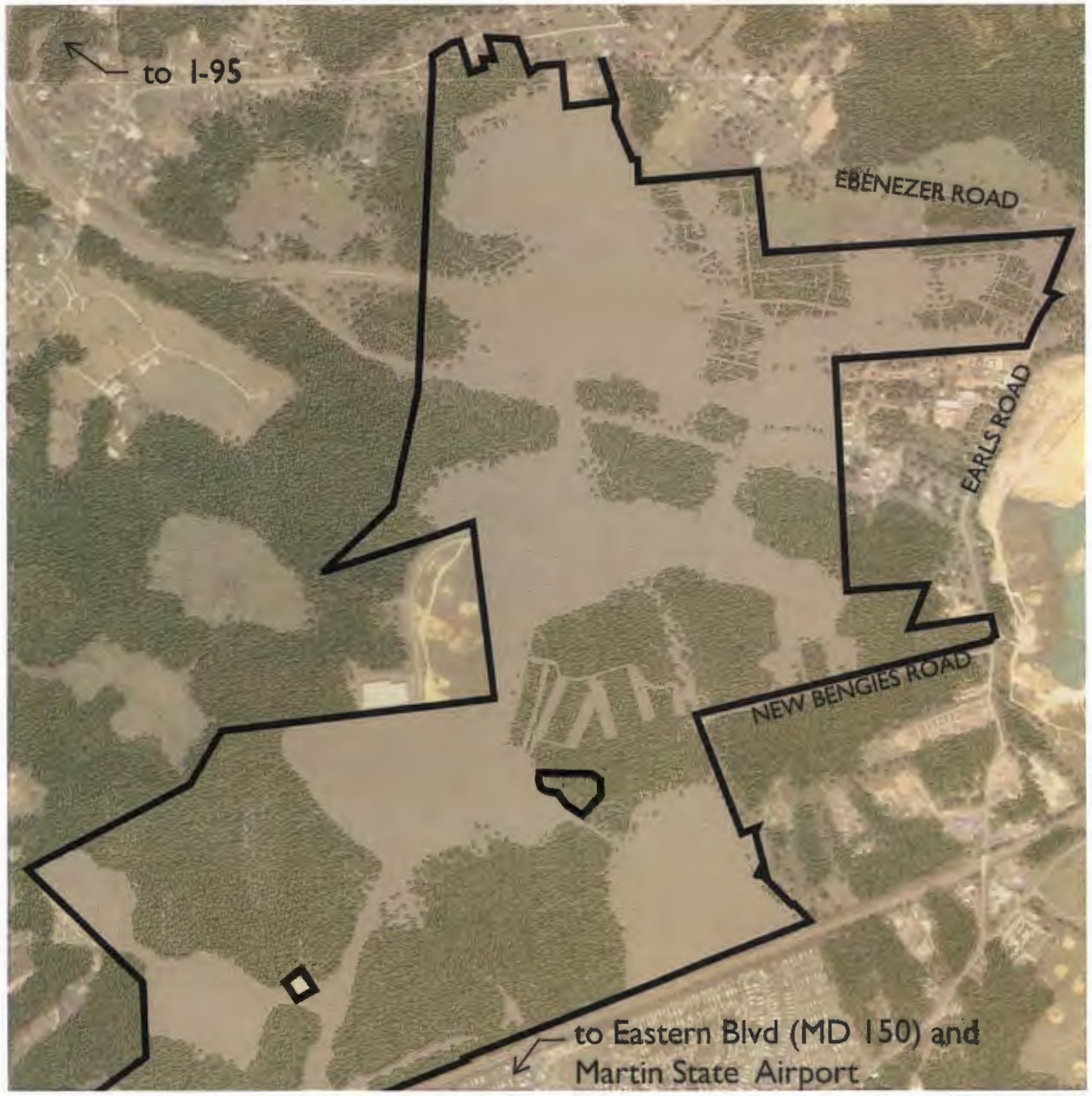
Before MD 43 Extension

1000 acres – Industrial

Proximate to:

- I-95
- Eastern Blvd
- Martin State Airport
- MARC Penn Line

Land-locked



CROSSROADS - EVOLUTION

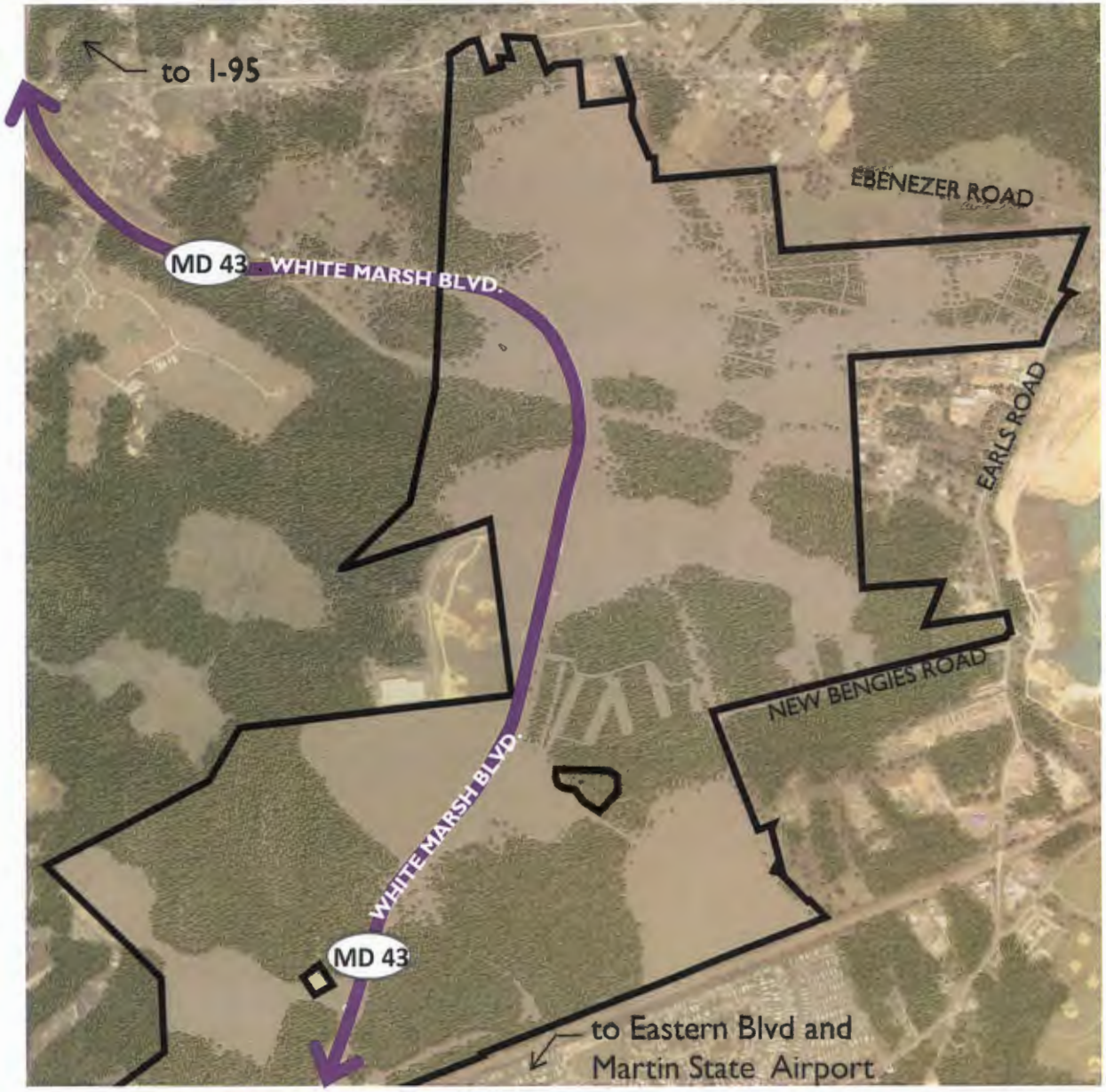
MD 43 Extension – Road to Opportunity

Owners:

- A. V. Williams Family Trust
- The University of Maryland Foundation

County/State/Owner Partnership

- Extend 43
- Identify Development Parcels
- MD 43 District



CROSSROADS - EVOLUTION

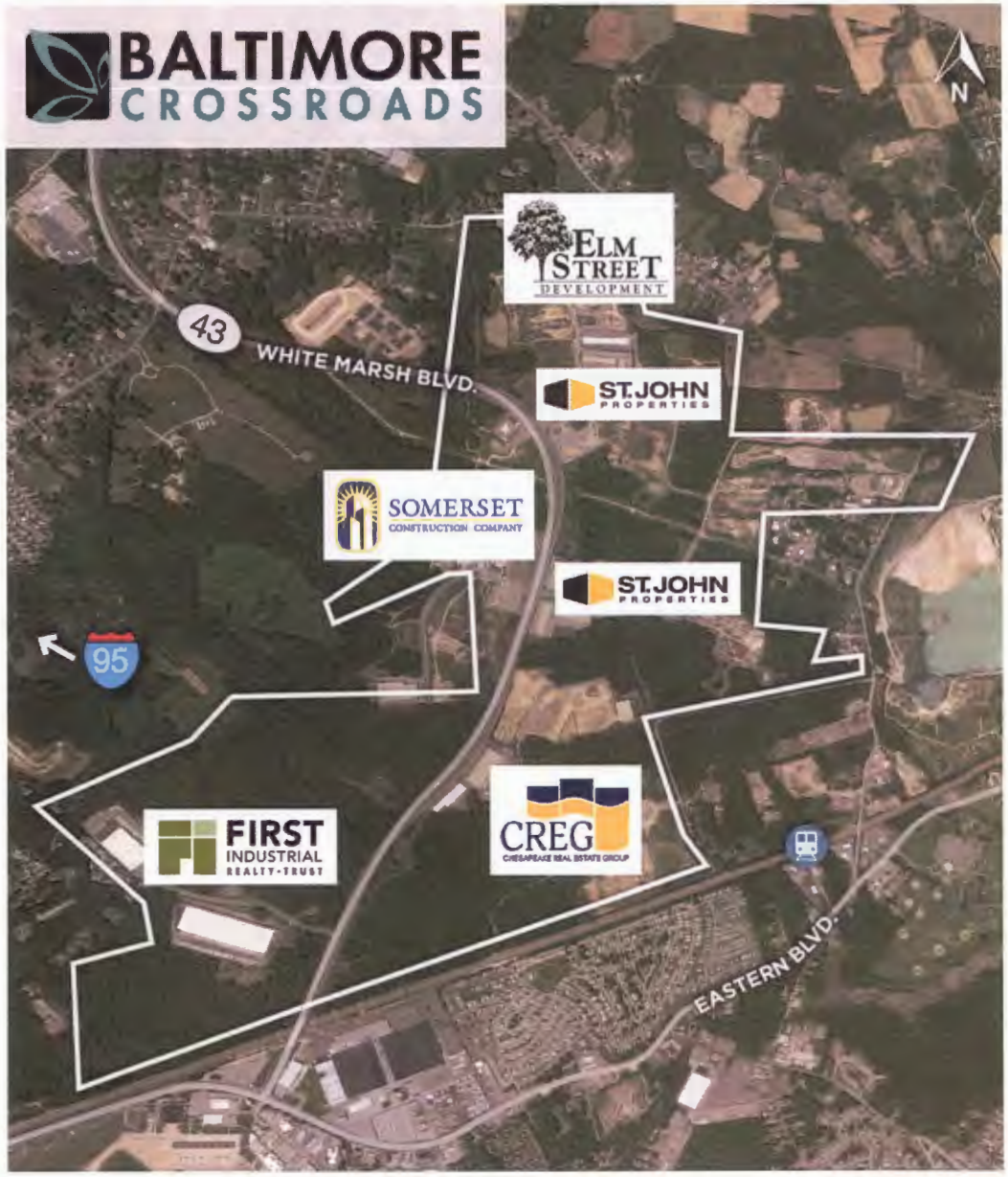
Partnerships

Master Developer:

- Somerset Construction

Development Partners:

- First Industrial Realty Trust
- Chesapeake Real Estate Group
- St. John Properties
- Elm Street Development



CROSSROADS - EVOLUTION

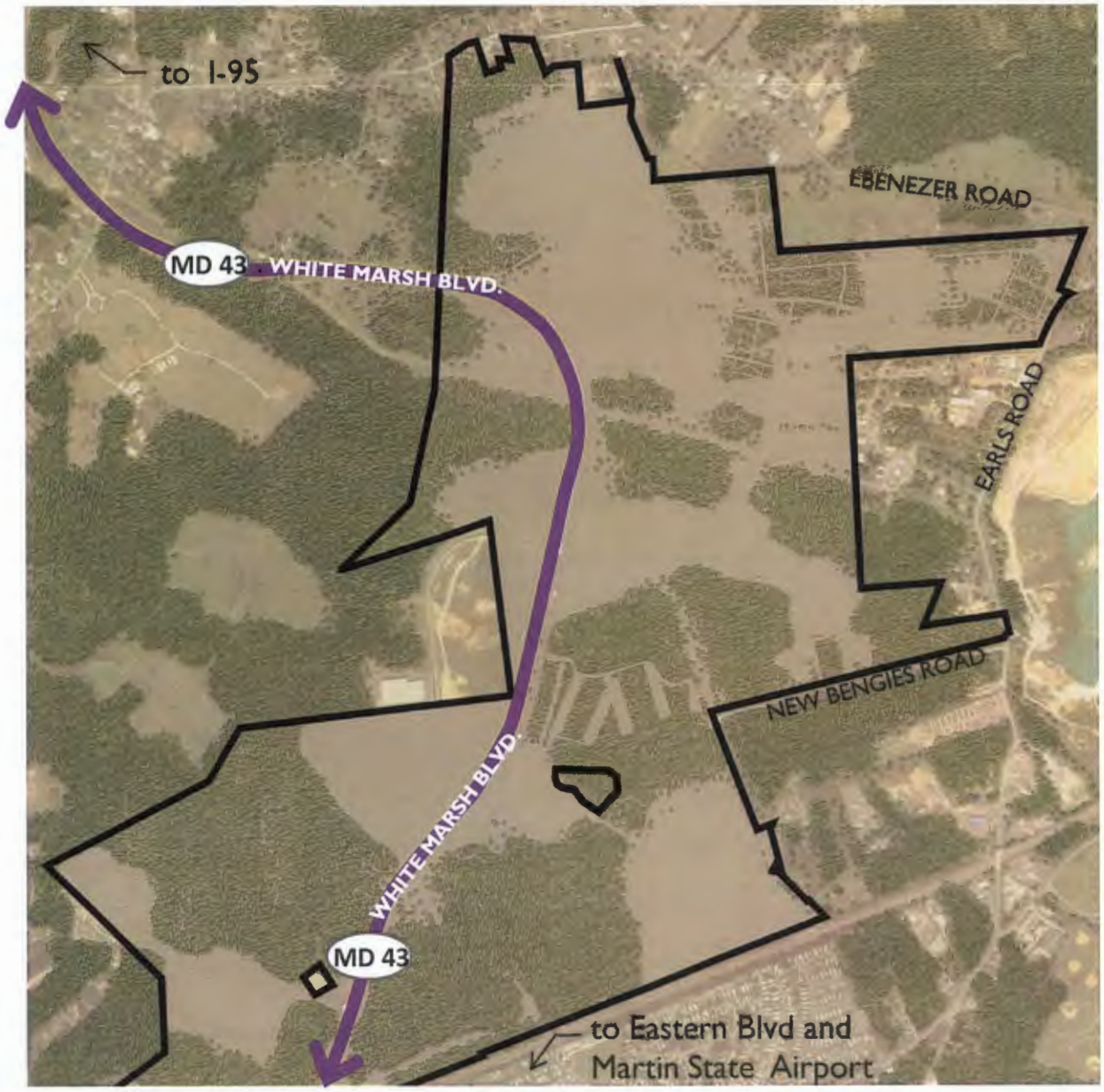
Employment Zone

Goal: Employment Zone

- 5 million sf planned

October 2006

- MD 43 opens
- SJP first 4 buildings

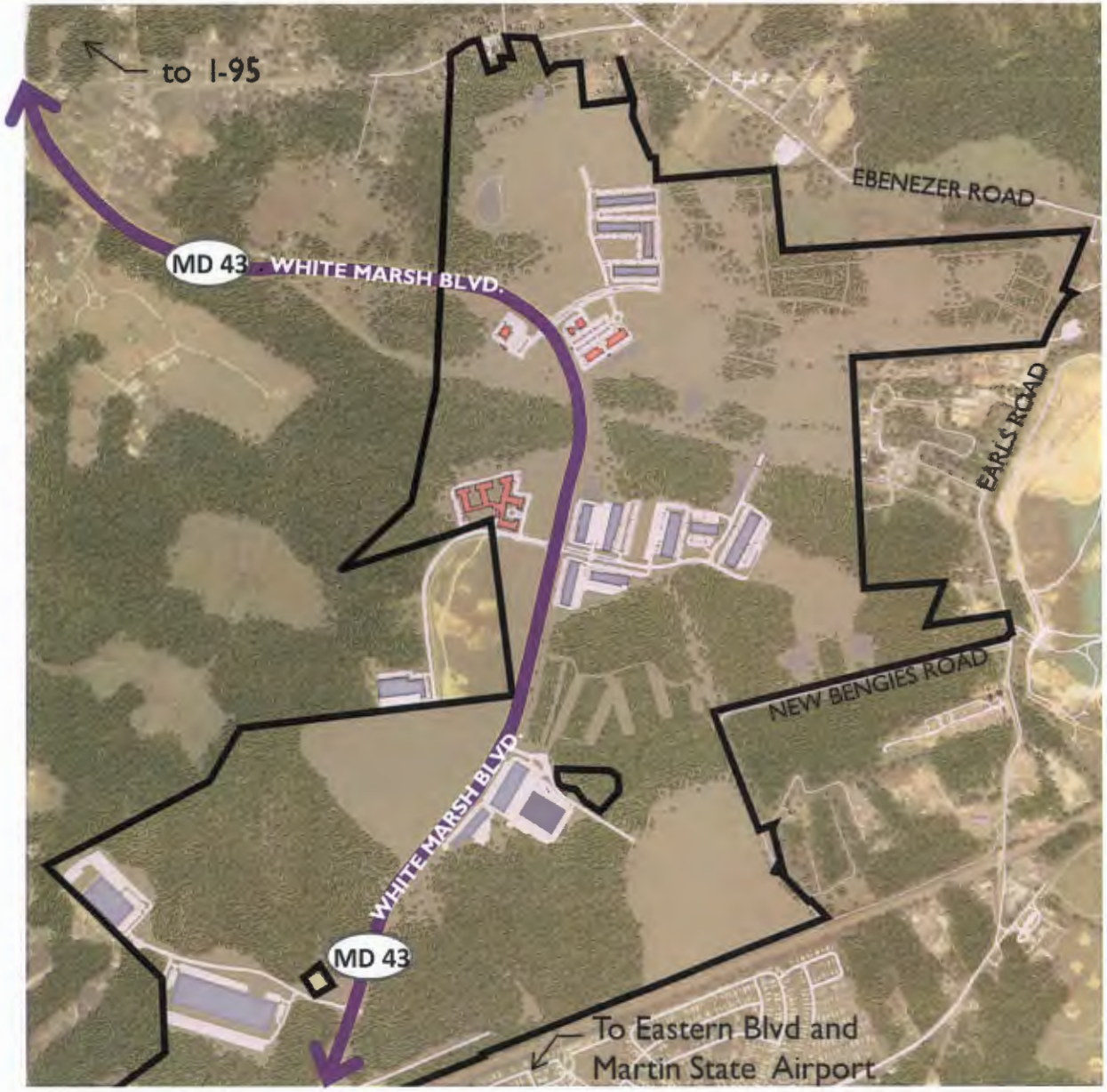


CROSSROADS - EVOLUTION

Overview

2006 – 2012

- Employment: 1.5 million sf
- Residential: 365 units
- Absorption slow, only 250,000 sf/year
- Employment:
  - 127,000 sf office
  - 286,000 sf flex
  - 36,000 sf amenity
  - 1 million sf bulk

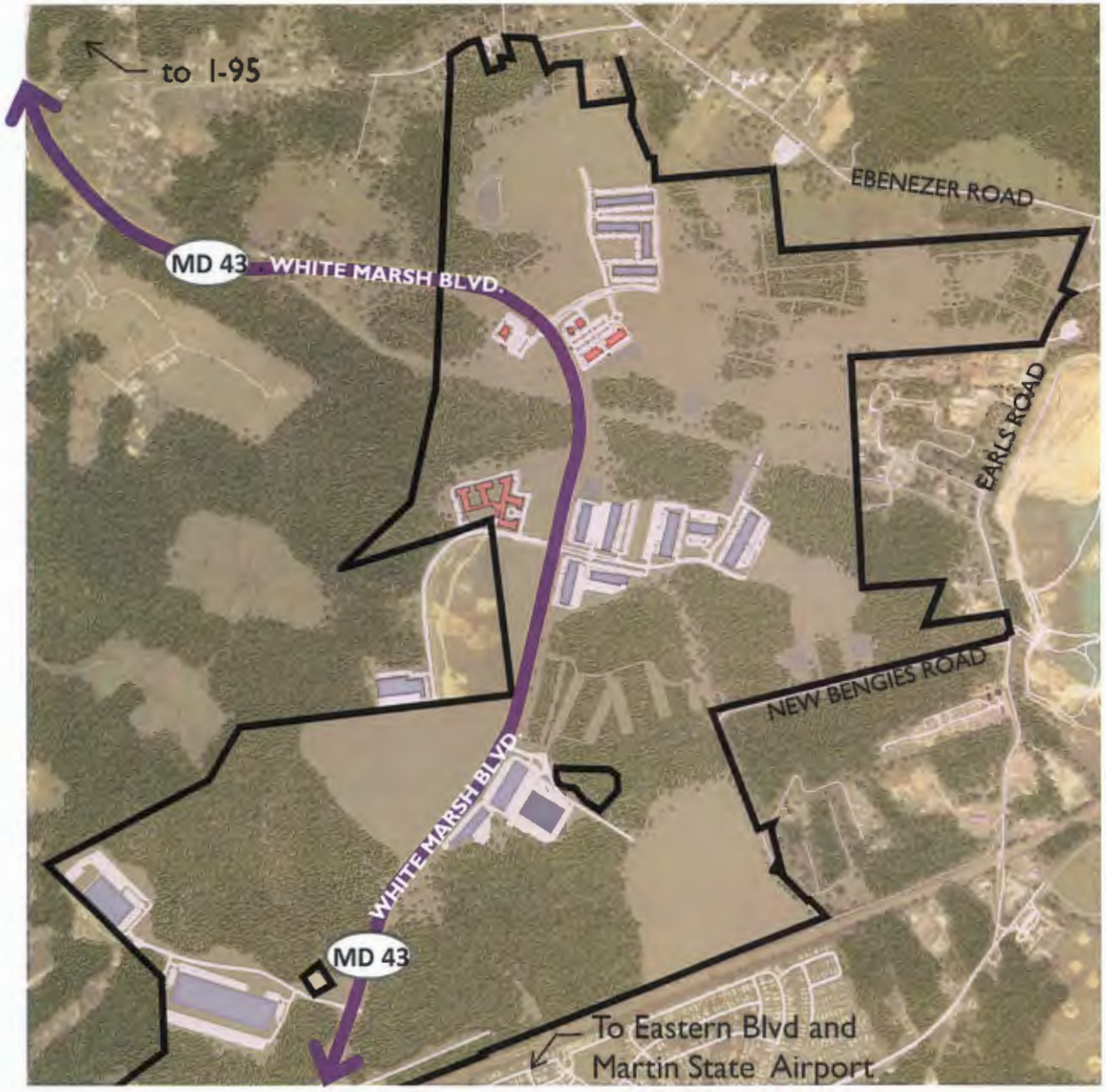


GREENLEIGH at CROSSROADS

CROSSROADS - Hurdles

Hurdles

- Economy down
- Isolated
- 8-10 hrs activity/day
- Weekend / evening business nonexistent
- Lacks adjacent density
- Remote service



CROSSROADS - VISION

Success: Vibrant employment community

Create a WORK / LIVE / PLAY COMMUNITY

- Employment
- Residential
- Open Spaces
- Walkable and Connected
- Sustainable
- Aesthetics

MAPLE LAWN

Maple Lawn, MD – Illustrative Site Plan 2012

INTEGRATED

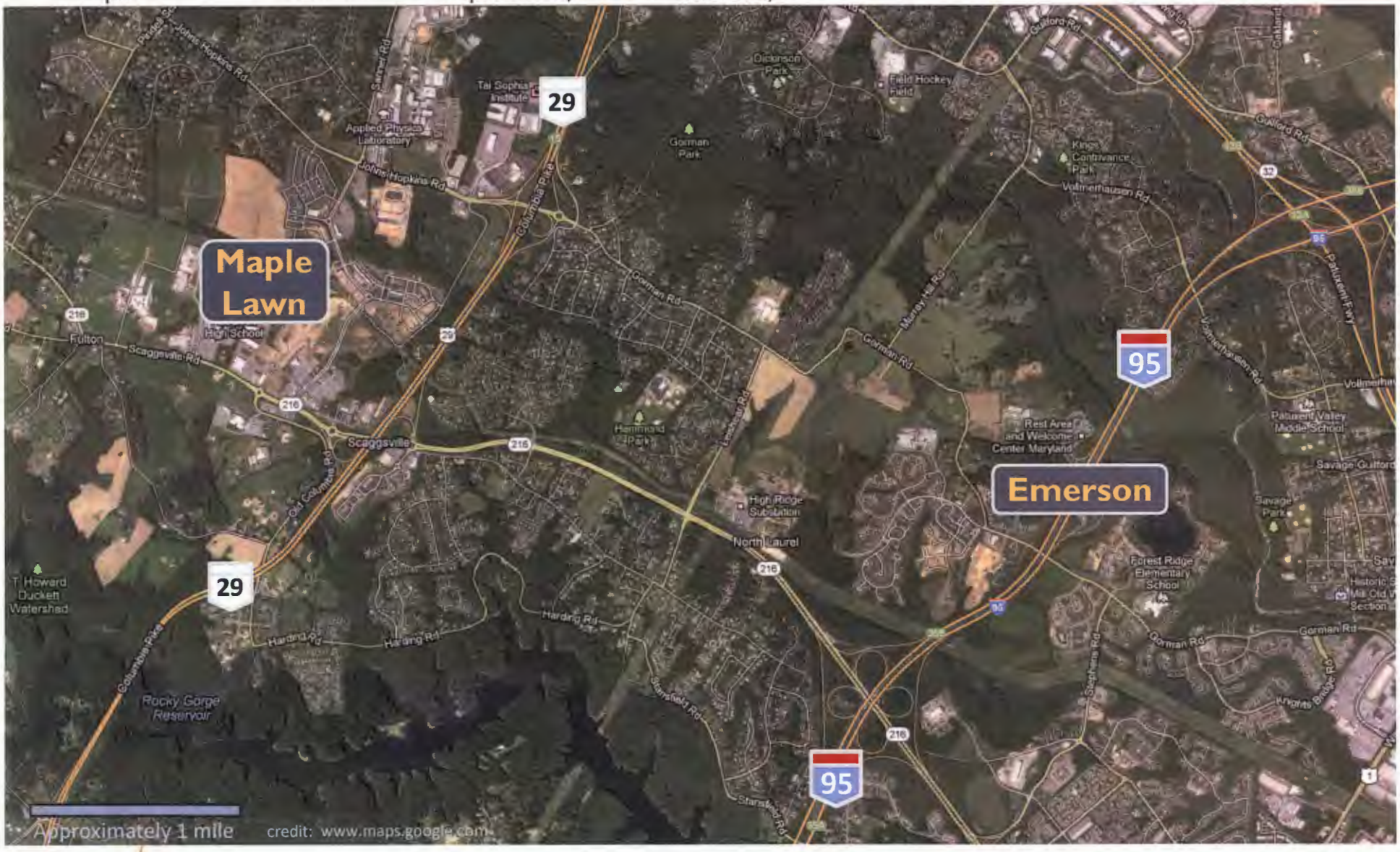
Maple Lawn, MD - Aerial

NOT INTEGRATED

Emerson, MD - Aerial

COMPARISON

Comparison of two communities: Maple Lawn, MD and Emerson, MD



INTEGRATED		NOT INTEGRATED
Maple Lawn, MD		Emerson, MD
• MXD Zoning	Zoning	• MXD Zoning
• Howard County	Location	• Howard County
• 4 miles	Distance to I-95	• 0 miles
• 2.1 million sf	Approved Employment	• 1.8 million sf
• 1340 units	Approved Residential	• 1200 units
• 607 acres	Acreage	• 570 acres

INTEGRATED

Maple Lawn, MD

- 1.04 million sf
- 85% + leased
- 700+ units
  20% Premium

NOT INTEGRATED

Emerson, MD

- 600,000 sf
- 23% +/- leased
- 1100 units

Employment Built	
Employment Leased	
Residential Built	

VISION

NO VISION

INTEGRATED

Maple Lawn, MD - Commercial and Residential Mix

CROSSROADS - GOALS

Maintain Employment Focus

Re-energize and Enhance the character of development

- Vibrant and Unique
- Integrated Mixed-Use

Upgrade Commercial

- Introduce 3- and 4-story Class A office space
- Focus on Aesthetics and Design

Maximize Potential of Site

- Vertical
- Compact

Sustainable Development

- Green practices
- Walkable & Pedestrian Oriented
- Proximate to transit

Gateway

COMMERCIAL DISTRCT

COMMERCIAL DISTRICT

Retail

COMMERCIAL DISTRICT

Hotel

COMMERCIAL DISTRICT

Multi-story Office

COMMERCIAL DISTRICT

One-story Office

RESIDENTIAL DISTRICT

RESIDENTIAL DISTRICT

Multi-Family

RESIDENTIAL DISTRICT

Townhomes

RESIDENTIAL DISTRICT

Cottages

RESIDENTIAL DISTRICT

Manors

NETWORK OF OPEN SPACES

NETWORK OF OPEN SPACES: Community Center

Informal Lawn space - for passive and active recreation

Picnic Pavilion - for community events

Community Building

Pool

Community Gathering Space

Playground

Formal Garden Area - for community events

MAPLE LAWN

Midtown
Johns Hopkins Rd
Maple Lawn Blvd
JHU Applied Physics Building
Hillside
Garden
Midtown West
Westside
Maple Lawn Farm
Howard County School Complex
Maple Lawn Blvd
Business District
Route 29 (Columbia Pike)
Route 216
Copyright 2012 Design Collective, Inc.

BALTIMORE CROSSROADS – MASTER PLAN

GREENLEIGH AT CROSSROADS

BALTIMORE CROSSROADS – TODAY

GREENLEIGH at CROSSROADS - TOMORROW

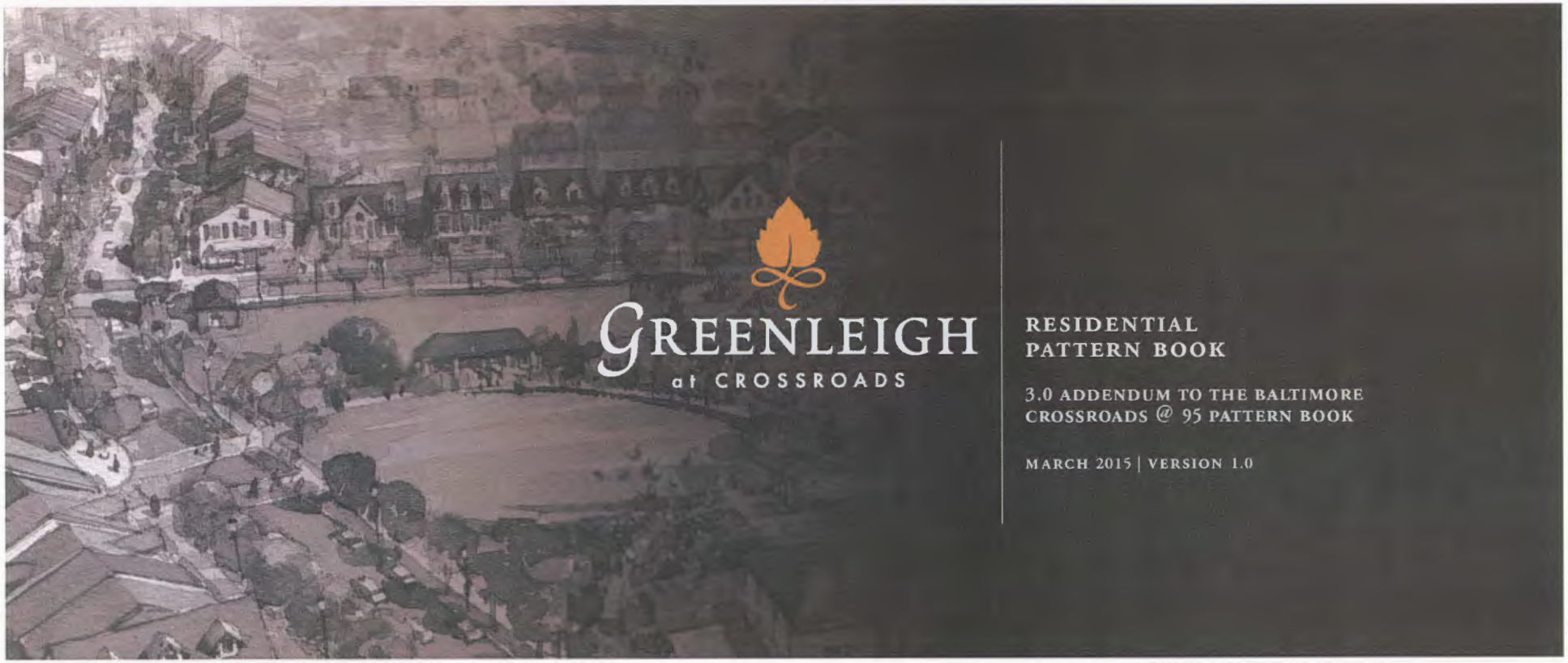
CONSULTANT TEAM

BALTIMORE CROSSROADS – MASTER PLAN

GREENLEIGH AT CROSSROADS – MASTER PLAN

CROSSROADS - VISION

PATTERN BOOK



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PATTERN BOOK - Introduction

1.0 INTRODUCTION

1.1 BACKGROUND
1.2 PURPOSE
1.3 VISION

PATTERN BOOK - Introduction

1.3 VISION

Within Baltimore Crossroads, Greenleigh is envisioned as a Traditional Neighborhood Development (TND) comprising compact blocks, a network of pedestrian-friendly streets, a mix of uses, a variety of building types, and a network and variety of open spaces.

In order to re-envision Baltimore Crossroads and create the community of Greenleigh, the existing loop road named Crossroads Circle that links the commercial in Areas 2 and 5 was reconfigured. In place of the broad arching road, a new spine road named Greenleigh Avenue was established running east-west and connecting White Marsh Boulevard/Md. Route 43 to Earls Road. This new spine road provides the framework for the three residential neighborhoods and the Business District comprising Greenleigh. The three neighborhoods include Midtown, the central neighborhood with the Community Center Green as a focal point; Westside, north of the commercial Business District and White Marsh Boulevard; and Eastside, located towards Earls Road.

Vision Diagram A

Vision Diagram A depicts the community's major streets, a combination of existing and proposed roadways, that establish the primary structure of Greenleigh. Greenleigh Avenue, running east-west, serves as the main spine connecting White Marsh Boulevard and Earls Road. Williams Court, an existing roadway, connects the Business District to the Westside Neighborhood. Heritage Street, which extends from the midpoint of Greenleigh Avenue, connects Greenleigh to the existing business park in Area 5 of Baltimore Crossroads.

Vision Diagram B

Vision Diagram B locates the primary open spaces throughout Greenleigh and illustrates their relationship to the major streets. This relationship establishes the neighborhood framework and the foundation for the open space network. Each neighborhood is formed by and generally contained within a 5-minute walk radius, or sized approximately a quarter mile from center to edge. Each neighborhood has at its core a large neighborhood green. This structure helps to create a walkable, active, and civic community. In addition to these central neighborhood greens, smaller greens, plazas, pedestrian passages, and trails are distributed throughout Greenleigh *(see Section 4.0 Open Space for additional information)*.

Vision Diagram C

Vision Diagram C illustrates the conceptual neighborhood and district boundaries for Greenleigh, as well as establishes the primary use of each. The Business District shown in red is commercial with a mix of office and retail, while the three neighborhoods shown in yellow are residential. Vision Diagram C shows how each neighborhood is anchored around a primary open space. At the center of Greenleigh, Midtown has a community center green as its focal point, with the community center, pool, playground, gardens, and multi-purpose field. Westside and Eastside have neighborhood greens at their cores; while the Business District has a commercial plaza with hardscaped areas for outdoor dining and events.

Neighborhood/District Key

1. Midtown Neighborhood
2. Westside Neighborhood
3. Eastside Neighborhood
4. Business District

Vision Diagram A

Vision Diagram B

Vision Diagram C

PATTERN BOOK – Urban Design

2.0 URBAN DESIGN

2.1 OVERVIEW
2.2 LOT STANDARDS

PATTERN BOOK – Urban Design

2.1 OVERVIEW

PURPOSE

The Urban Design Criteria describe how buildings and the street interface to create the physical character of the public realm, including such bulk regulations as building orientation and setbacks. The Urban Design Criteria include general provisions for all areas of single-family residential as well as specific design standards for individual single-family building types.

Greenleigh is envisioned as a compact, pedestrian-friendly, mixed-use community where offices, shops, restaurants, residences, and recreation are integrated in a well-planned development. These Urban Design Criteria include general standards to ensure this vision and specific criteria for the single-family residential to support this vision.

The following design principles inform these criteria:

1. Blocks are short and walkable;
2. A network of streets enables an efficient dispersion of traffic;
3. Streets are designed for pedestrians, bicycles, and vehicles;
4. Buildings are continuously aligned along all streets;
5. A network of open spaces links and enriches the community. The variety of types, amenities, and design, as well as the frequency of open spaces shown in the Illustrative Plan are important to the plan; and
6. A variety and mix of residential lot types create a diversity of residential options.

COMPONENTS

The Urban Design Criteria comprise the following sections: Lot Standards, Prominent and Semi-Prominent Lot Requirements, and Lot Landscape Plans.

- Lot Standards provide setbacks and other dimensional requirements for the single-family attached and detached lot types.
- Prominent and Semi-Prominent Lot requirements indicate additional provisions for single-family lots located on street corners, along open spaces, on alley ends, and adjacent to pedestrian passages.
- Lot Landscape Plans provide criteria for the landscape design of single-family lots, as well as typical illustrative examples of lot landscape plans.

MASTER PLAN

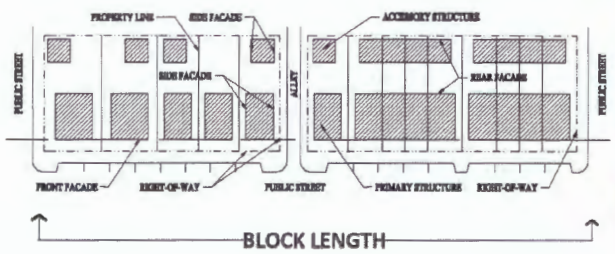
The master plan for Greenleigh has been designed as a pedestrian-friendly environment. Blocks are short and walkable. Streets typically have sidewalks on both sides and are continuously lined and shaded with trees. Traffic calming devices, such as bump outs and on-street parking, help to calm traffic and protect pedestrians from moving vehicles. With the exception of the peripheral residential lots, garages are generally accessed from a rear lane or alley, relegating cars to the backs of lots and preserving front yards for porches and stoops, not garage doors and driveways.

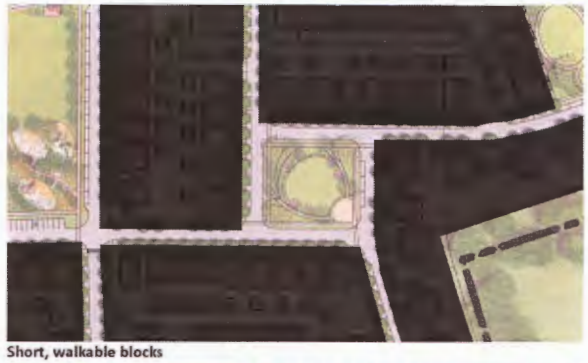
The master plan achieves several important goals specific to residential lots. Residential lot types are mixed and integrated throughout the community. Lots are intentionally not clustered by type. This approach adds variety to the streetscape, increases the diversity, and provides a variety of residential options throughout Greenleigh.

The master plan also includes a variety of open spaces types. Types include a large community center green, neighborhood greens as the focal point of the Westside and Eastside neighborhoods, a variety of smaller attached and detached greens, as well as pedestrian passages that provide mid-block access. The open space mix provides for a variety of active and passive recreation.

BLOCK STANDARDS

- Block length is measured from curb to curb, excluding alleys and service drives. Open spaces may be subtracted from the block length. Streets and pedestrian passages divide blocks.
- Blocks should be designed to be a maximum of 500' in length; blocks along the property boundary or natural areas are excluded from this requirement.




Short, walkable blocks

Integrated and mixed residential lot types

Open space network, with a variety of open space types

PATTERN BOOK – Urban Design

SINGLE-FAMILY ATTACHED

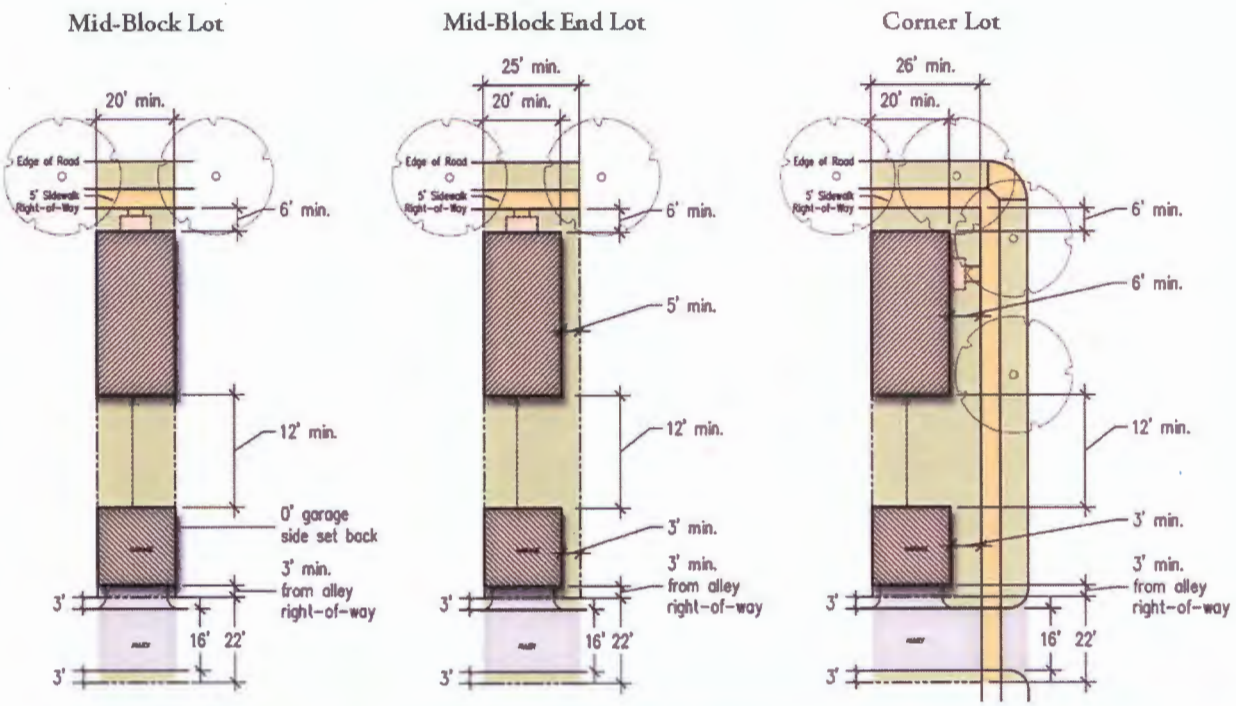
TOWNHOUSE REAR-LOAD DETACHED GARAGE

A Single-Family Attached (SFA) residential unit or townhouse that shares at least one adjoining side wall with an adjacent unit and is typically at least two stories. This unit typically has a detached garage and a small rear yard. A link, up to 12' wide, may be added between the main house and the garage. This link may be open (e.g., as a breezeway) or may be fully enclosed (e.g., as a laundry/mud room).

Unit Width	20' wide min.
Typical Lot Depth	100'
Front Setback	6' min.[1]
Rear Garage Setback	3' min.
Side Setback	as shown on lot diagrams[1]
Rear Yard Depth	12' min.
Principal Bldg. Height	4 story max./60' max.
Accessory Bldg. Height	2 story max./35' max.

[1]A 10' min. building (principal structure) setback is required where a porch is included.

Mid-Block lots: For SFA lots, these units are adjoined on either side by other townhouses.
Mid-Block End lots: These lots occur mid-block at a break between buildings, at an alley entrance, or mid-block adjacent to a pedestrian passage *(see pages 52-68 for additional information on passages)*. Mid-Block End lots adjoining a pedestrian passage or alley entrance are considered Semi-Prominent Lots (*see criteria on page 22*).
Corner Lots: These lots have two frontages (i.e., two of the lot lines front either a street, a central open space, or a combination of both). These lots are considered Prominent Lots and require special attention *see criteria on page 22*).



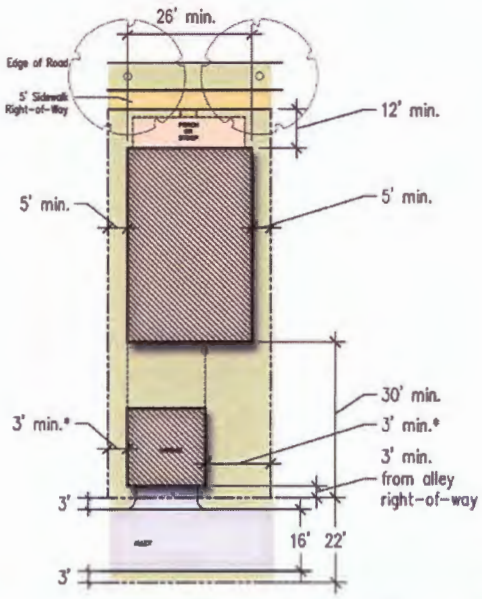
Locator Plan

PATTERN BOOK – Urban Design

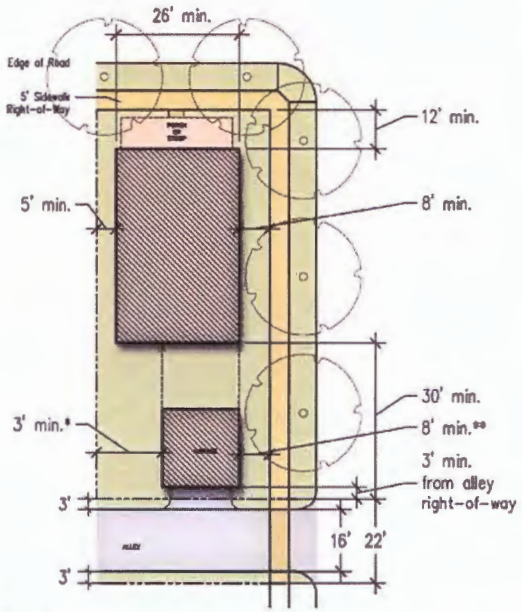
Greenleigh Lot Type Plan Diagram *This plan is illustrative only and subject to change.*

PATTERN BOOK – Urban Design

Mid-Block Lot



Corner Lot



SINGLE-FAMILY DETACHED

COTTAGE

A Single-Family Detached (SFD) residential unit or house that does not share a wall with an adjacent unit and is typically at least two stories. This unit has a rear-load garage that may be either detached or attached to the principal structure (either directly attached to the rear facade of the principal dwelling unit or via a link or extension that may encroach upon the rear setback up to 10' for the purpose of making the necessary attachment to the garage).

Unit Width	26' wide min.
Typical Lot Depth	100'
Front Setback	12' min.
Side Setback	as shown on lot diagrams[1]
Rear Garage Setback	3' min.

Principal Bldg. Height 2-3 stories/50' max.
Accessory Bldg. Height 2 story max./35' max.

[1] A 10' min. building (principal structure) setback is required where a porch is included.

Mid-Block lots: For SFD units, these lots are either adjacent to other lots on both sides or adjacent to a lot on one side and either an alley entrance or pedestrian passage on the other. *(See pages 52-68 for additional information on passages.)* Mid-Block lots adjoining a pedestrian passage or alley entrance are considered Semi-Prominent Lots (*see criteria on page 22*).

Corner Lots: These lots have two frontages (i.e., two of the lot lines front either a street, a central open space, or a combination of both). These lots are considered Prominent Lots and require special attention (*see criteria on page 22*).

* If the garage is fully detached from the principal structure then the garage side setback may be reduced to 0' on the side that shares a common wall with the detached garage of the adjacent lot.

** With approval from the BCOC, the garage side setback may be reduced to 6' min.

PATTERN BOOK – Urban Design

Greenleigh Prominent/Semi-Prominent Lots Diagram *This plan is illustrative only and subject to change.*

PATTERN BOOK – Urban Design

LOT HIERARCHY AND ELEVATION TYPE OVERVIEW

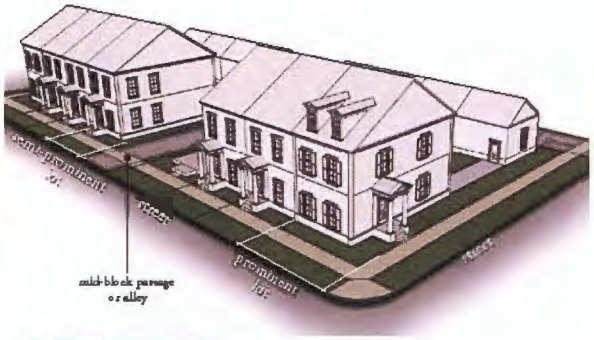
LOT HIERARCHY:

- Prominent Lots
- Semi-Prominent Lots
- Typical Lots

ELEVATION TYPES:

- Frontage Entry Elevations
- Frontage Non-Entry Elevations
- Non-Frontage Side Elevations

SINGLE-FAMILY ATTACHED - TOWNHOUSE (REAR-LOADED)



REQUIRED ELEMENTS:

Frontage Entry Elevations:

- Masonry: full or watertable masonry required; consistently used on both frontage elevations
- Windows: 3 minimum; trim or masonry head features are required; grills and shutters shall be consistently used on both frontage elevations
- Trim: eave, window, base, and all other trim shall be consistently used on both frontage elevations
- Fencing: if desired, front fencing shall be installed along all frontages
- Landscaping: required along all frontage elevations

Frontage Non-Entry Elevations:

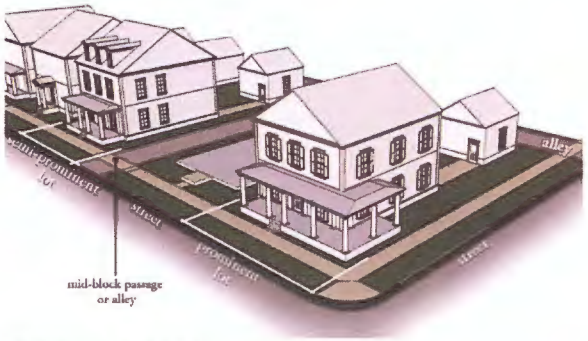
- Masonry: full or watertable masonry required; consistently used on both frontage elevations
- Windows: 4 minimum; trim or masonry head features required; grills and shutters shall be consistently used on both frontage elevations
- Trim: eave, window, base, and all other trim shall be consistently used on both frontage elevations
- Porch: if installed on the frontage entry elevation, the porch shall wrap 2 structural bays on **the frontage non-entry elevation**
- Fencing: if desired, front fencing shall be installed along all frontages
- Landscaping: required along all frontage elevations

Non-Frontage Side Elevations:

- Masonry: full or watertable masonry shall return a minimum of 12"
- Windows: 2 minimum, located within the front third of the elevation (closest to the street); 4 minimum for Semi-Prominent lots
- Fencing: On Semi-Prominent Lots, fencing is required along a mid-block passage and shall coordinate on facing lots

In addition to the above requirements, all other relevant design criteria apply.

SINGLE-FAMILY DETACHED - COTTAGE (REAR-LOADED)



REQUIRED ELEMENTS:

Frontage Entry Elevations:

- Masonry: full or watertable masonry required; consistently used on both frontage elevations
- Windows: 4 minimum; trim or masonry head features are required; grills and shutters shall be consistently used on both frontage elevations
- Trim: eave, window, base, and all other trim shall be consistently used on both frontage elevations
- Fencing: if desired, front fencing shall be installed along all frontages
- Landscaping: required along all frontage elevations

Frontage Non-Entry Elevations:

- Masonry: full or watertable masonry required; consistently used on both frontage elevations
- Windows: 6 minimum for Prominent lots; trim or masonry head features required; grills and shutters shall be consistently used on both frontage elevations
- Trim: eave, window, base, and all other trim shall be consistently used on both frontage elevations
- Porch: if installed on frontage entry elevation, shall wrap 2 structural bays on frontage non-entry elevation
- Fencing: if desired, front fencing shall be installed along all frontages
- Landscaping: required along all frontage elevations

Non-Frontage Side Elevations:

- Masonry: full or watertable masonry shall return a minimum of 12"
- Windows: 2 minimum for all lots, located within the front third of the elevation (closest to the street); 4 minimum for Semi-Prominent lots
- Fencing: On Semi-Prominent Lots, fencing is required along a mid-block passage and shall coordinate on facing lots

In addition to the above requirements, all other relevant design criteria apply.

PATTERN BOOK – Urban Design

LOT LANDSCAPE PLANS - TYPICAL

SFA Mid-Block Lot

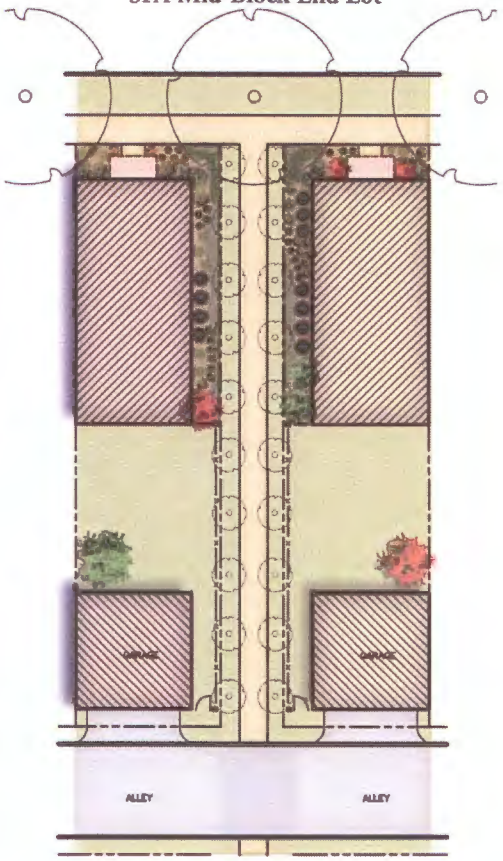
SFA Mid-Block Lot

Size	Qty	Description	Possible Options
6-10'	2	Upright Evergreen	Blue Boy Holly, Columnar Eastern White Pine, Capitata Yew
24-48"	4	Medium Evergreen Shrub	Schip Laurel, Dense Yew, Chamzin Inkberry, Sentinel Japanese Holly
18-30"	2	Accent Shrub	Gold Thread Cypress, Glossy Abelia, Weeping Forsythia
18-30"	3	Low Evergreen	Sky Pointer Japanese Holly, Jade River Creeping Juniper, Weeping English Yew
18-24"	3	Flowering Shrub	Delaware Valley White Azalea, Oakleaf Hydrangea, Little Princess Spiraea
1 Gallon	12	Groundcover	Dianthus Firewitch, Threadleaf Coreopsis, Blue Lily-turg

SFA Mid-Block End Lot

Size	Qty	Description	Possible Options
6-10'	1	Understory/Flowering Tree	Eastern Redbud, Sweetbay Magnolia, Kwanzan Cherry
5-8'	2	Upright Evergreen	Dwarf Alberta Spruce, Edward Stevens Holly, Columnar Eastern White Pine
30-48"	2	Pyramidal Evergreen	Blue Boy Holly, Pyramidalis Yew, American Arborvitae
24-36"	3	Medium Evergreen Shrub	Sentinel Japanese Holly, Shamrock Inkberry, Globosa Chinuse Juniper
18-24"	4	Flowering Shrub	Japanese Spiraea, Sweet Azalea, Leatherleaf Viburnum
18-24"	2	Accent Shrub	Gold Thread Cypress, Cole's Compact Burning Bush, Winter Jasmine
18-24"	10	Low Evergreen	Hetzii Japanese Holly, Youngstown Juniper, China Boy Holly
18-24"	6	Dwarf & Large Grass	Rubrum Pennisetum, Gracillimus Miscanthus
1 Gallon	12	Groundcover	Hidcote Lavender, Black Eyed Susan, Wild Sweet William Phlox, Daylily

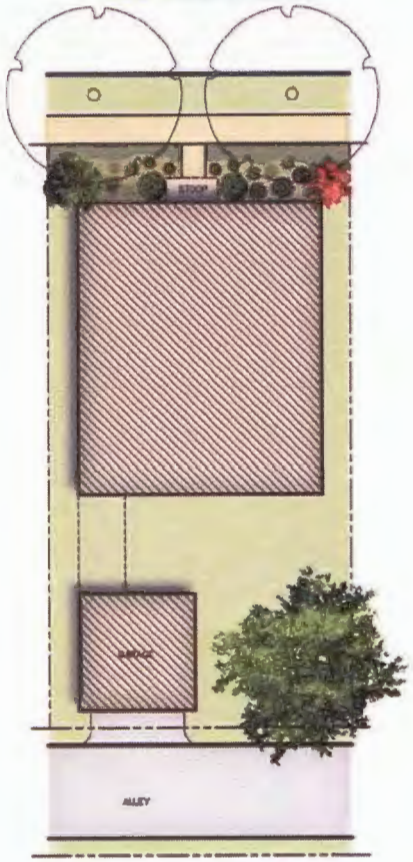
SFA Mid-Block End Lot



PATTERN BOOK – Urban Design

LOT LANDSCAPE PLANS - TYPICAL

SFD Mid-Block Lot



SFD Mid-Block Lot

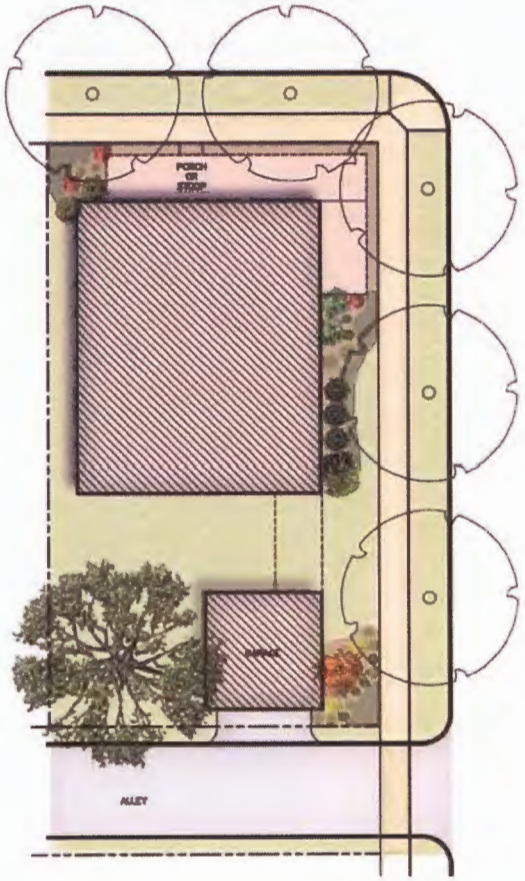
Size	Qty	Description	Possible Options
25-45'	1	Shade Tree	Silver Linden, American Sycamore, October Glory Red Maple
6-10'	1	Understory/Flowering Tree	Spring Snow Crabapple, Saucer Magnolia, Kwanzan Cherry
5-8'	2	Upright Evergreen	Jersey Knight American Holly, Foster Holly, Pyramidalis Yew
24-36"	3	Medium Evergreen Shrub	Strawberry Bush, Heller's Japanese Holly, Viridis Yew
18-24"	3	Flowering Shrub	Japanese Snowball Viburnum, Snowmound Spiraea, Sweet Azalea
18-24"	2	Accent Shrub	Cole's Compact Burning Bush, Winter Jasmine, Cotoneaster
18-24"	6	Low Evergreen	Fountain Creeping Juniper, Sky Pointer Japanese Holly, Weeping English Yew
1 Gallon	12	Groundcover	Lanceleaf Coreopsis, Munstead Lavender, Yellow Sage

SFD Corner Lot

Size	Qty	Description	Possible Options
25-45'	1	Shade Tree*	Autumn Blaze Maple, Dura Heat River Birch, Japanese Zelkova
6-10'	1	Understory/Flowering Tree	American Beauty Crabapple, Star Magnolia, Yoshino Cherry
5-8'	2	Upright Evergreen	Dwarf Alberta Spruce, Edward Stevens Holly, Eastern White Pine
24-36"	3	Medium Evergreen Shrub	Shamrock Inkberry, Dense Yew, Silver King Euonymus
18-24"	6	Flowering Shrub	Smooth Hydragea, Meadowsweet Spiraea, Leatherleaf Viburnum
18-24"	3	Accent Shrub	Cotoneaster, Glossy Abelia, Winter Jasmine
18-24"	6	Low Evergreen	Weeping English Yew, Jade River Creeping Juniper, Hetzii Japanese Holly
1 Gallon	14	Groundcover	Dayilly, Garden Phlox, Russian Sage

* An Understory/Flowering Tree may be used in place of a Shade Tree. On lots with site/building constraints, no tree is required.

SFD Corner Lot

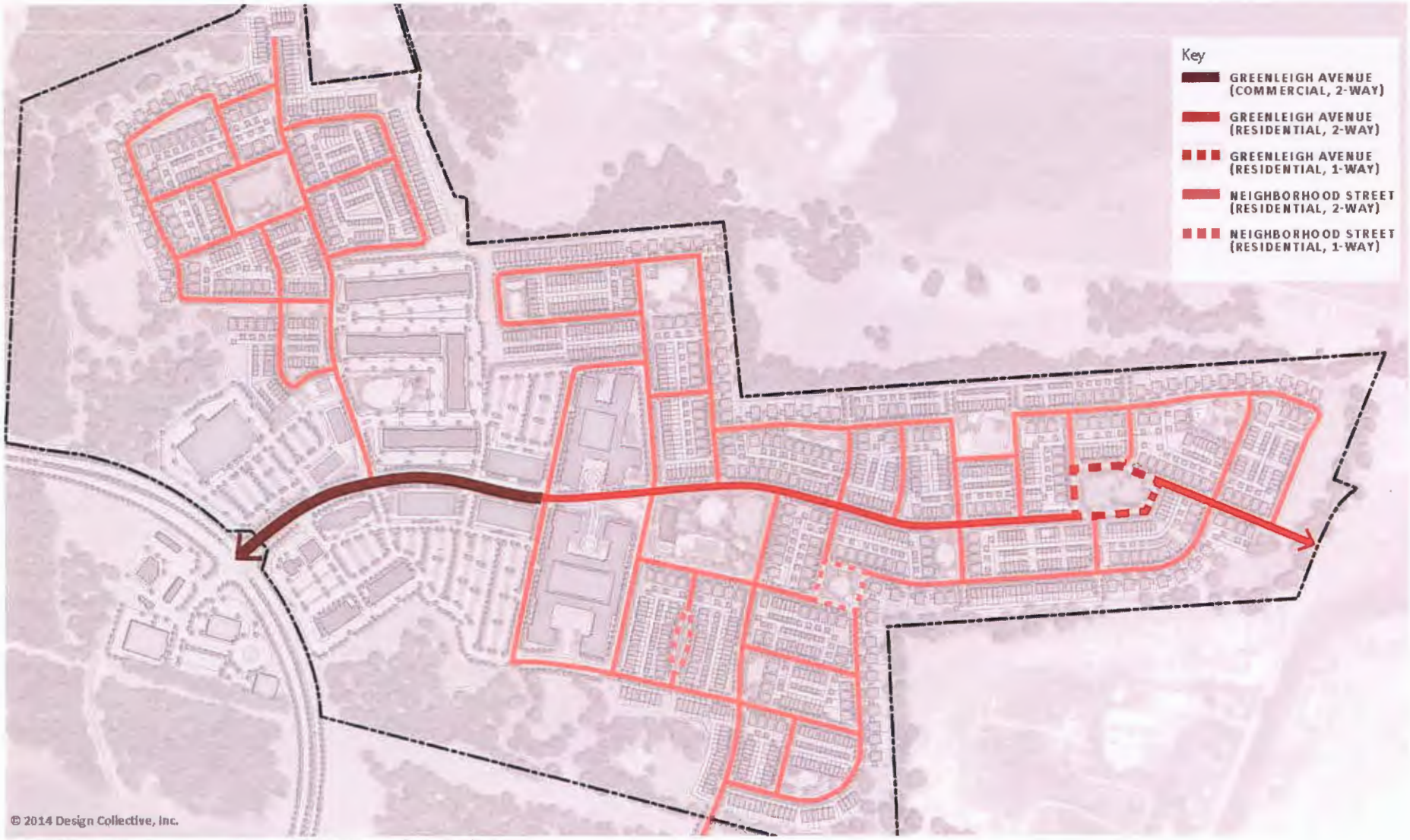


PATTERN BOOK – Street Design

3.0 STREET DESIGN

3.1 OVERVIEW
3.2 COMPLETE STREETS
3.3 STREET TYPES
3.4 MATERIAL AND ELEMENT STANDARDS

PATTERN BOOK – Street Design



Greenleigh Street Network *This plan is illustrative only and subject to change.*

PATTERN BOOK – Street Design

3.3 STREET TYPES

STREET NETWORK

The Greenleigh Street Network Diagram on page 33 shows the locations of the various street types within the community and are keyed to the street sections. The Street Type criteria address the roadway and streetscape characteristics and materials, including vehicular lane widths, number of lanes, medians, sidewalks, and crosswalks.

The following Street Types are planned in Greenleigh:

- Greenleigh Avenue Commercial Street, 2-way
- Greenleigh Avenue Residential Street, 2-way
- Greenleigh Avenue Residential Street, 1-way
- Neighborhood Street, Residential 2-way
- Neighborhood Street, Residential 1-way

For criteria that apply to all street types within Greenleigh, *see General Provisions on page 34.*

STREET SECTION KEY

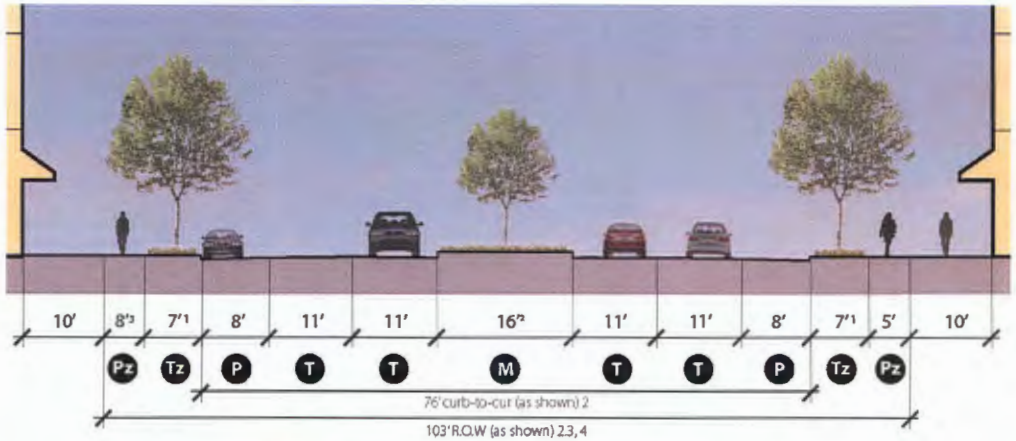
- **M** Medians (planted medians and turning lanes)
- **T** Vehicular Travel Lanes
- **P** Parking (parallel; optional)
- **Tz** Tree Zone [1]
- **Pz** Pedestrian Zone

[1] The Tree Zone shall be a minimum of 7' wide and may increase to accommodate site conditions.

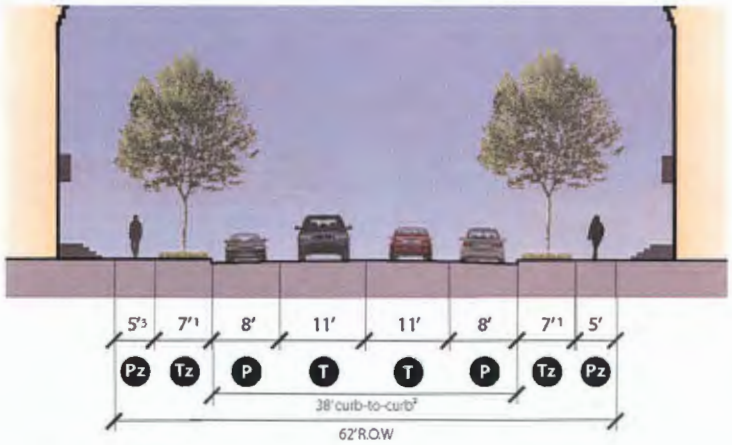
[2] Medians are optional. If included, medians may range in width from 4' to 16'. Turn lane(s) may carve into or replace medians at intersections. Further, additional lanes may be added at intersections if required by traffic studies.

[3] The Pedestrian Zone along the south side of Greenleigh Avenue shall be a minimum of 5' wide and shall increase to 8' to accommodate a shared-use path.

[4] The right-of-way may be reduced to include only 5' of the Pedestrian Zone widths on Greenleigh Avenue.



Greenleigh Avenue - Commercial Street, 2-way



Greenleigh Avenue - Residential Street, 2-way

PATTERN BOOK – Street Design

STREET FURNISHINGS - PALETTE

It is important that all streetscapes within Greenleigh represent a consistent built environment that is reflective of the intended character of the community. While each open space may express an individual, unique palette of furnishings appropriate to the type and location, street furnishings shall be consistent throughout Greenleigh. The following is a suggested palette of streetscape furnishings for Greenleigh, appropriate to the envisioned character and quality. Actual selections may vary from those depicted, however, the selected street furnishings shall meet the following Material and Element Standard, unless otherwise approved by the BCOC.

Green

Black

COLOR PALETTE

All streetscape furnishings, unless identified otherwise, are to be finished in a dark green or black color to provide a uniform palette throughout the community.

CUSTOM DESIGN

Laser cuts design may be included in the streetscape furnishings with Greenleigh text, logo, or other imagery *(see pages 84-85 for more information on the logo)*. The following images are examples of the custom designs that can be incorporated as part of various streetscape elements.

BENCHES

Victor Stanley - Steelsites RB Collection
Color: Green or Black

Victor Stanley - Steelsites RB Collection (without back)
Color: Green or Black

Keystone Ridge Designs - Pullman Series
Color: Ivy or Black
(Alternative option to Victor Stanley Steelsites RB Collection)

POTS AND PLANTERS

Victor Stanley - Ironsites
Color: Green or Black

BOLLARDS

Landscape Forms - Annapolis Series
Color: Ivy or Black

WASTE/RECYCLING STATIONS

Victor Stanley - Ironsites
Color: Green or Black

BIKE RACKS

Victor Stanley - Perenne Collection
Color: Green or Black

LIGHTING

All street lights shall have a solid cap to minimize the impact of artificial light on the night sky.

BGE Post Top Luminaire - Havre de Grace Series
Color: Green/Black

PATTERN BOOK – Open Space

4.0 OPEN SPACE

4.1 OVERVIEW
4.2 OPEN SPACE TYPES
4.3 MATERIAL AND ELEMENT STANDARDS

PATTERN BOOK – Open Space

Greenleigh Open Space Diagram

This plan is illustrative only and subject to change.

PATTERN BOOK – Community Center Green

© 2014 Design Collective, Inc.

Greenleigh - Community Center Green

This plan is illustrative only and subject to change. The images to the right are for precedent reference only.

Playground

Informal Lawn space - for passive and active recreation

Picnic Pavilion - for community events

Formal Garden Area - for community events

PATTERN BOOK – Westside Neighborhood Green

NEIGHBORHOOD GREENS

Neighborhood Greens are smaller than the Community Center Green and are typically defined by building frontages and/or streets. Neighborhood Greens typically consist of more planted landscape areas than paved hardscape areas, but include paths or sidewalks for pedestrian crossings. One main green is located at the core of each neighborhood and shall serve as the focal point. Other smaller attached and detached greens shall be distributed through the neighborhoods (see additional, specific information on attached greens on pages 58-59). Greens are typically informal in their design and help create an identity for the surrounding area.

Size: Typically at least 2,400 square feet but not more than 2 acres in size.

Character: The design consists primarily of trees and lawn areas, informally or formally disposed, and should not include excessive amounts of hardscape that will generally appear unoccupied and uninviting. Neighborhood Greens are available for unstructured recreation and passive and reflective open space.

Greens may be fully detached (surrounded by streets) or attached on one or two sides. Minimally, the main Neighborhood Greens, one in each of the three neighborhoods, shall have a pavilion to provide shade and/or mailbox shelter and shall provide a tot lot.

Two greens are depicted to the right, showing illustrative, conceptual plans of the Westside and Eastside Neighborhood Greens.

Westside Neighborhood Green - *This plan is illustrative only and subject to change.*

PATTERN BOOK – Eastside Neighborhood Green

Eastside Neighborhood Green
This plan is illustrative only and subject to change. The images to the right are for precedent reference only.

Neighborhood detached green

Community lawn and gathering space

Picnic Pavilion - for community events

Playground

Micro-bioretention areas

Mailbox Pavilion

PATTERN BOOK – Typical Attached Green

ATTACHED GREEN

Attached Greens range in size throughout Greenleigh, but are generally smaller than the Community Center and Neighborhood Greens. Beyond size, they are distinguished by the fact that lots directly adjoin the open space on one or more sides. As with Neighborhood Greens, Attached Greens, typically consist of more planted landscape areas than paved hardscape areas, but may include paths or sidewalks for pedestrian crossings and other small areas of hardscape. Attached Greens occur throughout Greenleigh and are distributed among the neighborhoods. Generally, but not always, these greens are located at the ends of blocks. Each should have a unique character or feature to help create an identity for the surrounding area.

Size: Typically at least 2,400 square feet but not more than 2 acre in size.

Character: The design consists primarily of trees and lawn areas, informally or formally disposed, and should not include excessive amounts of hardscape that will generally appear unoccupied and uninviting.

Minimally, Attached Greens shall include pathway, landscaping, and benches. Attached Greens are available for unstructured recreation and passive and reflective open space. By definition, these greens shall be attached, with lots directly adjoining the open space, on one or more sides.

The two Attached Greens depicted to the right are examples of the many attached greens planned throughout Greenleigh. They are representative of two different sizes of attached greens and show illustrative, conceptual plans of one small green in Midtown and one large green in Eastside.

Typical Attached Neighborhood Green - *This plan is illustrative only and subject to change.*

PATTERN BOOK – Eastside Attached Green

Eastside Attached Neighborhood Green

This plan is illustrative only and subject to change. The images to the right are for precedent reference only.

Neighborhood attached green

Community lawn and gathering space

Picnic Pavilion - for community events

Natural plantings with paths

Micro-Bioretention areas

PATTERN BOOK – Architecture

5.0 ARCHITECTURE

5.1 OVERVIEW
5.2 MATERIAL AND ELEMENT STANDARDS

PATTERN BOOK – Architecture

EXTERIOR WALLS

Construction Materials:

- Foundation walls shall be brick, stone, or poured concrete with a brick pattern and painted to match or be one shade darker than the main façade material.
- Walls shall be brick, stone, or cementitious siding in a smooth finish (no vinyl siding is permitted). Stucco (true stucco, not EIFS) may be approved, if appropriate to the architectural character, by the BCOC.
- Trim shall be cementitious, solid cellular PVC, or other simulated wood as approved by the BCOC.

Configurations:

- All houses shall have a masonry watertable on the front façade. A masonry watertable or full masonry façade shall also be required on sides designated as Prominent *(see Prominent/Semi-Prominent on pages 22-23 for additional information).*
- Masonry shall return a minimum of 12" on non-frontage side elevations or at an inside corner of a protruding element on the main/entry facade. Masonry returns are encouraged, but not required on rear elevations. *See Figure 5a.*
- An expression of the base or watertable through a change in plane, brick shape, color, and/or pattern is required on frontage façades. *See Figure 8.*
- Building walls between the foundation and the eave shall be no more than two primary materials. Material changes shall occur along a horizontal line. Additionally, the lighter (or lighter appearing) material shall be used above the heavier (or heavier appearing) material. *See Figure 8.*
- Wall materials shall be oriented horizontally, unless approved as appropriate to the architectural character by the BCOC.
- Walls of siding shall have all openings trimmed in vertical/jamb boards with a 4" minimum nominal width unless otherwise noted. Windows with installed shutters may omit the 4" jamb boards. Subject to approval by the BCOC, trim boards on rear windows may be a minimum of 2" wide. On frontage elevations, head trim shall be 8" minimum nominal in height and may incorporate a special head feature. On non-frontage side elevations, head trim shall be 4" minimum nominal in height. Sill trim shall project and be differentiated from apron trim.
- A minimum 10" nominal skirt/band trim board is required where siding meets a foundation wall or a watertable.
- Corners of siding elevations shall be trimmed in boards of 6" minimum nominal width. Non-frontage side and rear corners may be trimmed in boards of 4" minimum nominal width, subject to BCOC approval.
- Doors in siding elevations shall be trimmed in boards of 4" minimum nominal width; wider trim is encouraged.
- Keystones are not permitted in non-masonry head features.
- Walls of masonry shall have all openings trimmed in simulated wood brick mould. Lintels and sills shall be made of brick, stone, or precast.
- Cornices are required with a minimum 10" nominal base trim. Decorative trim may be applied within the frieze of the cornice as approved by the BCOC. *See Figure 6.*
- Cornice returns at gable ends shall be a minimum of 2'. *See Figure 5b.*

Construction Techniques:

- Cementitious siding shall be pre-finished or painted.
- Butt joints may be caulked or covered and shall be painted to match the siding color.
- Brick shall be in a horizontal running or Flemish bond pattern with weathered, concave, V-shaped or grapevine mortar joints not greater than 5/8" in height.
- Mortar shall be glazed, beige, warm grey, or similar.
- Stucco shall be sand finished or steel trowelled.
- Stone shall be set in a regularly coursed or roughly coursed pattern. *See Figure 7.*
- Trim is required where there is a change in material or a change in plane.

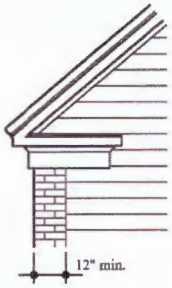


Figure 5a

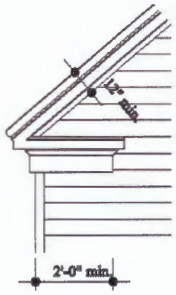


Figure 5b

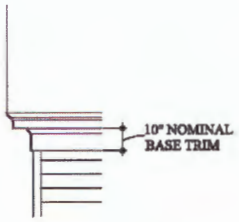
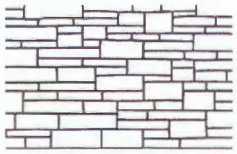


Figure 6

ROUGHLY COURSED FIELD STONE



COURSED SQUARE-CUT STONE

Figure 7

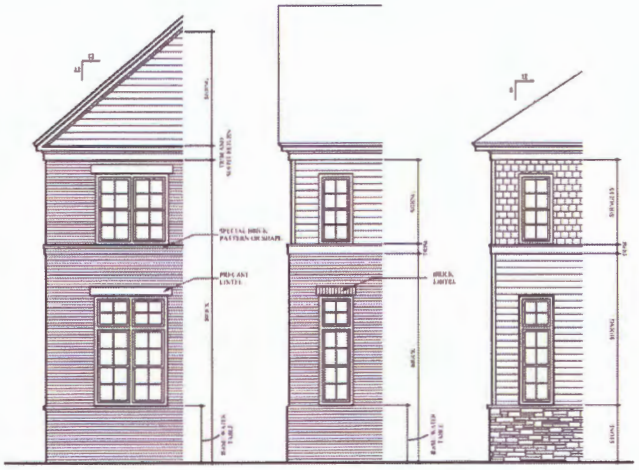


Figure 8

PATTERN BOOK – Architecture

FRONTAGE AND YARD

Construction Materials:

- Frontage (front-yard) fences adjacent to a street or central open space are not required at Greenleigh; however, if used, fences shall be steel, wrought iron, or ESP (electrostatically painted) aluminum.
- Privacy (rear-yard) fences shall be almond/beige vinyl.
- Frontage dooryard walls and garden walls shall be brick or stone.
- Retaining walls shall be brick, stone, or architectural grade, straight-face block.
- Hedges, when installed along a frontage, shall be planted and maintained to be a continuous mass. *See additional Landscape Criteria on pages 28-30.*
- Leadwalks on lots may be brick, stone (flagstone or slate), concrete pavers, or concrete.
- Steps attached to stoops or porches shall be brick or flagstone on walking surfaces, risers, and sides. Concrete or simulated wood may be used at secondary entrances on non-frontage elevations.
- Front-load driveways may be asphalt, brick pavers, or concrete pavers. Aprons shall be concrete. *See Figure 23.*

Configurations:

- Terminal posts in fences (at corners, openings, ends, and similar) shall be wider and taller in proportion than other posts (maximum heights per type follow below). Fence posts shall be spaced evenly along a run with 8' maximum spacing.
- Frontage fences shall be between 32" and 42" in height, with posts up to 48" in height. Frontage fences on neighboring lots shall be of different designs.
- Privacy fences in rear yards shall be a maximum of 6' in height, including any top lattice or spaced picket portion. *See Figure 25.*
- Along non-frontage lot lines, privacy fences shall not extend forward of the primary structure. Subject to BCOC approval, privacy fences may be permitted to extend up to 12' forward of the primary structure. *See Figure 21a.*
- Brick or stone piers or metal picket gates may mark the pedestrian entrance to a private yard.
- Frontage dooryard, garden, or retaining walls shall be between 18" and 42" in height, with piers up to 48" in height.
- Lot leadwalks shall connect with street sidewalks and/or driveways.
- Posts of fences and garden walls shall be set 12" minimum and 24" maximum off street or open space sidewalks. *See Figures 21 and 22.*

Techniques:

- Fences of steel or aluminium shall be pre-finished in black.
- Brick walls shall be capped with coping stone or shaped brick. The cap shall overhang the wall between 1/2" and 1-1/2" to provide an appropriate drip edge.
- Dooryard, garden, or retaining walls of brick or stone shall be no less than 8" wide and capped in a rowlock course of brick, cut brick, or dressed coping stone 1-1/2" to 3" thick. *See Figure 24.* Dooryard or garden walls are encouraged where sidewalk grade is 5' or more lower than the stoop or porch walking surface.
- Poured concrete shall have a smooth finish.
- Vinyl fences shall have a smooth finish (i.e., no wood grain).

See General Provisions for additional criteria.

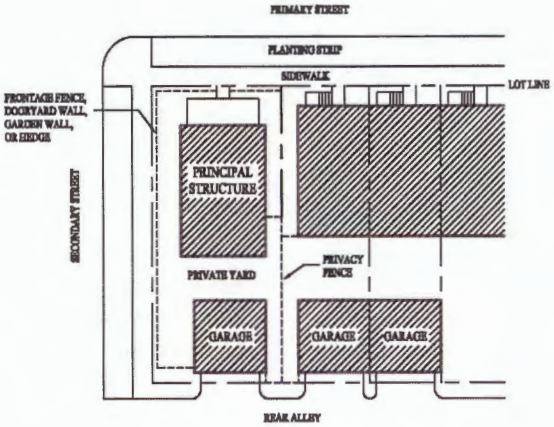


Figure 21

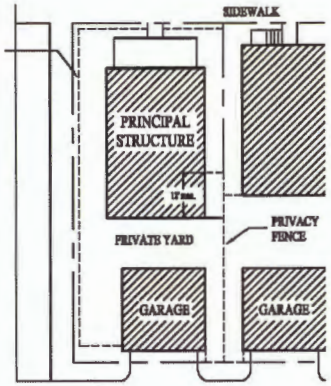


Figure 21a

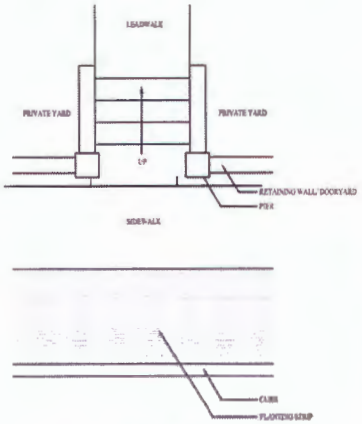


Figure 22

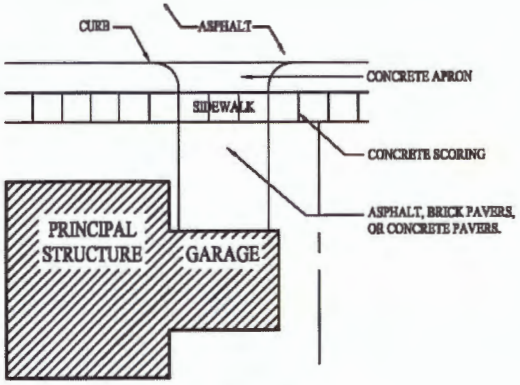


Figure 23

PATTERN BOOK – Signage

6.0 SIGNAGE

6.1 OVERVIEW
6.2 SIGN TYPES AND STANDARDS

PATTERN BOOK – Signage

6.2 SIGN TYPES AND STANDARDS

While the General Provisions apply to all single-family residential and community signs in Greenleigh, the following sign types require particular attention as the identification and directional signage for the community. In this important role of building the community character, further provisions specific to each of the following sign types apply.

PERMANENT IDENTIFICATION SIGNS

Located at key perimeter locations, these signs announce the primary entry points (or gateways) to Greenleigh. This sign type should be part of a coordinated family of signs and should be integrated within an overall wayfinding plan.

DIRECTIONAL SIGNS

These signs promote convenient wayfinding within the Greenleigh neighborhood and include the following types: Vehicular Directional Signs and Pedestrian Directional Signs.

STREET SIGNS

These signs, attached to poles, offer an opportunity for customization. Including the Greenleigh logo and/or typeface along with the street name can add to the sense of place and distinguish Greenleigh.

BANNERS

Banner signs are permanent or temporary signs that add visual interest and color to the streetscape. They are vertically oriented and should be compatible with the overall character and color of the community's graphic identity. Banner signs along the streetscape may be attached to light poles to provide a simple means of displaying the community's identity and/or promoting special community events, holidays, or seasons.

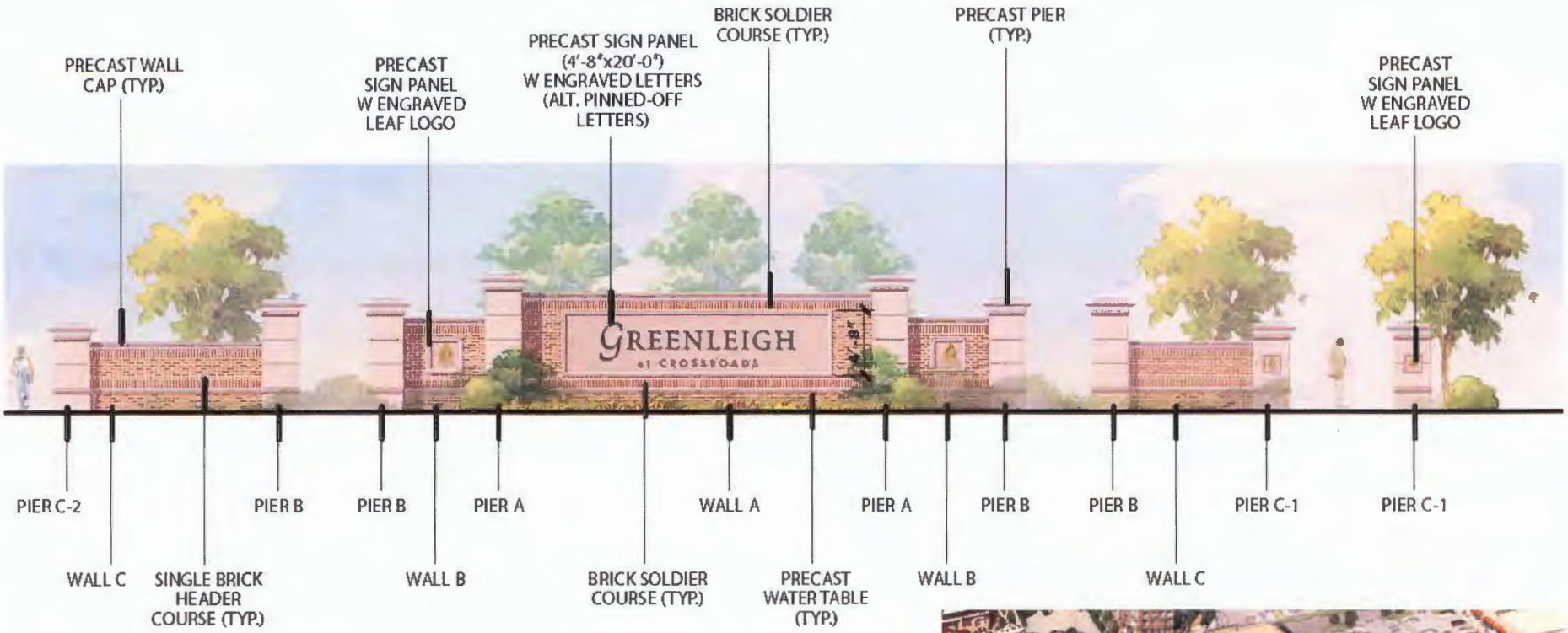
PERMANENT IDENTIFICATION SIGNS

Permanent Identification Signs announce Greenleigh, highlighting the entry points and/or major gateways to the community. These signs play an important role in establishing an identity for Greenleigh that welcomes visitors to the community.

Materials and Standards:

- Shall be designed as an integral part of the community's hardscaping and landscaping.
- Shall be compatible with the architecture of Greenleigh.
- Sign materials may include fabricated aluminum, natural metals, stone, masonry, and/or glass.
- Messages on Greenleigh Identification Signs shall be limited to the name, "Greenleigh at Crossroads", but may also include "Welcome to" or similar supporting text.
- Signs may contain internal and/or remote illumination.

PATTERN BOOK – Signage



Greenleigh Entrance Signage Elevation *This elevation is illustrative only and subject to change.*

PATTERN BOOK – Appendix

PATTERN BOOK – Appendix: List of Modifications

MODIFICATION OF STANDARDS - March 16, 2015

Single Family Detached Traditional* (Singles and Semi-Detached)	**Current Regulation**	**Required**	**Proposed Minimum**
BCZR §1B01.2 & §504.2 (CMDP) Front Porch	To property line or public street right of way	10'	2'
BCZR §1B01.2 & §504.2 (CMDP) Side	Between side building faces	12'	10'
	To a public street right-of-way and/or tract boundary	10'	6'
BCZR §1B01.2 & §504.2 (CMDP) Rear	To a property line for a rear load unit	35'	3'
BCZR §1B01.2 & §504.2 (CMDP) Rear	To a property line for a front load unit	30'	20'
BCZR §504.2 (CMDP) Front Load Garages	The garage must be setback 8' from the front building façade (not including the porch)	8'	6'
BCZR §1B01.2 & §504.2 (CMDP) Side	To paving of a private road	20'	8'
BCZR §1B01.2 & §504.2 (CMDP) Garages	Not attached to the house shall be located no closer than 12 feet to the principal dwelling.	12'	4'

Single Family Attached Traditional* (Townhomes)	**Current Regulation**	**Required**	**Proposed**
BCZR §1B01.2 & §504.2 (CMDP) Front Porch	To property line or public street right of way	10'	2'
BCZR §1B01.2 & §504.2 (CMDP) Front Building		10'	6'
BCZR §1B01.2 & §504.2 (CMDP) Side	From a side building face to a side building face	15'	10'
	From a side building face to public street right-of-way or tract boundary	10'	6'
BCZR §1B01.2 & §504.2 (CMDP) Building Length	Number of units in a row	6	7
BCZR §1B01.2 & §504.2 (CMDP) Garages	Not attached to the house shall be located no closer than 12 feet to the principal dwelling.	12'	4'
BCZR §1B01.2 & §504.2 (CMDP) Private Yard Area	A minimum private yard area of 500 contiguous square feet with a minimum 15 foot dimension is required for private yard areas.	500 sf	0 sf
BCZR §1B01.2 & §504.2 (CMDP) Side or Front building face	Side or rear building face to the edge of paving of a private road	10'	8'
BCZR §1B01.2 & §504.2 (CMDP) Rear	To a property line for a rear load unit	35'	3'
BCZR §1B01.2 & §504.2 (CMDP) Building Height	Building height shall not exceed 3 stories.	Max. 3 stories	Max. 4 stories or 60'

PATTERN BOOK – Appendix: List of Modifications

Single Family Attached Non-Traditional* (Townhomes)	**Current Regulation**	**Required**	**Proposed**
BCZR §1B01.2.C.1.c & §504.2 (CMDP) Front building face	From the garage portion of a front building face to a public street right-of-way	25'	18'
	From the non garage portion of a front building face to a public street right-of-way	25'	6'
BCZR §1B01.2.C.1.c & §504.2 (CMDP)Rear building face	From a rear building face to rear property line	30'	20'
BCZR §1B01.2.C.1.c & §504.2 (CMDP) Side building face	From a side building face to a public street right-of-way	25'	6'
	From a side building face to a side building face	25'	10'
BCZR §1B01.2.C.1.c & §504.2 (CMDP) Any building face	From any building face to a tract boundary	30'	7'
BCZR §1B01.2 & §260 & §504.2 (CMDP) Garages	An attached front-entry garage may not constitute more than 45% of the entire frontage of the individual unit.	45%	70%
BCZR §1B01.2 & §504.2 (CMDP) Building Height	Maximum building height of 50'	Max. 50'	Max. 60' or 4 stories

PATTERN BOOK – Appendix: List of Modifications

Other	Current Regulation	Required/Permitted	Proposed
Local Open Space Modification		Open space in accordance with the approved pattern book in lieu of the requirements of BCC §32-6-108	
BCZR §102.5 Corner Lots	On a corner lot in any residential zone, no planting, fence, wall, building or other obstruction to vision more than three feet in height shall be placed or maintained within the triangular area bounded on two sides by the front and side street property lines.	Not Permitted	Permitted
BCZR §301.1 Open Projections	A one-story open porch, with or without a roof, may extend into any required yard not more than 25% of the minimum required depth of a front or rear yard or of the minimum required width of a side yard.	25%	80%
BCZR §400.2 Accessory Building Setbacks*	Accessory buildings, including parking pads, shall be set back not less than 15 feet from the center line of any alley.	15'	14'
BCZR §450 Signage	Community Signs	25 SF 6' Height	100 SF 10' Height
BCZR §409.6 Parking	To permit on-street parallel parking spaces to count toward parking requirements.	Not Permitted	Permitted
BCZR §1B01.2.C.1.a. Community Center Front Yard*	Front yard Setback	30'	0'
BCZR §1B01.2.C.1.a. Community Center Corner Street Side*	Corner Street Side Setback	25'	4'
BCZR §260 Residential Performance Standards		Architectural Guidelines as specified in the approved pattern book in lieu of BCZR §260	
BCZR §400.1 Accessory Building Location; Lot coverage	Accessory buildings in residence zones, other than farm buildings (Section 404) shall be located only in the rear yard and shall occupy not more than 40% thereof.	Max. 40% of rear yard	Max. 75% of rear yard
	On corner lots they shall be located only in the third of the lot farthest removed from any street and shall occupy not more than 50% of such third.	Located in third of lot farthest from street; occupy a Max. 50% of such third	Located in any third of the lot; occupy a Max. of 100%
BCZR §400.3 Accessory Building Height	The height of accessory buildings, except as noted in Section 300, shall not exceed 15 feet.	15'	35'
BCZR §400.4 Accessory Apartments		Accessory apartments permitted in accordance with the approved pattern book in lieu of the requirements of BCZR §400.4.	

NOTES:

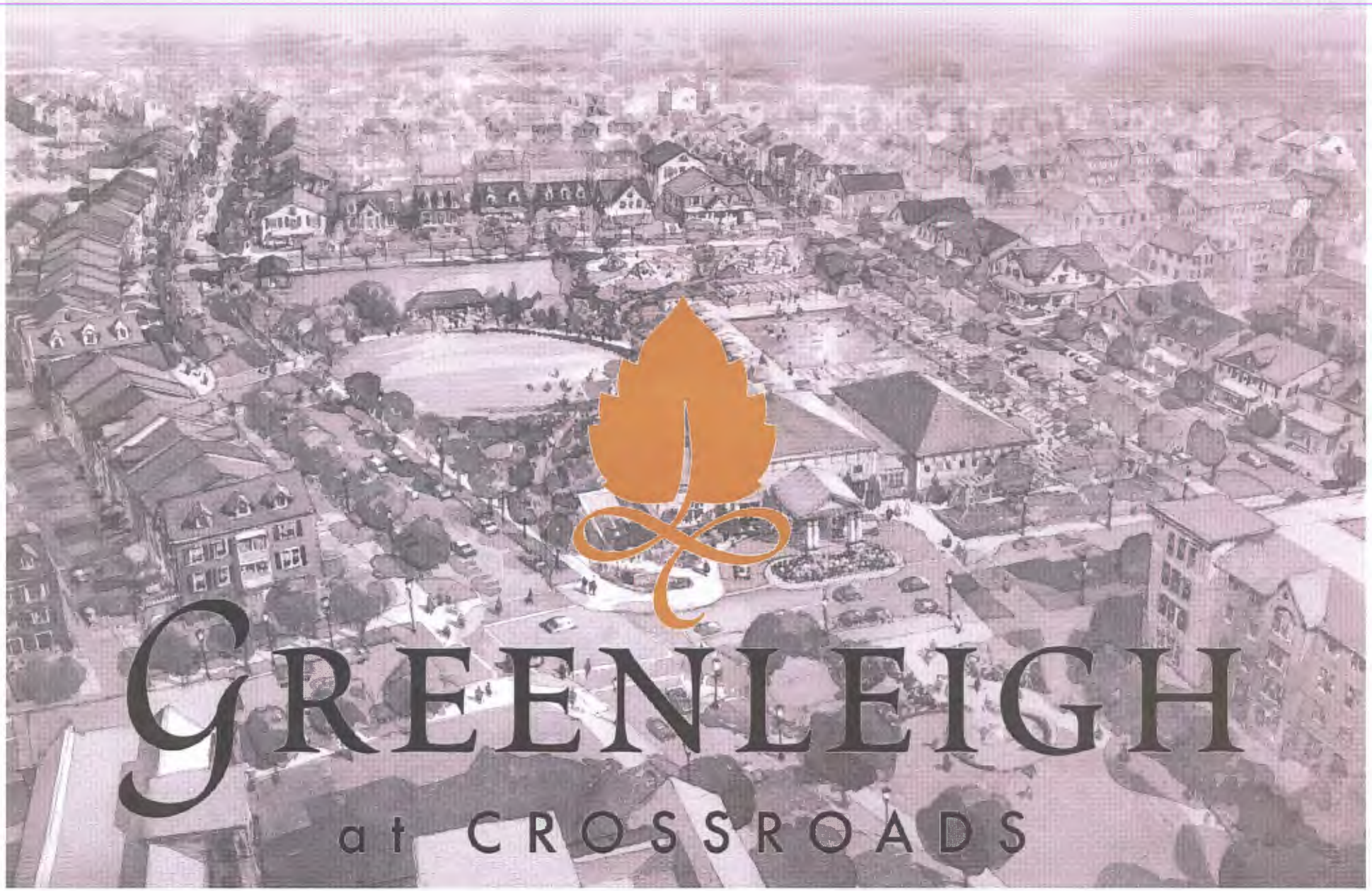
1) Any other such relief as noted in the approved pattern book.

2) * Masonry Veneers will be permitted to encroach a maximum of 6" into any required setback.

3) The lot layout diagrams contained in the approved pattern book represent the typical lot configuration within the Greenleigh residential community. The Modifications of Standards listed in this chart may represent an atypical lot configuration. See the approved pattern book for typical bulk area requirements.

PATTERN BOOK – Appendix: Open Space Plan

SUMMARY


GREENLEIGH
at CROSSROADS

Aaron Kensinger, P.E.
Little & Associates, Inc.
1055 Taylor Ave, Suite 307
Towson, MD 21286
410-296-1636

Education:

M. Eng. Civil Engineering – Project Management, University of Maryland College Park (2012)
B.S. Natural Resource Management, University of Maryland College Park (1999)

Certifications:

Professional Engineer (P.E.) #45681, State of Maryland

Experience:

November, 2003 – Present
Senior Project Manager, Little & Associates, Inc., Towson, Maryland

- Directly responsible for all aspects of land development projects, including:
  - Writing proposals and evaluating site potential with the client
  - Creation of development strategy
  - Community meeting presentations and jurisdictional hearings
  - Preparation of engineered site designs and the processing of all plans through pertinent jurisdictions for approvals; coordinate permit filing
  - Performing construction inspection and preparation of as-built report packages
  - Project closeout
- Thorough experience in commercial and residential development, including several national retailers and developers
- Very strong design experience in road, water, sanitary sewer, storm water management, sediment control, grading, flood studies, and environmental site design
- Thorough AutoCAD, HEC-RAS, hydrology and hydraulics software knowledge
- Keen understanding of environmental permitting procedures, including wetland and critical area mitigation, through the U.S.A.C.O.E. and local jurisdictions
- Strong communication skills in discussing projects with clients and keeping them informed throughout the process
- Coordinate the hiring and training of new employees

Winter session, 2006 and 2007
Lecturer, Civil Engineering Department, University of Maryland College Park

- Created and taught a formal AutoCAD course to undergraduate and graduate level engineering students at the request of the Civil Engineering Department
- Wrote the syllabus, created course handouts, lecture notes, and design examples

August, 2000 – October, 2003
Engineering Technician, Maryland Department of Agriculture, Easton, Maryland

- Performed field surveys
- Designed erosion control structures; manure control structures; wetland mitigation projects
- Performed construction stakeout and construction inspection
- Performed as-built surveys and drawings
- Was selected to be on the committee which implemented AutoCAD and total station survey methods into the Department of Agriculture, both at the state and federal level
- Designed training seminars and taught other employees at these seminars in the use of AutoCAD and total station data collection methods
- Helped to create CADD standards for the Department of Agriculture

PETITIONER'S 164
EXHIBIT NO. 6

Experience (Continued):

Oct. 1982 – Aug. 1993	Ronald W. Johnson Assoc., Inc.	Annapolis, MD 21401
Supervisor - Drafting Div.	2661 Riva Road – Suite 420	410-841-5221

- Supervise the daily operations of the drafting section, including five draftspeople, and two secretaries. Various duties including operation of AutoCAD program, Microsoft Excel program, and Microsoft Word program.
- Develop detailed construction plans for proposed roadways including maintenance of traffic plans. Develop record plats and associated plans for proposed subdivisions throughout Anne Arundel County.
- Prepare Public Works Agreements for proposed developments within Anne Arundel County.

Education:

Chesapeake High School — Pasadena, MD

Anne Arundel Community College, 1985-1987 — Arnold, MD
Business Management; Engineering

Attended Continuing Education Courses in AutoCAD (computer aided drafting); Highway Capacity Manual Software; and "SYNCHRO" (traffic signal program) including SimTraffic (traffic simulator program)

References:

David Braun	Anne Arundel County Engineer	410-222-7485
Ronald W. Johnson	President, Ronald W. Johnson Assoc., Inc.	410-841-5221

Jackie L. Hohman
7801 Ruanne Court
Pasadena, MD 21122
410-360-5159
March 19, 2015

Experience:

Aug. 1993 – Present	Traffic Concepts, Inc.	Hanover, MD 21076
Traffic Planner	7525 Connelley Drive – Suite B	410-760-2911

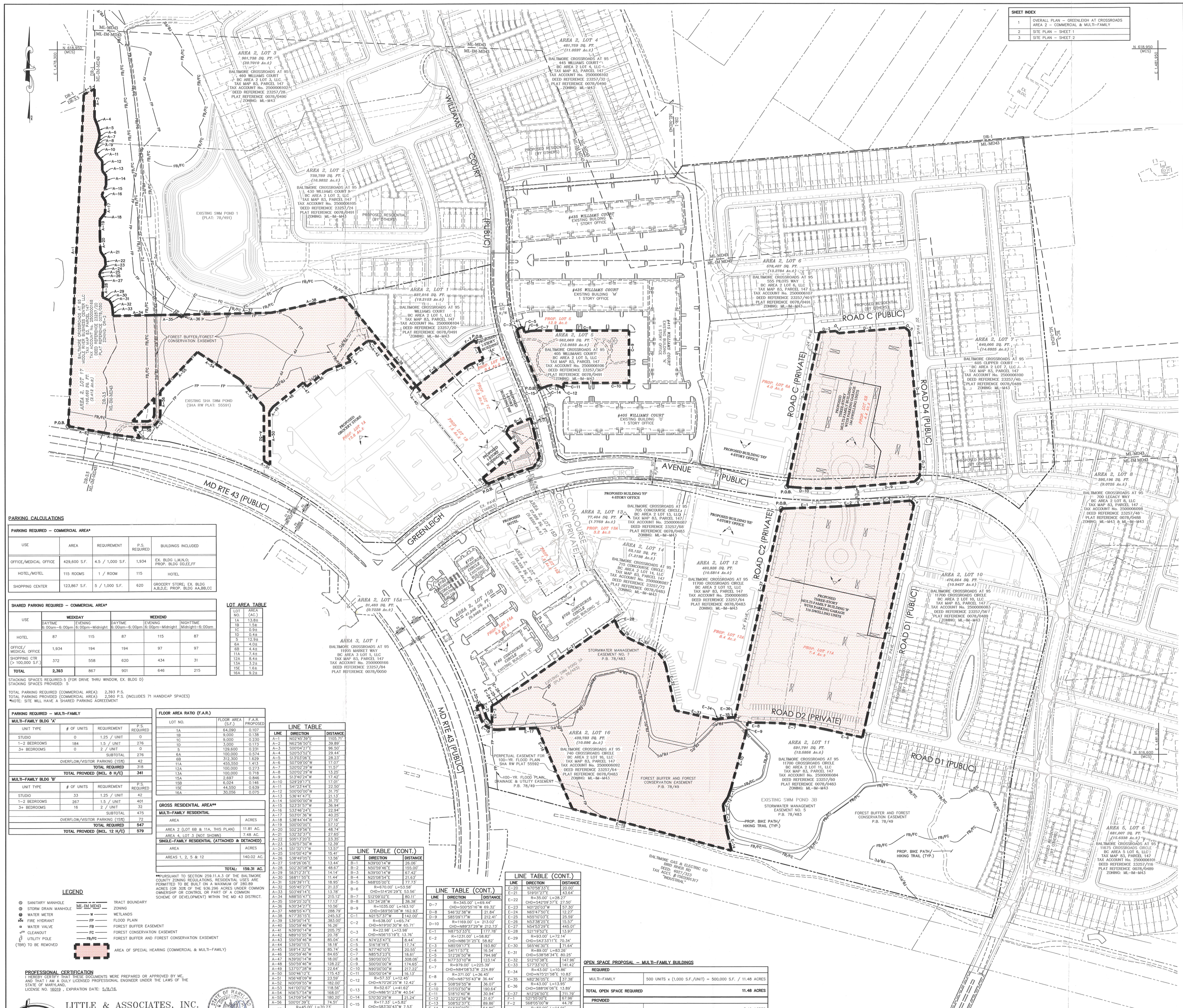
- Provide traffic engineering consulting services to the public and private sectors including preparation of traffic impact studies in various Counties and Towns throughout the State of Maryland.
- Development of traffic impact studies including critical lane analysis, highway capacity analysis, and traffic signal warrant analysis.
- Perform Anne Arundel County Road Rating analysis; manage and perform traffic signal operation analysis using the "SYNCHRO" traffic simulation model.
- Prepared and/or managed the development of more than 1500 traffic impact studies throughout the State of Maryland.
- Preparation of road improvement concept and pavement marking plans using AutoCAD and MicroStation (computer aided design and drafting) programs.
- Participate in the development and planning process to include road improvements, roadway design, signing and pavement marking.
- Review and analyze comments and recommendations from State, County and Local review agencies regarding proposed developments.
- Development of technical and price proposals for the preparation of traffic impact studies for proposed developments.
- Attend scoping meetings to determine study limits for traffic impact analyses in Queen Anne's County, Harford County, and the Town of Elkton.
- Provide testimony before the Planning Commission of the City of Aberdeen, the City of Cambridge, as well as Queen Anne's County.
- Recognized as an expert in traffic, and provided expert testimony before the Anne Arundel County Hearing Officer and Board of Appeals.

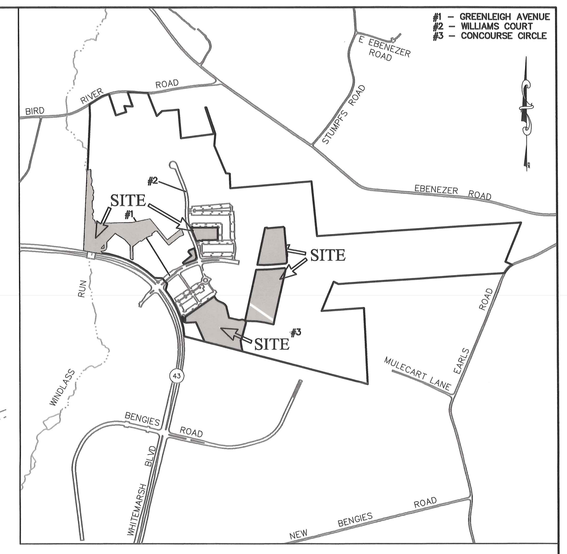
PETITIONER'S 164

EXHIBIT NO. 7

RC 5
RC 50
083A1
EBENEZER RD
DRIVE WAY
GAMBRILL RD
DR 3.5
083B1
RC 2
BL CR
BL
RC 3
RC 5
DR 1
RC 5
RC 5
RC 5
NE 7-J
VINCENT FARM LN
BIRD RIVER RD
DRIVEWAY
NE 7-K
BL
ML
083A2
083B2
DR 1
DR 2
DR 1
DR 2
6 CD
WILLIAMS ST
RC 3
ML M43
BL
BL
5 ED
Martin State Airport Restriction
DR 2
ML
NE 6-J
DR 3.5
DR 2
NE 6-K
ML IM M43
ALLEY
Middle River - Bird River Area Plan
HERITAGE WAY
083B3
083A3
MH IM M43
NE 5-J
NE 5-K
BENGIES RD
DR 2

SHEET INDEX	
1	OVERALL PLAN – GREENLEIGH AT CROSSROADS AREA 2 – COMMERCIAL & MULTI-FAMILY
2	SITE PLAN – SHEET 1
3	SITE PLAN – SHEET 2





VICINITY MAP

SCALE: 1"=1000'

SITE DATA

1. APPLICANT:
   ST. JOHN PROPERTIES
   2560 LORD BALTIMORE DRIVE
   BALTIMORE MD 21244
   (410) 788-0100
2. NET/GROSS TRACT AREA:
   GREENLEIGH RESIDENTIAL: 176.18 AC± / 176.51 AC.±
   GREENLEIGH COMMERCIAL/MULTI-FAMILY: 76.00 AC.± / 76.00 AC.± (3,310,667 S.F.)
   (29.4 AC± SUBJECT TO SPECIAL HEARING)
   TOTAL: 252.18 AC. / 252.51 AC.
3. OWNERSHIP:

BC AREA 2 LOT 1 LLC
WILLIAMS COURT
PLAT: 78/91; LOT: 1
TAX ACCT. # 2500006104
AREA: 837,078 SF.± 19.21 AC±

BC AREA 2 LOT 5 LLC
405 WILLIAMS COURT
PLAT: 78/491; LOT: 5
TAX ACCT. # 2500006106
AREA: 562,066 SF.± 12.90 AC±

BC AREA 2 LOT 6 LLC
555 PILOTS WAY
PLAT: 78/491; LOT: 6
TAX ACCT. # 2500006107
AREA: 578,414 SF.± 13.28 AC±

BC AREA 2 LOT 7 LLC
605 CLIPPER COURT
PLAT: 78/489; LOT: 7
TAX ACCT. # 2500006100
AREA: 639,998 SF.± 14.69 AC±

BC AREA 2 LOT 10 LLC
11700 CROSSROADS CIRCLE
PLAT: 78/483; LOT: 10
TAX ACCT. # 2500006083
AREA: 476,663 SF.± 10.94 AC±

BC AREA 2 LOT 11 LLC
11730 CROSSROADS CIRCLE
PLAT: 78/483; LOT: 11
TAX ACCT. # 2500006084
AREA: 591,790 SF.± 13.59 AC±

BC AREA 2 LOT 12 LLC
11740 CROSSROADS CIRCLE
PLAT: 78/483; LOT: 12
TAX ACCT. # 2500006085
AREA: 460,926 SF.± 10.58 AC±

BC AREA 2 LOT 16 LLC
740 CONCOURSE CIRCLE
PLAT: 78/483; LOT: 16
TAX ACCT. # 2500006092
AREA: 439,781 SF.± 10.10 AC±

MIDDLE RIVER BUSINESS CENTER LLC
PLAT: 78/50; LOT: 17
TAX ACCT. # 2500000168
AREA: 105,053 SF.± 2.41 AC±

4. SITE LOCATION: CROSSROADS CIRCLE
   ELECTION DISTRICT: 15
   COUNCILMANIC DISTRICT: 6
   CENSUS TRACT: 4017.01
   WATERSHED: BIRD RIVER
   REGIONAL PLANNING DISTRICT: WINDLASS (# 322)
   DEED REFERENCES: 23257/20; 23257/36; 23257/40; 23257/56; 23257/60; 23257/64; 23257/68; 23257/72; 28782/263; 28782/235; 28782/242
   TAX MAP: 83 GRID: 14 PARCEL: 147
   EXISTING ZONING: ML–IM MD43, DR–3.5 (MAPS 83A2, 83A3, 83B2, 83B3)
5. EXISTING USE: OFFICE, RETAIL
6. PROPOSED USE: OFFICE, RETAIL, HOTEL, MULTI-FAMILY RESIDENTIAL
7. RESIDENTIAL DENSITY ALLOWED: UNLIMITED (AS PERMITTED IN THE IM–CT ZONE PER BCZR SECTION 259.11.A.3)
   RESIDENTIAL DENSITY PROPOSED: 500 MULTI–FAMILY DWELLING UNITS

GENERAL NOTES

1. THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
2. THIS SITE CONTAINS 100–YEAR FLOODPLAIN AS SHOWN ON THE PLAN.
3. THIS SITE DOES NOT CONTAIN ANY KNOWN HISTORICAL BUILDINGS.
4. ANY FUTURE SIGNAGE SHALL BE IN COMPLIANCE WITH THE PATTERN BOOK.
5. THERE ARE NO KNOWN WELLS, SEPTIC SYSTEMS, OR UNDER GROUND STORAGE TANKS LOCATED ON SITE.
6. THIS SITE IS NOT IN ANY FAILED BASIC SERVICES MAP AREAS.
7. ANY FIXTURE USED TO ILLUMINATE AN OFF–STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.

ZONING HISTORY:

1. AREA 2, CASE NO. 05–365–SPH
   SPECIAL HEARING FOR A WAIVER TO BUILD IN A TIDAL FLOODPLAIN; HEARING DATE MARCH 14, 2005
   DISMISSED FEBRUARY 15, 2005.
2. AREA 2, DRC 031606 L, LOTS 1–16, REQUEST OF LIMITED EXEMPTION 32–4–106(o)(1)(ii), APPROVED.

SPECIAL HEARING RELIEF REQUESTED:

1. TO ALLOW WAIVERS AND MODIFICATIONS OF APPLICABLE LAWS AND REGULATIONS GOVERNING DEVELOPMENT IN ACCORDANCE WITH THE APPROVAL OF A PATTERN BOOK IN ACCORDANCE WITH BCZR SECTION 259.11.D.

MODIFICATION OF STANDARDS:

1. OPEN SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THE ATTACHED OPEN SPACE PLAN (EXHIBIT 1) IN LIEU OF THE REQUIREMENTS OF BCZR SECTION 235B.4 AND BCC SECTION 32–4–108.

PARKING CALCULATIONS

PARKING REQUIRED – COMMERCIAL AREA*				
USE	AREA	REQUIREMENT	P.S. REQUIRED	BUILDINGS INCLUDED
OFFICE/MEDICAL OFFICE	429,600 S.F.	4.5 / 1,000 S.F.	1,934	EX. BLDG L,M,N,O; PROP. BLDG DD,EE,FF
HOTEL/MOTEL	115 ROOMS	1 / ROOM	115	HOTEL
SHOPPING CENTER	123,867 S.F.	5 / 1,000 S.F.	620	GROCERY STORE; EX. BLDG A,B,D,E; PROP. BLDG AA,BB,CC

SHARED PARKING REQUIRED – COMMERCIAL AREA*					
USE	WEEKDAY		WEEKEND		
	DAYTIME 6:00am–6:00pm	EVENING 6:00pm–Midnight	DAYTIME 6:00am–6:00pm	EVENING 6:00pm–Midnight	NIGHTTIME Midnight–6:00am
HOTEL	87	115	87	115	87
OFFICE/ MEDICAL OFFICE	1,934	194	194	97	97
SHOPPING CTR (> 100,000 S.F.)	372	558	620	434	31
TOTAL	**2,393**	867	901	646	215

STACKING SPACES REQUIRED:5 (FOR DRIVE THRU WINDOW, EX. BLDG D)
STACKING SPACES PROVIDED: 5

TOTAL PARKING REQUIRED (COMMERCIAL AREA): 2,393 P.S.
TOTAL PARKING PROVIDED (COMMERCIAL AREA): 2,560 P.S. (INCLUDES 71 HANDICAP SPACES)
*NOTE: SITE WILL HAVE A SHARED PARKING AGREEMENT

LOT AREA TABLE

LOT NO.	AREA (AC.)
1A	13.28±
1B	1.5±
1C	0.9±
1D	0.4±
5	12.9±
6A	4.0±
6B	4.4±
11A	7.4±
12A	8.4±
13A	3.2±
15E	1.6±
16A	9.2±

PARKING REQUIRED – MULTI–FAMILY			
MULTI–FAMILY BLDG 'A'			
UNIT TYPE	# OF UNITS	REQUIREMENT	P.S. REQUIRED
STUDIO	0	1.25 / UNIT	0
1–2 BEDROOMS	184	1.5 / UNIT	276
3+ BEDROOMS	0	2 / UNIT	0
SUBTOTAL			276
OVERFLOW/VISITOR PARKING (15%)			42
TOTAL REQUIRED			318
TOTAL PROVIDED (INCL. 8 H/C)			**341**
MULTI–FAMILY BLDG 'B'			
UNIT TYPE	# OF UNITS	REQUIREMENT	P.S. REQUIRED
STUDIO	33	1.25 / UNIT	42
1–2 BEDROOMS	267	1.5 / UNIT	401
3+ BEDROOMS	16	2 / UNIT	32
SUBTOTAL			475
OVERFLOW/VISITOR PARKING (15%)			72
TOTAL REQUIRED			**547**
TOTAL PROVIDED (INCL. 12 H/C)			**579**

FLOOR AREA RATIO (F.A.R.)

LOT NO.	FLOOR AREA (S.F.)	F.A.R. PROPOSED
1A	64,090	0.107
1B	9,000	0.138
1C	9,000	0.230
1D	3,000	0.173
5	129,600	0.231
6A	100,000	0.574
6B	312,300	1.629
11A	455,550	1.413
12A	100,000	0.273
13A	100,000	0.718
15A	2,697	0.846
15B	6,024	0.146
15E	44,550	0.639
16A	30,056	0.075

GROSS RESIDENTIAL AREA**	
MULTI–FAMILY RESIDENTIAL	
AREA	ACRES
AREA 2 (LOT 6B & 11A, THIS PLAN)	11.81 AC.
AREA 4, LOT 3 (NOT SHOWN)	7.48 AC.
SINGLE–FAMILY RESIDENTIAL (ATTACHED & DETACHED)	
AREA	ACRES
AREAS 1, 2, 5 & 12	140.02 AC.
TOTAL:	**159.31 AC.**

**PURSUANT TO SECTION 259.11.A.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS, RESIDENTIAL USES ARE PERMITTED TO BE BUILT ON A MAXIMUM OF 280.89 ACRES (OR 30% OF THE 936.296 ACRES UNDER COMMON OWNERSHIP OR CONTROL OR PART OF A COMMON SCHEME OF DEVELOPMENT) WITHIN THE MD 43 DISTRICT.

LINE TABLE

LINE	DIRECTION	DISTANCE
A–1	N02°45'39"E	1105.71'
A–2	N62°56'50"E	39.89'
A–3	S00°04'27"E	96.50'
A–4	S20°53'52"E	29.44'
A–5	S13°03'06"E	28.23'
A–6	S07°09'00"W	17.07'
A–7	S20°02'29"W	11.57'
A–8	S20°02'29"W	13.25'
A–9	S13°40'24"W	17.42'
A–10	S29°29'17"E	17.01'
A–11	S41°23'44"E	22.50'
A–12	S00°00'00"W	31.75'
A–13	S36°41'47"E	21.13'
A–14	S00°00'00"W	31.75'
A–15	S23°31'57"W	36.94'
A–16	S33°46'24"E	22.94'
A–17	S03°01'36"W	40.25'
A–18	S38°44'44"W	27.16'
A–19	S00°00'00"E	52.12'
A–20	S02°29'56"E	48.74'
A–21	S32°32'37"E	27.65'
A–22	S05°13'20"E	23.35'
A–23	S30°57'50"W	12.39'
A–24	S51°32'17"W	13.57'
A–25	S16°00'42"W	15.41'
A–26	S38°49'05"E	13.56'
A–27	S18°26'06"E	13.44'
A–28	S02°30'08"W	48.67'
A–29	S63°32'31"E	14.14'
A–30	S68°11'55"E	11.44'
A–31	S26°39'11"E	18.95'
A–32	S05°45'27"E	21.23'
A–33	S03°49'14"E	13.78'
A–34	N88°55'47"E	215.12'
A–35	S59°25'32"E	17.13'
A–36	N30°34'27"E	10.56'
A–37	N89°55'47"E	288.79'
A–38	N77°35'15"E	245.53'
A–39	S39°01'14"E	383.00'
A–40	S50°59'46"W	16.26'
A–41	N39°00'14"W	205.75'
A–42	N89°10'55"W	20.78'
A–43	S50°59'46"W	85.04'
A–44	S39°00'14"E	18.18'
A–45	S69°14'32"W	85.74'
A–46	S50°59'46"W	84.65'
A–47	N39°00'14"W	18.00'
A–48	S50°59'46"W	128.22'
A–49	S37°07'28"W	22.64'
A–50	S00°46'12"E	175.43'
A–51	N56°48'09"W	23.59'
A–52	N00°09'55"W	182.00'
A–53	N41°00'02"W	118.56'
A–54	N56°57'54"W	168.01'
A–55	S43°09'54"W	180.20'
A–56	S00°01'39"E	74.51'
A–57	R=45.00' L=70.73' CHD=S45°20'25"W	63.67'
A–58	N89°37'54"W	43.11'
A–59	S30°37'32"E	41.41'
A–60	N82°31'13"W	69.53'
A–61	N80°11'01"W	53.08'
A–62	N79°30'23"W	119.39'

LINE TABLE (CONT.)

LINE	DIRECTION	DISTANCE
B–1	N39°00'14"W	26.06'
B–2	N50°59'46"E	155.00'
B–3	N39°00'14"W	67.42'
B–4	N25°08'54"E	21.63'
B–5	N68°05'00"E	72.73'
B–6	R=670.00' L=53.58' CHD=S14°26'29"E	53.56'
B–7	S12°09'02"E	80.11'
B–8	S31°34'28"W	38.38'
B–9	R=1035.00' L=163.10' CHD=S69°56'08"W	162.93'
C–1	N21°57'37"W	142.00'
C–2	R=638.00' L=65.74' CHD=N19°00'30"W	65.71'
C–3	R=22.98' L=13.98' CHD=N56°15'18"E	13.76'
C–4	N74°23'47"E	8.44'
C–5	S16°18'19"E	37.74'
C–6	N77°40'10"E	20.55'
C–7	N85°53'23"E	18.61'
C–8	S90°00'00"E	308.05'
C–9	S00°00'00"W	174.65'
C–10	N90°00'00"W	217.22'
C–11	S00°00'04"W	16.13'
C–12	R=57.33' L=12.45' CHD=N70°26'25"W	12.42'
C–13	R=52.67' L=41.62' CHD=N86°51'23"W	40.54'
C–14	S70°30'29"W	21.24'
C–15	R=17.33' L=5.82' CHD=S83°30'43"W	7.53'
D–1	N11°55'59"E	524.72'
D–2	N85°09'17"E	54.61'
D–3	S49°50'43"E	11.31'
D–4	N85°09'17"E	221.20'
D–5	S49°50'43"E	18.38'
D–6	S04°50'43"E	418.13'

LINE TABLE (CONT.)

LINE	DIRECTION	DISTANCE
D–7	R=345.00' L=69.44' CHD=S00°55'16"W	69.32'
D–8	S46°32'38"W	21.84'
D–9	S85°09'17"W	212.41'
D–10	R=1169.00' L= 213.02' CHD=N89°37'29"W	212.73'
E–1	N87°53'33"E	177.78'
E–2	R=1231.00' L=58.82' CHD=N86°31'25"E	58.82'
E–3	N85°09'17"E	193.80'
E–4	S41°11'57"E	16.54'
E–5	S12°26'50"W	794.98'
E–6	N77°33'10"W	123.14'
E–7	R=979.00' L=225.39' CHD=N84°08'53"W	224.89'
E–8	R=371.00' L=36.45' CHD=N87°55'43"W	36.44'
E–9	S08°59'59"W	36.00'
E–10	S15°03'50"W	190.64'
E–11	S18°10'40"W	30.94'
E–12	S32°22'56"W	31.67'
E–13	S08°52'37"E	89.86'
E–14	S13°30'20"E	64.86'
E–15	N75°18'55"W	546.62'
E–16	N23°36'35"W	295.13'
E–17	S87°16'36"W	132.76'
E–18	R=55.00' L=70.75' CHD=N55°52'25"W	65.97'
E–19	N19°01'27"W	43.64'

LINE TABLE (CONT.)

LINE	DIRECTION	DISTANCE
E–20	N70°58'33"E	20.00'
E–21	S19°01'27"E	43.64'
E–22	R=35.00' L=28.27' CHD=S42°09'37"E	27.50'
E–23	N01°20'03"W	57.30'
E–24	N65°47'50"E	12.27'
E–25	N55°10'03"E	25.59'
E–26	N53°38'25"E	15.57'
E–27	N54°53'29"E	445.01'
E–28	S21°19'52"E	13.97'
E–29	R=43.00' L=72.14' CHD=S43°33'11"E	70.34'
E–30	S65°46'30"E	71.64'
E–31	R=89.00' L=83.26' CHD=S38°58'34"E	80.25'
E–32	S12°10'38"E	147.96'
E–33	S77°33'10"E	141.42'
E–34	R=43.00' L=10.86' CHD=N75°21'58"E	10.83'
E–35	N82°36'05"E	37.38'
E–36	R=43.00' L=13.95' CHD=S88°06'06"E	13.89'
E–37	N12°26'50"E	711.79'
F–1	S21°55'00"E	67.98'
F–2	S68°05'00"W	44.78'
F–3	R=50.00' L=14.91' CHD=S59°32'23"W	14.86'
F–4	S50°59'46"W	170.14'
F–5	N39°00'14"W	54.93'
F–6	N50°59'46"E	218.34'
F–7	R=83.00' L=29.90' CHD=N51°18'58"E	29.74'

OPEN SPACE PROPOSAL – MULTI–FAMILY BUILDINGS

REQUIRED		
MULTI–FAMILY	500 UNITS x (1,000 S.F./UNIT) = 500,000 S.F. / 11.48 ACRES	
TOTAL OPEN SPACE REQUIRED		**11.48 ACRES**
PROVIDED		
CENTRAL OPEN SPACE		= 3.40 ACRES
PERIMETER OPEN SPACE		= 13.14 ACRES
TOTAL OPEN SPACE PROVIDED		**= 16.54 ACRES**

LEGEND

- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- CLEANOUT
- UTILITY POLE
- (TBR) TO BE REMOVED
- ML–IM MD43 — TRACT BOUNDARY / ZONING
- W — WETLANDS
- FP — FLOOD PLAIN
- FB — FOREST BUFFER EASEMENT
- FC — FOREST CONSERVATION EASEMENT
- FB/FC — FOREST BUFFER AND FOREST CONSERVATION EASEMENT
- AREA OF SPECIAL HEARING (COMMERCIAL & MULTI–FAMILY)

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16019 , EXPIRATION DATE: 5/8/16.

LITTLE & ASSOCIATES, INC.
ENGINEERS~~LAND PLANNERS~~SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE:(410)296–1636 FAX:(410)296–1639

STATE OF MARYLAND — ROBERT A. HOFMANN — No. 16019 — PROFESSIONAL ENGINEER

PERMIT HISTORY		
PERMIT #	DESCRIPTION	DATE
B589046	GRADING	01/13/06
B589049	STORMWATER MANAGEMENT	01/13/06
B812813	BUILDING K	04/04/13
B713749	BUILDING L	04/20/09
B731738	BUILDING L SPRINKLER	04/20/09
B635951	BUILDING O	08/15/06
B635955	BUILDING M	08/15/06
B635957	BUILDING N	08/15/06
B674802	BUILDING A	11/05/07
B674805	BUILDING E	10/23/07
B674806	BUILDING D	10/23/07

PETITIONER'S EXHIBIT NO. 1A

PLAN TO ACCOMPANY SPECIAL HEARING
COMMERCIAL & MULTI-FAMILY AREA
GREENLEIGH AT CROSSROADS

DISTRICT 15c6
SCALE: 1"=100'
PAI FILE #:

BALTIMORE COUNTY, MD
JANUARY 28, 2015
SHEET 1 OF 3

14814 A

Z:\PROJECTS\14814 WIDNOE AREA 2 (+M)\dwg\SPCL HEARING\AS-SUBMITTED 03-02-15\SHEET1.DWG, HEARING\AS-SUBMITTED 03-02-15\SHEET1, SPCL HEARING 1.dwg, 3/22/2015 3:03:33 PM, HP Designjet T1200PS,ps4, 1del262, 1:100

LEGEND

69.5 EX SPOT ELEVATION	EXISTING CONTOUR
69x5 PROP SPOT ELEVATION	PROPOSED CONTOUR
SANITARY MANHOLE	TRACT BOUNDARY
STORM DRAIN MANHOLE	SOILS
WATER METER	ZONING
FIRE HYDRANT	EXISTING WOODS
WATER VALVE	PROPOSED WOODS
CLEANOUT	WETLANDS
UTILITY POLE	EXISTING STREAM
(TBR) TO BE REMOVED	FLOOD PLAIN
TRANSFORMER	FOREST BUFFER EASEMENT
	FOREST CONSERVATION EASEMENT
	FOREST BUFFER AND FOREST CONSERVATION EASEMENT
	GAS LINE
	OVERHEAD WIRES
	AREA OF SPECIAL HEARING (COMMERCIAL & MULTI-FAMILY)

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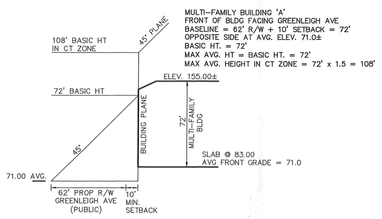
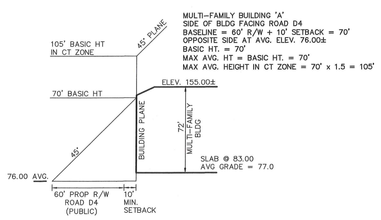
STATE OF MARYLAND — REGISTERED PROFESSIONAL ENGINEER

LITTLE & ASSOCIATES, INC.
ENGINEERS~~LAND PLANNERS~~SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410)296-1636 FAX: (410)296-1639

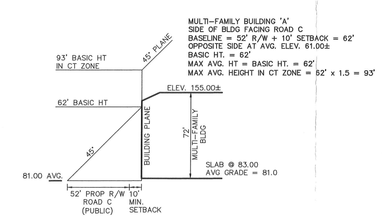
SEE SHEET 1 FOR PROPERTY OUTLINE, LOT OWNERSHIP, AREAS, BEARINGS & DISTANCES, AND VICINITY MAP



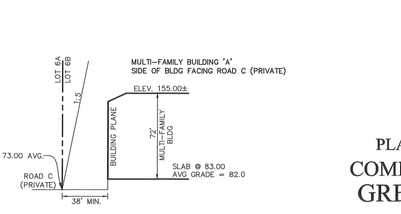
MULTI-FAMILY BUILDING A
SECTION A-A
SOUTH SIDE ON GREENLEIGH AVE
SCALE: N.T.S.



MULTI-FAMILY BUILDING A
SECTION B-B
EAST SIDE ON ROAD D4
SCALE: N.T.S.



MULTI-FAMILY BUILDING A
SECTION C-C
NORTH SIDE ON ROAD C
SCALE: N.T.S.



MULTI-FAMILY BUILDING A
SECTION D-D
WEST SIDE ON ROAD C
SCALE: N.T.S.

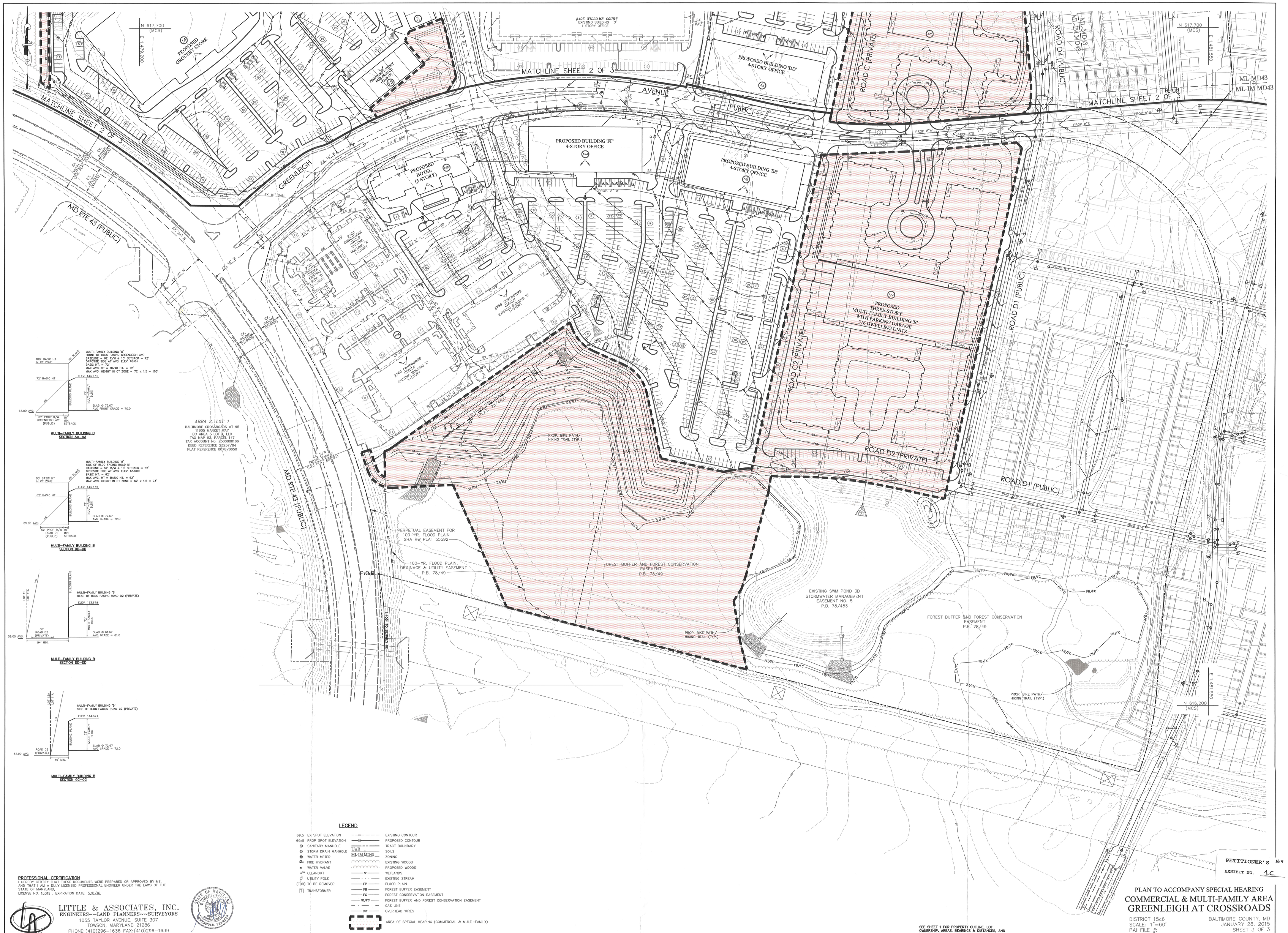
PETITIONER'S EXHIBIT NO. 4B

PLAN TO ACCOMPANY SPECIAL HEARING
COMMERCIAL & MULTI-FAMILY AREA
GREENLEIGH AT CROSSROADS

DISTRICT 15c6
SCALE: 1"=60'
PAI FILE #:

BALTIMORE COUNTY, MD
JANUARY 28, 2015
SHEET 2 OF 3

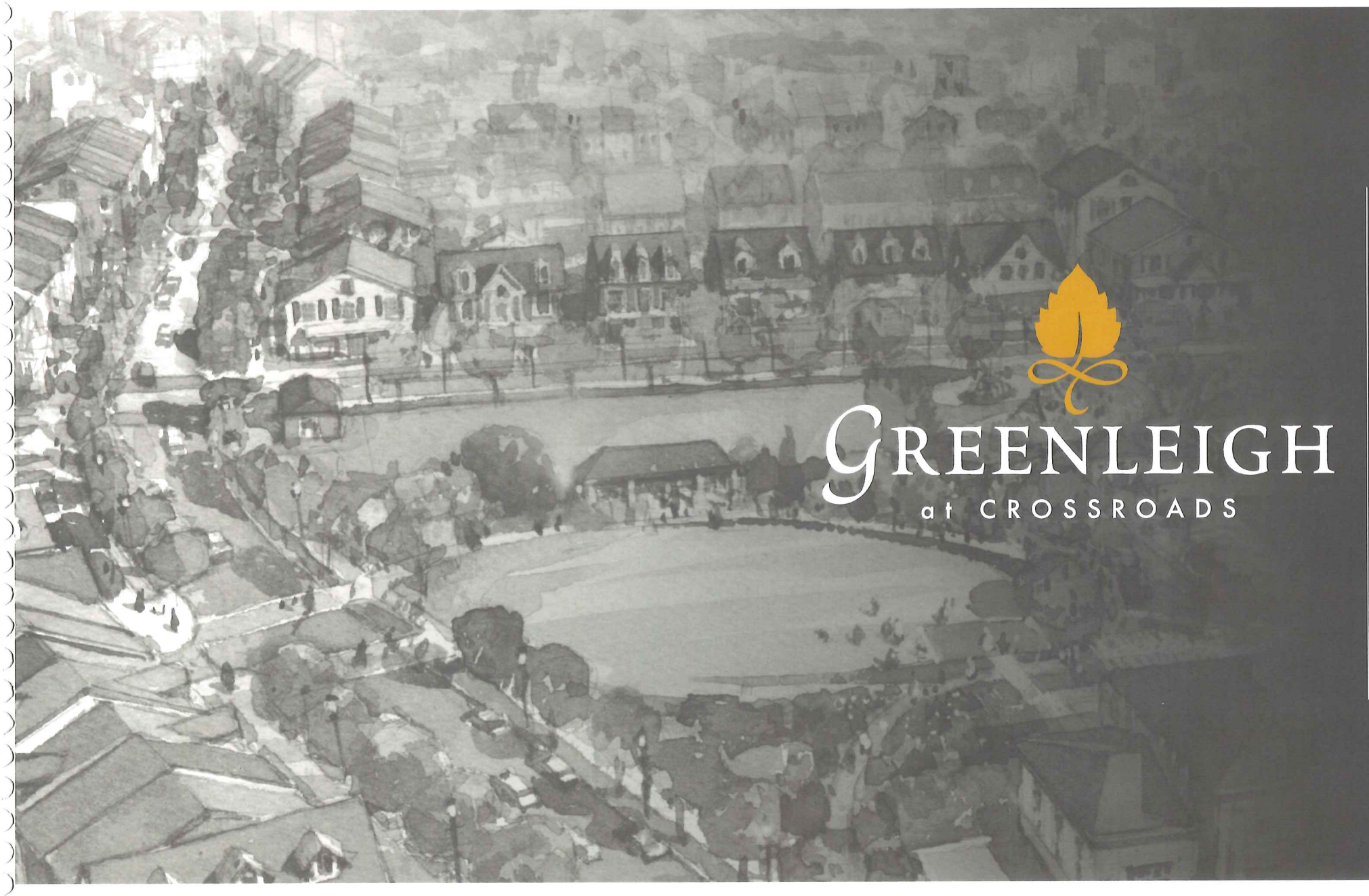
14814 A



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16019 , EXPIRATION DATE: 5/8/16.

LITTLE & ASSOCIATES, INC.
ENGINEERS~~LAND PLANNERS~~SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE:(410)296-1636 FAX:(410)296-1639

STATE OF MARYLAND
JAMES W. LITTLE
No. 16019
PROFESSIONAL ENGINEER



GREENLEIGH at CROSSROADS

RESIDENTIAL PATTERN BOOK

3.0 ADDENDUM TO THE BALTIMORE CROSSROADS @ 95 PATTERN BOOK

FEBRUARY 2015 | VERSION 1.0

2015-0164-SPH
Commercial

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1.0 INTRODUCTION

1.1 BACKGROUND
1.2 PURPOSE
1.3 VISION

1.1 BACKGROUND

BALTIMORE CROSSROADS

Baltimore Crossroads is a 1,000 acre master-planned, mixed-use community located 3 miles east of I-95 on White Marsh Boulevard/MD Route 43 in the White Marsh area of Baltimore County.

Today, Baltimore Crossroads consists of more than 1.2 million square feet of office, 680,000 square feet of flex, 65,000 square feet of retail, and a 365-unit luxury apartment complex known as The Arbors at Baltimore Crossroads.

The Arbors at Baltimore Crossroads is not only the first residential project built in Baltimore Crossroads, but the first LEED Gold-certified apartment community in the greater Baltimore marketplace.

In 2012, Area 2 of Baltimore Crossroads was re-envisioned to energize the existing commercial core and create a live/work/play environment by adding a mix of mid-rise Class "A" commercial office buildings, retail amenities, and variety of housing options developed within the framework of a walkable, pedestrian-friendly community.

Comprising 200 acres of Baltimore Crossroads, Greenleigh is planned to include approximately 1,700 residential units, 500,000 square feet of office space, and 100,000 square feet of retail. The residential units proposed include a mix of single-family attached (townhouses), single-family detached, apartments, and/or condominium units.

The residential neighborhoods comprising Greenleigh are envisioned to emulate the design principles of Traditional Neighborhood Development (TND) which include short, walkable blocks; a connected street grid designed for all users, including pedestrians, cyclists, and motorists; a network of open spaces including plazas, squares, greens, parks, and trails to provide a variety of recreational opportunities; and a variety and mix of residential types close to neighborhood-serving retail and employment options. TND communities are structured with one or more neighborhoods sized to a five-minute walk or roughly a quarter mile from center to edge.

The Arbors at Baltimore Crossroads

Baltimore Crossroads existing open space

Baltimore Crossroads existing office space

Baltimore Crossroads Location Plan

Baltimore Crossroads existing retail

BIRD RIVER ROAD

STUMPFS ROAD

EBENEZER ROAD

EBENEZER ROAD

WILLIAMS COURT

CROSSROADS CIRCLE

CONCOURSE CIRCLE

WHITE MARSH BOULEVARD
(MD RTE. 43)

EARLS ROAD

CROSSROADS CIRCLE

NORTH

100 0 100 200

PLAN

SCALE: 1" = 100'

PROVIDED OPEN SPACE

CENTRAL OPEN SPACE:	24.40 ACRES
PERIMETER OPEN SPACE:	40.51 ACRES
TOTAL OPEN SPACE:	64.91 ACRES

EXHIBIT 1

CONTRACT PURCHASER / DEVELOPER

ELM STREET DEVELOPMENT
5074 DORSEY HALL DRIVE, SUITE 205
ELLICOTT CITY, MARYLAND 21042
ATTN: ALI SAYED MURRAY
TELEPHONE: 410-720-3021
FACSIMILE: 410-720-3035

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

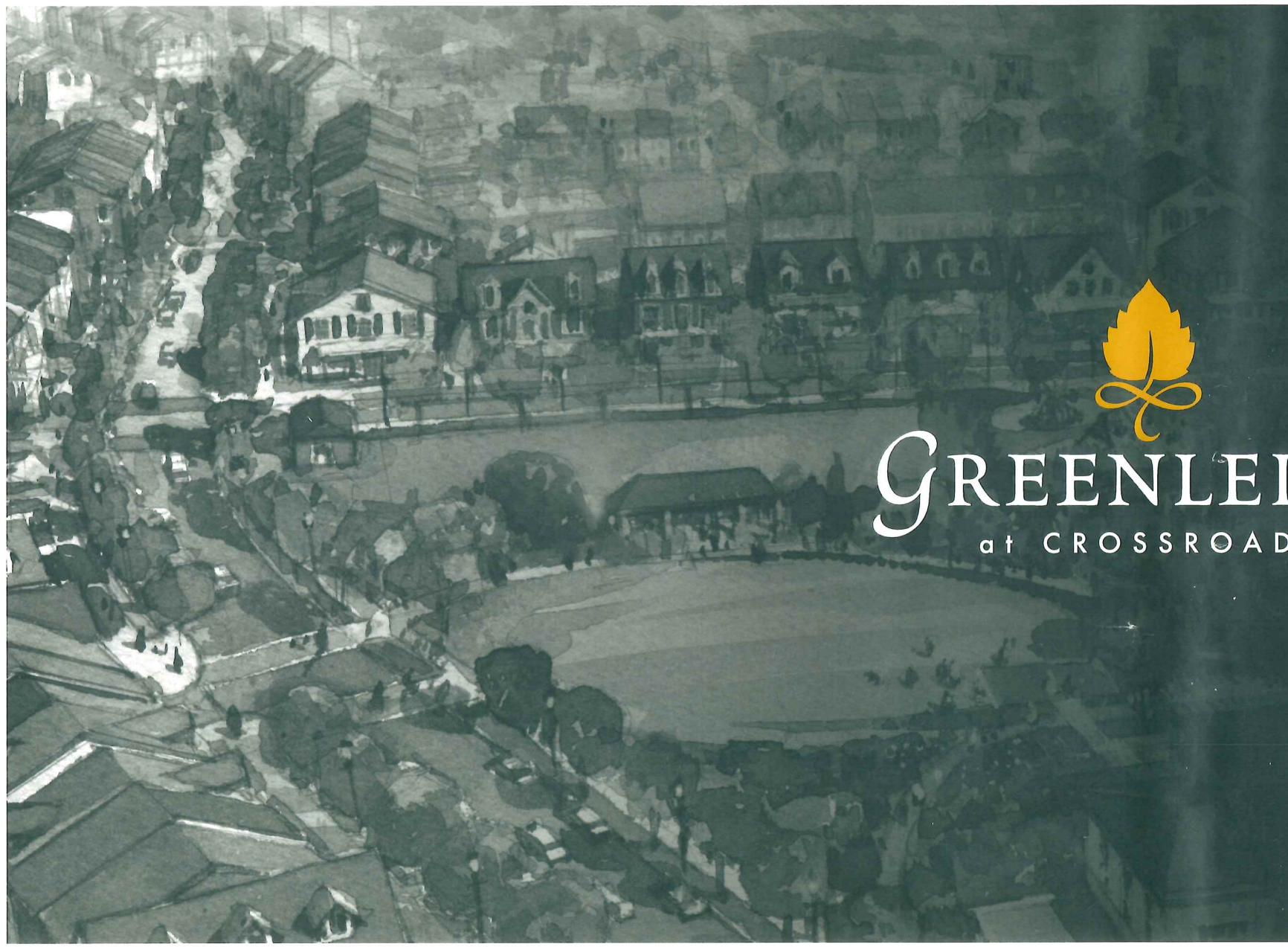
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748

PRELIMINARY SITE PLAN
OPEN SPACE

GREENLEIGH AT CROSSROADS

"WHITEMARSH"
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS		
		JOB NO.:	18200
		SCALE:	1" = 100'
	PETITIONER'S	DATE:	01/26/2015
	EXHIBIT NO. 1D	DRAWN BY:	MJS
		DESIGN BY:	JPM
		REVIEW BY:	MGC
		SHEET:	1 OF 1



GREENLEIGH at CROSSROADS

RESIDENTIAL PATTERN BOOK

3.0 ADDENDUM TO THE BALTIMORE CROSSROADS @ 95 PATTERN BOOK

MARCH 2015 | VERSION 1.0

PETITIONER'S 164
EXHIBIT NO. 2A

2.2 LOT STANDARDS

The Lot Standards section addresses criteria for the single-family residential lot types throughout Greenleigh. The Lot Type Plan diagram is an illustrative example of the various types and placements of the lots. The Lot Standards criteria provides requirements for building setbacks for each lot type and lot condition, such as corner lot versus mid-block. Every lot, however, may not be in strict compliance with these criteria. The Modifications of Standards listed in Appendix A.1 allow for different lot standards for these non-compliant lots. It is anticipated that the non-compliant lots will be few. Additional requirements are included for Prominent and Semi-Prominent Lots (*see pages 22-23*).

Lot Types

Lot types within Greenleigh fall into two unit categories, Single-Family Attached (SFA) and Single-Family Detached (SFD). SFA are residential units that share at least one adjoining side wall with an adjacent unit. SFD are residential units that do not share walls with an adjacent unit. These two categories each include three unit variations:

Single-Family Attached:
Townhouse, Rear-Load Detached Garage
Townhouse, Rear-Load Integral Garage
Townhouse, Front-Load

Single-Family Detached:
Cottage
Manor
Villa

For Single-Family Attached lots, each unit type includes criteria for three lot conditions: mid-block lots, mid-block end lots, and corner lots. For Single-Family Detached lots, each unit variation includes criteria for mid-block lots and corner lots. The following pages provide specific criteria for these lots that include required setbacks, minimum unit widths, garage placement and access, porch and stoop placement, and similar.

General provisions for all lot types include:

- All setbacks listed in the Lot Standards shall be measured from lot lines.
- The minimum distance between principal structures shall not be less than 10 feet; detached garages, links, and other secondary accessory structures are exempt from this criteria.
- Encroachments into the right-of-way shall <u>not</u> be allowed. The following building elements may extend into the lot front and side setbacks up to 1 foot from the lot line: stoops, steps, bays, porte-cocheres, and similar elements; porches may extend into the lot front and side setbacks up to 2 feet from the lot line. Masonry veneers may encroach a maximum of six inches into any required setback.
- The distance between garage doors facing each other across an alley shall be 28 feet minimum.
- Where alleys are provided, garages shall be accessed from the alley, unless approved otherwise by the BCOC.
- Garages shall be placed to help block views down the alley.
- On lots where the garage is accessed from the front of the lot, the garage door shall not constitute more than 45% of the façade for single-family detached units and 70% of the façade for single-family attached units. Further, the front-load garage for a single-family detached unit shall be set back a minimum of 6 feet from the front façade.

Lot Type Plan

The Lot Type Plan diagram on the following page provides an illustrative example of the locations of the six lot types within Greenleigh. The plan also illustrates one of the primary principles of a TND, which is to distribute the unit types throughout each neighborhood to avoid clustering of a particular unit type. This approach creates a more dynamic community, in keeping with the vision for Greenleigh.

The objective of distributing unit types evenly throughout each neighborhood is reinforced by varying the unit mix along streets and fronting recreational open spaces. All recreational open spaces have a minimum of two unit types fronting the space, while a majority of the open spaces have at least three unit types. The mix and number of units, along with the variety of unit elevations, will create a collection of unique open spaces of individual character within Greenleigh.

Greenleigh Avenue is the primary street in the community and is fronted by a majority of the unit types, but shall not be fronted by units with front-load garages. The goal for Greenleigh Avenue, the longest, uninterrupted street in the community, is to establish visual interest for the entire length of the avenue.

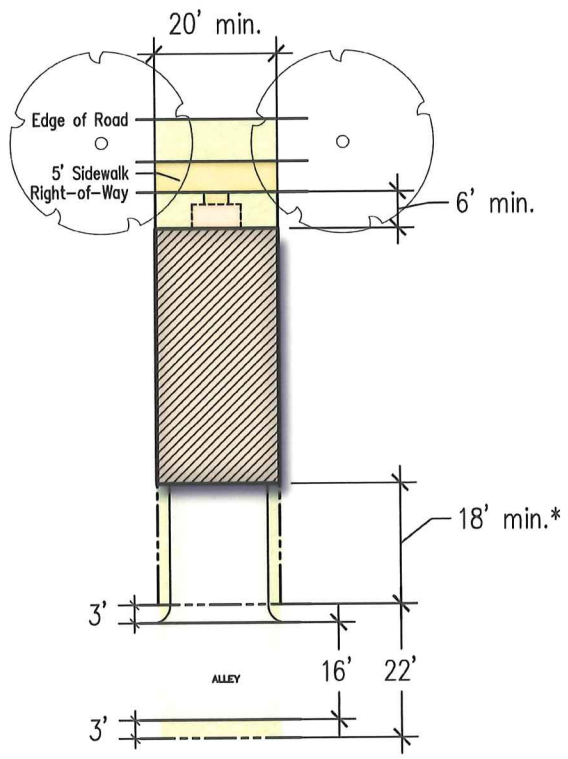
Front-loaded units, including Villas and Townhouses, are typically located along the perimeter of the community, backing up to natural areas or property boundaries where alleys are impractical. Rear-loaded units, Manors, Cottages, and Townhouses, comprise the internal blocks of the community. Rear-loaded units strengthen the goal of a pedestrian-oriented community by relegating the majority of garage access to an alley, and thereby freeing up the majority of block faces for uninterrupted planting zones and sidewalks.

Maple Lawn, MD - Mix of lot types

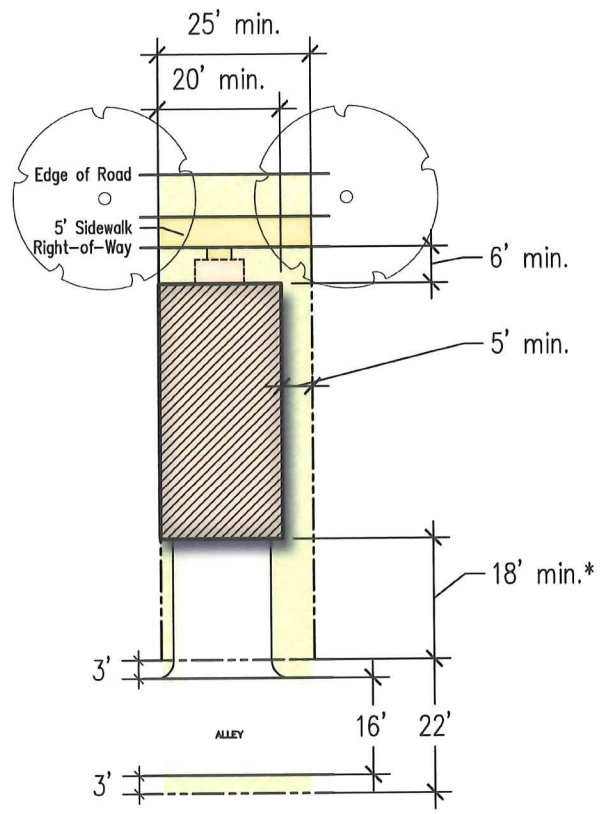
Celebration, FL - Mix of lot types

Kentlands, MD - Mix of lot types

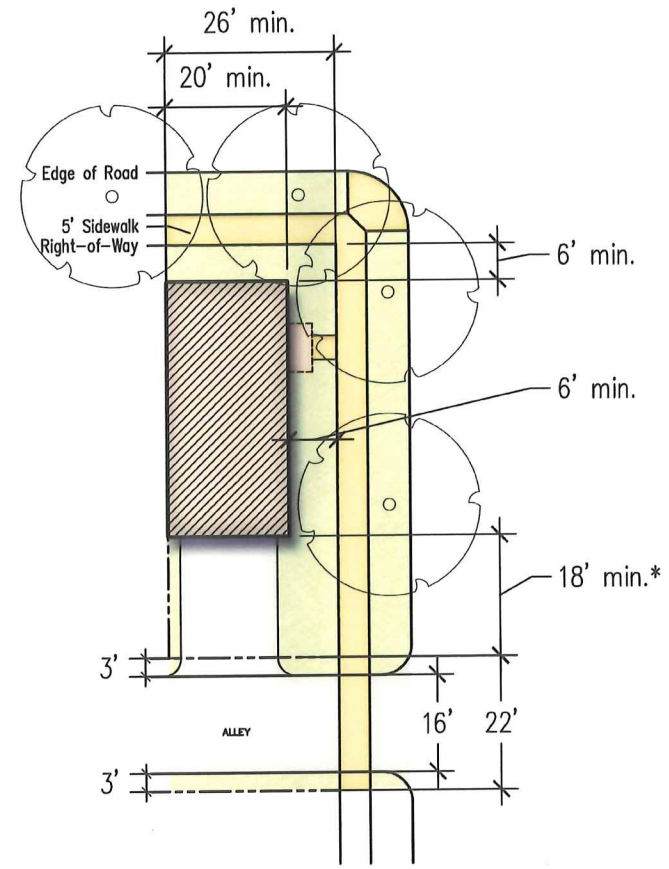
Mid-Block Lot



Mid-Block End Lot



Corner Lot



* 10' min. rear setback is permitted with BCOC approval if site constraints preclude an 18' setback. However, no more than 50% of the units along one side of an alley shall be permitted to have a rear setback less than 18'.

SINGLE-FAMILY ATTACHED

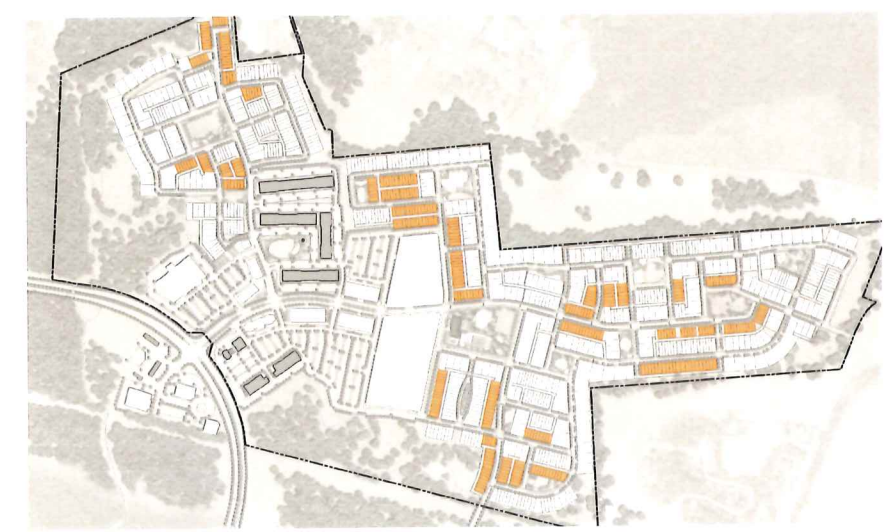
TOWNHOUSE REAR-LOAD INTEGRAL GARAGE

A Single-Family Attached (SFA) residential unit or townhouse that shares at least one adjoining side wall with an adjacent unit and is typically at least two stories. This unit has an integral rear-loaded garage.

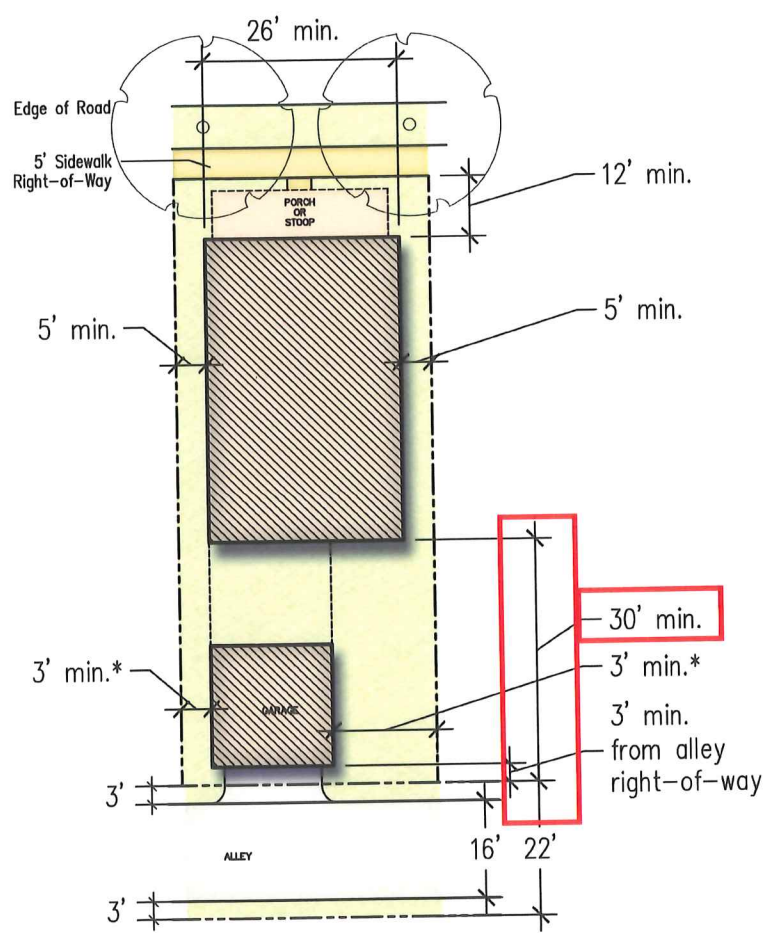
Unit Width	20' wide min.
Typical Lot Depth	68'
Front Setback	6' min.[1]
Rear Setback	18' min. typ. (10' min. rear setback is permitted with BCOC approval if site constraints preclude an 18' setback.*)
Side Setback	as shown on lot diagrams[1]
Principal Bldg. Height	4 story max./60' max.
Accessory Bldg. Height	2 story max./35' max.

[1] A 10' min. building (principal structure) setback is required where a porch is included.

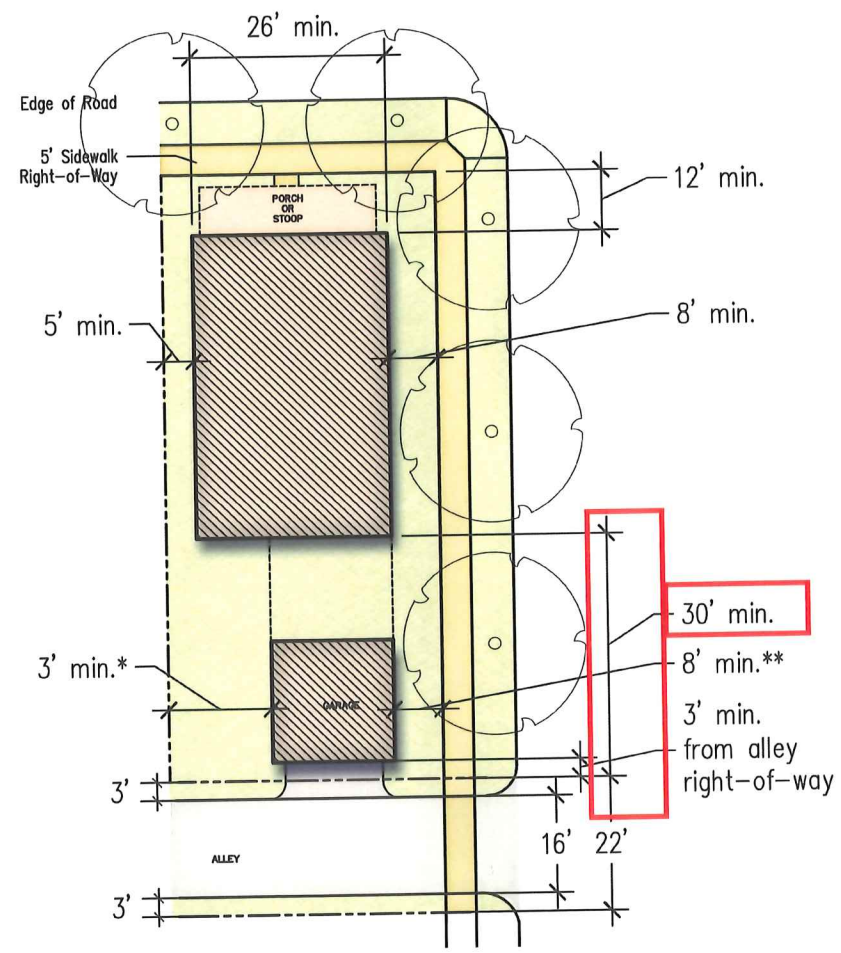
Mid-Block lots: For SFA lots, these units are adjoined on either side by other townhouses.
Mid-Block End lots: These lots occur mid-block at a break between buildings, at an alley entrance, or mid-block adjacent to a pedestrian passage *(see pages 52-68 for additional information on passages)*. Mid-Block End lots adjoining a pedestrian passage or alley entrance are considered Semi-Prominent Lots (*see criteria on page 22*).
Corner Lots: These lots have two frontages (i.e., two of the lot lines front either a street, a central open space, or a combination of both). These lots are considered Prominent Lots and require special attention (*see criteria on page 22*).



Mid-Block Lot



Corner Lot



* If the garage is fully detached from the principal structure then the garage side setback may be reduced to 0' on the side that shares a common wall with the detached garage of the adjacent lot.

** With approval from the BCOC, the garage side setback may be reduced to 6' min.

SINGLE-FAMILY DETACHED

COTTAGE

A Single-Family Detached (SFD) residential unit or house that does not share a wall with an adjacent unit and is typically at least two stories. This unit has a rear-load garage that may be either detached or attached to the principal structure (either directly attached to the rear facade of the principal dwelling unit or via a link or extension that may encroach upon the rear setback up to 10' for the purpose of making the necessary attachment to the garage).

Unit Width	26' wide min.
Typical Lot Depth	100'
Front Setback	12' min.
Side Setback	as shown on lot diagrams[1]
Rear Garage Setback	3' min.

Principal Bldg. Height 2-3 stories/50' max.
Accessory Bldg. Height2 story max./35' max.

[1] A 10' min. building (principal structure) setback is required where a porch is included.

Mid-Block lots: For SFD units, these lots are either adjacent to other lots on both sides or adjacent to a lot on one side and either an alley entrance or pedestrian passage on the other. *(See pages 52-68 for additional information on passages.)* Mid-Block lots adjoining a pedestrian passage or alley entrance are considered Semi-Prominent Lots (*see criteria on page 22*).

Corner Lots: These lots have two frontages (i.e., two of the lot lines front either a street, a central open space, or a combination of both). These lots are considered Prominent Lots and require special attention (*see criteria on page 22*).

SINGLE-FAMILY DETACHED

MANOR

A Single-Family Detached (SFD) residential unit or house that does not share a wall with an adjacent unit and is typically at least two stories. This unit has a rear-load garage that may be either detached or attached to the unit (either directly attached to the rear facade of the principal dwelling unit or via a link or extension that may encroach upon the rear setback up to 10' for the purpose of making the necessary attachment to the garage).

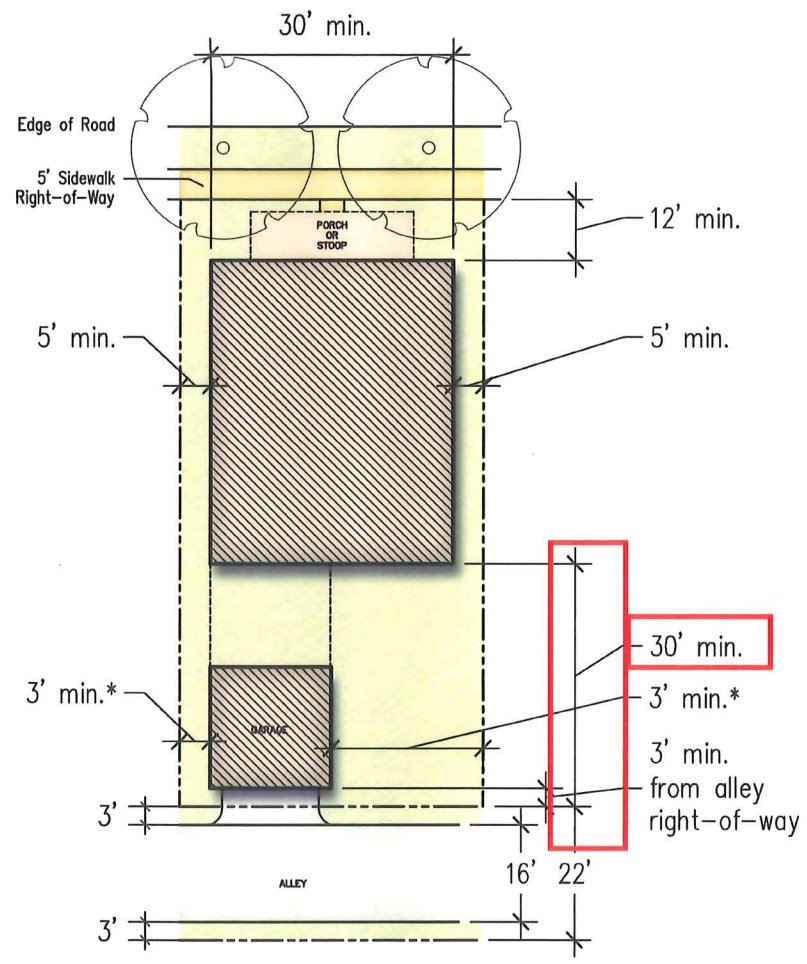
Unit Width	30' wide min.
Typical Lot Depth	100'
Front Setback	12' min.
Side Setback	as shown on lot diagrams[1]
Rear Garage Setback	3' min.
Principal Bldg. Height	2-3 stories/50' max.
Accessory Bldg. Height	2 story max./35' max.

[1] A 10' min. building (principal structure) setback is required where a porch is included.

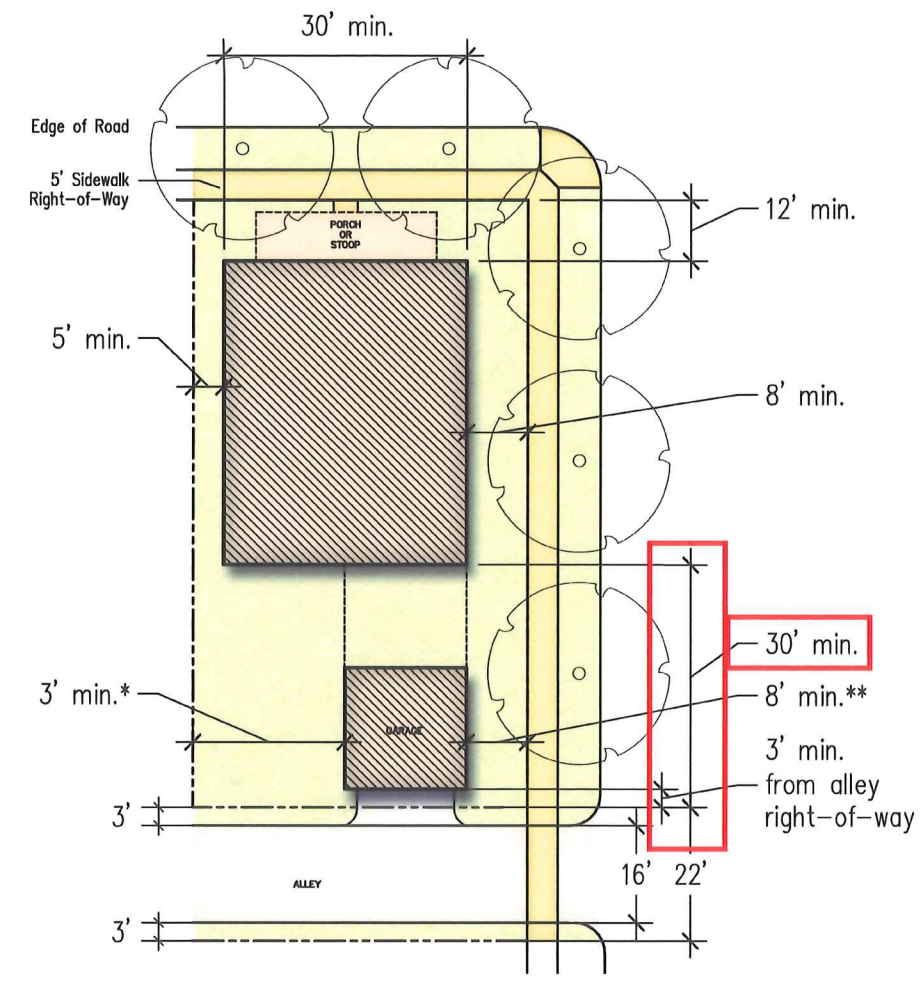
Mid-Block lots: For SFD units, these lots are either adjacent to other lots on both sides or adjacent to a lot on one side and either an alley entrance or mid-block pedestrian passage on the other *(see pages 52-68 for additional information on passages)*. Mid-Block lots adjoining a pedestrian passage or alley entrance are considered Semi-Prominent Lots (*see criteria on page 22*).

Corner Lots: These lots have two frontages (i.e., two of the lot lines front either a street, a central open space, or a combination of both). These lots are considered Prominent Lots and require special attention (*see criteria on page 22*).

Mid-Block Lot



Corner Lot



Locator Plan

* If the garage is fully detached from the principal structure then the garage side setback may be reduced to 0' on the side that shares a common wall with the detached garage of the adjacent lot.

** With approval from the BCOC, the garage side setback may be reduced to 6' min.

ACCESSORY APARTMENT

An accessory apartment is permitted as a temporary use within an owner-occupied principal single-family detached dwelling or within an accessory building situated on the same lot as the owner-occupied principal dwelling, subject to the following requirements:

a. The size of the accessory apartment may not exceed 1/3 of the overall floor area of the principal dwelling or 2,000 square feet, whichever is less;
b. The overall height of the garage may not exceed 35 feet;
c. Any and all improvements to be dedicated as an accessory apartment shall be used solely for residential purposes;
d. The accessory apartment may not have separate utility meters, such as gas and electric service;
e. The accessory apartment shall only be occupied by immediate family members related as grandparents, parents, or parents' children by blood, marriage, or adoption and may not be used by any person other than an immediate family member for any other reason.
f. Prior to the occupancy of an accessory apartment, the owner shall comply with the requirement contained in Section 400.4 of the Baltimore County Zoning Regulations (BCZR) to obtain a use permit for an accessory apartment, and the use permit shall be subject to the conditions, restrictions, and renewal obligations outlined in BCZR Section 400.4.C. A copy of the approved use permit must be provided to the Baltimore Crossroads Oversight Committee prior to occupancy and shall be updated upon renewal. In addition, a declaration of understanding and property description shall be recorded in the land records of Baltimore County which states the conditions and restrictions imposed within this section.

BIRD RIVER ROAD

STUMPES ROAD

EBENEZER ROAD

EBENEZER ROAD

WILLIAMS COURT

CROSSROADS CIRCLE

CONCORSE CIRCLE

WHITE MARSH BOULEVARD
(MD RTE. 43)

EARLS ROAD

CROSSROADS CIRCLE

NORTH

100 0 100 200

PLAN

SCALE: 1" = 100'

PROVIDED OPEN SPACE

CENTRAL OPEN SPACE:	24.40 ACRES
PERIMETER OPEN SPACE:	40.51 ACRES
TOTAL OPEN SPACE:	64.91 ACRES

EXHIBIT 1

CONTRACT PURCHASER / DEVELOPER

ELM STREET DEVELOPMENT
5074 DORSEY HALL DRIVE, SUITE 205
ELLICOTT CITY, MARYLAND 21042
ATTN: DAVID MURPHY
TELEPHONE: 410-720-3021
FACSIMILE: 410-720-3035

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ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS

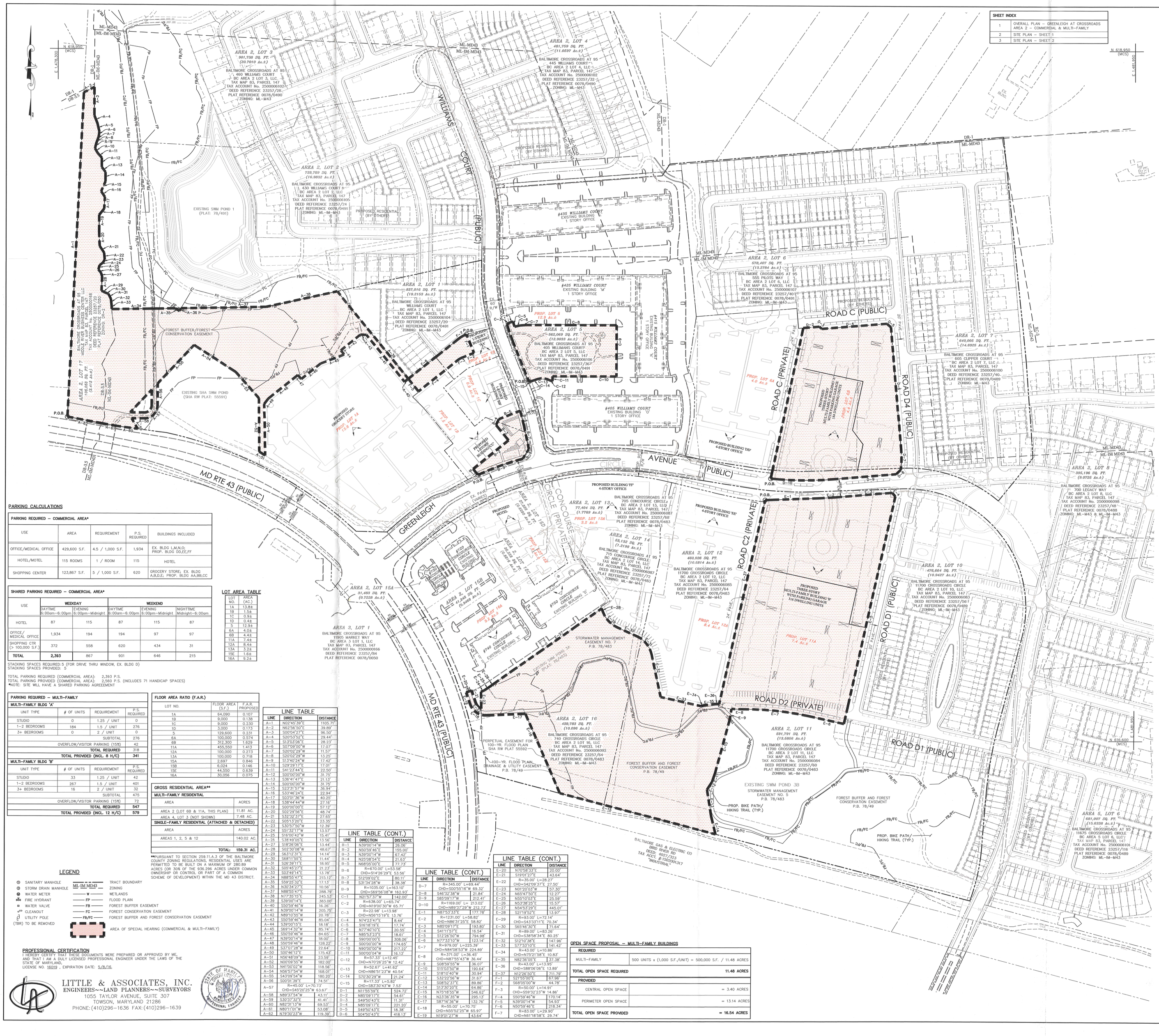
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748

PRELIMINARY SITE PLAN
OPEN SPACE

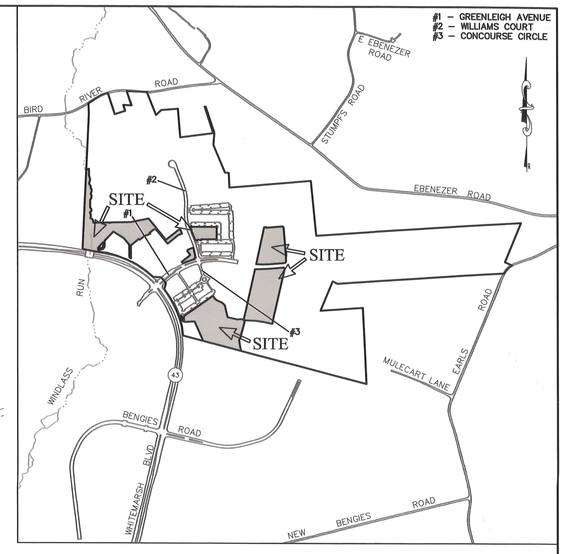
GREENLEIGH AT CROSSROADS

"WHITEMARSH"
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS		
		JOB NO.:	18200
		SCALE:	1" = 100'
		DATE:	01/26/2015
		DRAWN BY:	MJS
		DESIGN BY:	JPM
		REVIEW BY:	MGC
		SHEET:	1 OF 1



SHEET INDEX	
1	OVERALL PLAN – GREENLEIGH AT CROSSROADS AREA 2 – COMMERCIAL & MULTI-FAMILY
2	SITE PLAN – SHEET 1
3	SITE PLAN – SHEET 2



VICINITY MAP

SCALE: 1"=1000'

SITE DATA

1. APPLICANT:
ST. JOHN PROPERTIES
2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
(410) 788–0100

2. NET/GROSS TRACT AREA:
GREENLEIGH RESIDENTIAL: 176.18 AC± / 176.51 AC.±
GREENLEIGH COMMERCIAL/MULTI–FAMILY: 76.00 AC.± / 76.00 AC.± (3,310,667 S.F.)
(29.4 AC± SUBJECT TO SPECIAL HEARING)
TOTAL: 252.18 AC. / 252.51 AC.

3. OWNERSHIP:

BC AREA 2 LOT 1 LLC
WILLIAMS COURT
PLAT: 78/91; LOT: 1
TAX ACCT. #: 2500006104
AREA: 837,078 SF±, 19.21 AC±

BC AREA 2 LOT 5 LLC
405 WILLIAMS COURT
PLAT: 78/491; LOT: 5
TAX ACCT. #: 2500006106
AREA: 562,066 SF±, 12.90 AC±

BC AREA 2 LOT 6 LLC
555 PILOTS WAY
PLAT: 78/491; LOT: 6
TAX ACCT. #: 2500006107
AREA: 578,414 SF±, 13.28 AC±

BC AREA 2 LOT 7 LLC
605 CLIPPER COURT
PLAT: 78/489; LOT: 7
TAX ACCT. #: 2500006100
AREA: 639,998 SF±, 14.69 AC±

BC AREA 2 LOT 10 LLC
11700 CROSSROADS CIRCLE
PLAT: 78/483; LOT: 10
TAX ACCT. #: 2500006083
AREA: 476,663 SF±, 10.94 AC±

BC AREA 2 LOT 11 LLC
11730 CROSSROADS CIRCLE
PLAT: 78/483; LOT: 11
TAX ACCT. #: 2500006084
AREA: 591,790 SF±, 13.59 AC±

BC AREA 2 LOT 12 LLC
11740 CROSSROADS CIRCLE
PLAT: 78/483; LOT: 12
TAX ACCT. #: 2500006085
AREA: 460,526 SF±, 10.58 AC±

BC AREA 2 LOT 16 LLC
740 CONCOURSE CIRCLE
PLAT: 78/483; LOT: 16
TAX ACCT. #: 2500006092
AREA: 439,781 SF±, 10.10 AC±

MIDDLE RIVER BUSINESS CENTER LLC
PLAT: 78/50; LOT: 17
TAX ACCT. #: 2500000168
AREA: 105,053 SF±, 2.41 AC±

4. SITE LOCATION: CROSSROADS CIRCLE
ELECTION DISTRICT: 15
COUNCILMANIC DISTRICT: 6
CENSUS TRACT: 451701
WATERSHED: BIRD RIVER
REGIONAL PLANNING DISTRICT: WINDLASS (# 322)
DEED REFERENCES: 23257/20; 23257/36; 23257/40; 23257/56; 23257/60; 23257/64; 23257/68; 23257/72; 28782/263; 28782/235; 28782/242
TAX MAP: 83 GRID: 14 PARCEL: 147
EXISTING ZONING: ML–IM MD43, DR–3.5 (MAPS 83A2, 83A3, 83B2, 83B3)

5. EXISTING USE: OFFICE, RETAIL
6. PROPOSED USE: OFFICE, RETAIL, HOTEL, MULTI–FAMILY RESIDENTIAL
7. RESIDENTIAL DENSITY ALLOWED: UNLIMITED (AS PERMITTED IN THE BM–CT ZONE PER BCZR SECTION 259.11.A.3)
RESIDENTIAL DENSITY PROPOSED: 500 MULTI–FAMILY DWELLING UNITS

GENERAL NOTES

1. THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
2. THIS SITE CONTAINS 100–YEAR FLOODPLAIN AS SHOWN ON THE PLAN.
3. THIS SITE DOES NOT CONTAIN ANY KNOWN HISTORICAL BUILDINGS.
4. ANY FUTURE SIGNAGE SHALL BE IN COMPLIANCE WITH THE PATTERN BOOK.
5. THERE ARE NO KNOWN WELLS, SEPTIC SYSTEMS, OR UNDER GROUND STORAGE TANKS LOCATED ON SITE.
6. THIS SITE IS NOT IN ANY FAILED BASIC SERVICES MAP AREAS.
7. ANY FIXTURE USED TO ILLUMINATE AN OFF–STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.

ZONING HISTORY:

1. AREA 2, CASE NO. 05–365–SPH
SPECIAL HEARING FOR A WAIVER TO BUILD IN A TIDAL FLOODPLAIN; HEARING DATE MARCH 14, 2005
DISMISSED FEBRUARY 15, 2005.
2. AREA 2, DRC 031606 1, LOTS 1–16, REQUEST OF LIMITED EXEMPTION 32–4–106(a)(1)(11), APPROVED.

SPECIAL HEARING RELIEF REQUESTED:

1. TO ALLOW WAIVERS AND MODIFICATIONS OF APPLICABLE LAWS AND REGULATIONS GOVERNING DEVELOPMENT THROUGH THE APPROVAL OF A PATTERN BOOK IN ACCORDANCE WITH BCZR SECTION 259.11.D.

MODIFICATION OF STANDARDS:

1. OPEN SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THE ATTACHED OPEN SPACE PLAN (EXHIBIT 1) IN LIEU OF THE REQUIREMENTS OF BCZR SECTION 235B.4 AND BCC SECTION 32–4–108.

PERMIT HISTORY

PERMIT #	DESCRIPTION	DATE
B589046	GRADING	01/13/06
B589049	STORMWATER MANAGEMENT	01/13/06
B812813	BUILDING K	04/04/13
B713749	BUILDING L	04/20/09
B731738	BUILDING L SPRINKLER	04/20/09
B635951	BUILDING O	08/15/06
B635955	BUILDING M	08/15/06
B635957	BUILDING N	08/15/06
B674802	BUILDING A	11/05/07
B674805	BUILDING E	10/23/07
B674806	BUILDING D	10/23/07

PARKING CALCULATIONS

PARKING REQUIRED – COMMERCIAL AREA*

USE	AREA	REQUIREMENT	P.S. REQUIRED	BUILDINGS INCLUDED
OFFICE/MEDICAL OFFICE	429,600 S.F.	4.5 / 1,000 S.F.	1,934	EX. BLDG L,M,N,O; PROP. BLDG DD,EE,FF
HOTEL/MOTEL	115 ROOMS	1 / ROOM	115	HOTEL
SHOPPING CENTER	123,867 S.F.	5 / 1,000 S.F.	620	GROCERY STORE; EX. BLDG A,B,D,E; PROP. BLDG AA,BB,CC

SHARED PARKING REQUIRED – COMMERCIAL AREA*

USE	WEEKDAY			WEEKEND		
	DAYTIME 6:00am–6:00pm	EVENING 6:00pm–Midnight	NIGHTTIME Midnight–6:00am	DAYTIME 6:00am–6:00pm	EVENING 6:00pm–Midnight	NIGHTTIME Midnight–6:00am
HOTEL	87	115	87	87	115	87
OFFICE/ MEDICAL OFFICE	1,934	194	194	97	97	97
SHOPPING CTR (> 100,000 S.F.)	372	558	620	434	31	
TOTAL	**2,393**	867	901	646	215	

STACKING SPACES REQUIRED: 5 (FOR DRIVE THRU WINDOW, EX. BLDG D)
STACKING SPACES PROVIDED: 5*

TOTAL PARKING REQUIRED (COMMERCIAL AREA): 2,393 P.S.
TOTAL PARKING PROVIDED (COMMERCIAL AREA): 2,560 P.S. (INCLUDES 71 HANDICAP SPACES)
*NOTE: SITE WILL HAVE A SHARED PARKING AGREEMENT

PARKING REQUIRED – MULTI–FAMILY

MULTI–FAMILY BLDG 'A'

UNIT TYPE	# OF UNITS	REQUIREMENT	P.S. REQUIRED
STUDIO	0	1.25 / UNIT	0
1–2 BEDROOMS	184	1.5 / UNIT	276
3+ BEDROOMS	0	2 / UNIT	0
		SUBTOTAL	276
		OVERFLOW/VISITOR PARKING (15%)	42
		TOTAL REQUIRED	318
		TOTAL PROVIDED (INCL. 8 H/C)	**341**

MULTI–FAMILY BLDG 'B'

UNIT TYPE	# OF UNITS	REQUIREMENT	P.S. REQUIRED
STUDIO	33	1.25 / UNIT	42
1–2 BEDROOMS	267	1.5 / UNIT	401
3+ BEDROOMS	16	2 / UNIT	32
		SUBTOTAL	475
		OVERFLOW/VISITOR PARKING (15%)	72
		TOTAL REQUIRED	**547**
		TOTAL PROVIDED (INCL. 12 H/C)	**579**

FLOOR AREA RATIO (F.A.R.)

LOT NO.	FLOOR AREA (S.F.)	F.A.R. PROPOSED
1A	64,090	0.107
1B	9,000	0.138
1C	9,000	0.230
1D	3,000	0.173
5	129,600	0.231
6A	100,000	0.574
6B	312,300	1.629
11A	455,550	1.413
12A	100,000	0.273
13A	100,000	0.718
15A	2,697	0.846
15B	6,024	0.146
15C	44,550	0.639
16A	30,056	0.075

GROSS RESIDENTIAL AREA**

MULTI–FAMILY RESIDENTIAL

AREA	ACRES
AREA 2 (LOT 6B & 11A, THIS PLAN)	11.81 AC.
AREA 4, LOT 3 (NOT SHOWN)	7.48 AC.
SINGLE–FAMILY RESIDENTIAL (ATTACHED & DETACHED)	
AREA	ACRES
AREAS 1, 2, 5 & 12	140.02 AC.
TOTAL:	**159.31 AC.**

**PURSUANT TO SECTION 259.11.A.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS, RESIDENTIAL USES ARE PERMITTED TO BE BUILT ON A MAXIMUM OF 280.89 ACRES (OR 30% OF THE 936.296 ACRES UNDER COMMON OWNERSHIP OR CONTROL OR PART OF A COMMON SCHEME OF DEVELOPMENT) WITHIN THE MD 43 DISTRICT.

LOT AREA TABLE

LOT NO.	AREA (AC.)
1A	13.88
1B	1.54
1C	0.92
1D	0.48
5	12.93
6A	4.02
6B	4.44
11A	7.48
12A	8.48
13A	3.22
15E	1.68
16A	9.22

LINE TABLE

LINE	DIRECTION	DISTANCE
A–1	N02°45'39"E	1105.71'
A–2	N62°56'50"E	39.89'
A–3	S00°04'27"E	96.50'
A–4	S20°53'52"E	29.44'
A–5	S13°33'06"E	28.23'
A–6	S07°09'00"W	17.07'
A–7	S20°02'28"W	11.57'
A–8	S20°02'29"W	13.25'
A–9	S13°40'24"W	17.42'
A–10	S29°29'17"E	17.01'
A–11	S41°23'44"E	22.50'
A–12	S00°00'00"W	31.75'
A–13	S36°41'47"E	21.13'
A–14	S00°00'00"W	31.75'
A–15	S23°31'57"W	36.94'
A–16	S33°46'24"E	22.94'
A–17	S03°01'36"W	40.25'
A–18	S38°44'44"W	27.16'
A–19	S00°00'00"E	57.12'
A–20	S02°29'56"E	48.74'
A–21	S32°32'37"E	27.65'
A–22	S05°13'20"E	23.35'
A–23	S30°57'50"W	12.39'
A–24	S51°33'17"W	13.57'
A–25	S16°30'42"W	15.41'
A–26	S38°49'05"E	13.56'
A–27	S18°26'06"E	13.44'
A–28	S02°30'08"W	48.67'
A–29	S63°12'31"E	14.14'
A–30	S83°13'55"E	11.44'
A–31	S26°39'11"E	18.95'
A–32	S05°45'27"E	21.23'
A–33	S03°49'14"E	13.78'
A–34	N88°55'47"E	215.12'
A–35	S59°23'32"E	17.13'
A–36	N30°34'27"E	10.56'
A–37	N88°55'47"E	288.79'
A–38	N77°35'15"E	245.53'
A–39	S39°00'14"E	383.00'
A–40	S50°59'46"W	16.26'
A–41	N39°00'14"W	205.75'
A–42	N89°10'55"W	20.78'
A–43	S50°59'46"W	85.04'
A–44	S39°00'15"E	18.18'
A–45	S69°14'32"W	85.74'
A–46	S50°59'46"W	84.65'
A–47	N39°00'14"W	18.00'
A–48	S50°59'46"W	128.22'
A–49	S37°07'28"W	22.64'
A–50	S00°46'12"E	175.43'
A–51	N56°48'09"W	23.59'
A–52	N00°09'55"W	182.00'
A–53	N41°00'02"W	118.56'
A–54	N56°57'54"W	168.01'
A–55	S43°09'54"W	180.20'
A–56	S00°01'39"E	74.51'
A–57	R=45.00' L=70.73' CHD=S45°20'25"W	63.67'
A–58	N89°37'54"W	43.11'
A–59	S30°37'32"E	41.41'
A–60	N82°31'13"W	69.53'
A–61	N80°11'01"W	53.08'
A–62	N79°30'23"W	119.39'

LINE TABLE (CONT.)

LINE	DIRECTION	DISTANCE
B–1	N39°00'14"W	26.06'
B–2	N50°59'46"E	155.00'
B–3	N39°00'14"W	67.42'
B–4	N25°08'54"E	21.63'
B–5	N68°05'00"E	77.73'
B–6	R=670.00' L=53.58' CHD=S14°26'29"E	53.56'
B–7	S12°09'02"E	80.11'
B–8	S31°34'28"W	38.38'
B–9	R=1035.00' L=163.10' CHD=S69°56'08"W	162.93'
C–1	N21°57'37"W	142.00'
C–2	R=638.00' L=65.74' CHD=N19°00'30"W	65.71'
C–3	R=22.98' L=13.98' CHD=N56°15'19"E	13.76'
C–4	N74°31'47"E	8.44'
C–5	S16°18'19"E	17.74'
C–6	N77°40'10"E	20.55'
C–7	N85°53'23"E	18.61'
C–8	S90°00'00"E	308.06'
C–9	S00°00'00"W	174.65'
C–10	N90°00'00"W	217.22'
C–11	S00°00'04"W	16.13'
C–12	R=57.33' L=12.45' CHD=N70°26'25"W	12.42'
C–13	R=52.67' L=41.62' CHD=N86°51'23"W	40.54'
C–14	S70°30'29"W	21.24'
C–15	R=17.33' L=5.82' CHD=S83°30'43"W	7.53'
D–1	N11°55'59"E	524.72'
D–2	N85°09'17"E	54.61'
D–3	S49°50'43"E	11.31'
D–4	N85°09'17"E	221.20'
D–5	S49°50'43"E	18.38'
D–6	S04°50'43"E	418.13'

LINE TABLE (CONT.)

LINE	DIRECTION	DISTANCE
D–7	R=345.00' L=69.44' CHD=S00°55'16"W	69.32'
D–8	S46°32'38"W	21.84'
D–9	S85°09'17"W	212.41'
D–10	R=1169.00' L= 213.02' CHD=N89°37'29"W	212.73'
E–1	N87°53'33"E	177.78'
E–2	R=123.00' L=58.82' CHD=N86°31'25"E	58.82'
E–3	N85°09'17"E	193.80'
E–4	S41°11'57"E	16.54'
E–5	S12°26'50"W	794.98'
E–6	N77°33'10"W	123.14'
E–7	R=979.00' L=225.39' CHD=N84°08'53"W	224.89'
E–8	R=371.00' L=36.45' CHD=N87°55'43"W	36.44'
E–9	S08°50'55"W	36.07'
E–10	S15°03'50"W	190.64'
E–11	S18°10'40"W	30.94'
E–12	S32°22'56"W	31.67'
E–13	S08°52'37"E	89.86'
E–14	S13°30'20"E	64.86'
E–15	N75°18'55"W	546.62'
E–16	N23°36'35"W	295.13'
E–17	S87°16'36"W	132.76'
E–18	R=55.00' L=70.75' CHD=N55°52'25"W	65.97'
E–19	N19°01'27"W	43.64'

LINE TABLE (CONT.)

LINE	DIRECTION	DISTANCE
E–20	N70°58'33"E	20.00'
E–21	S19°01'27"E	43.64'
E–22	R=35.00' L=28.27' CHD=S42°09'37"E	27.50'
E–23	N01°20'03"W	57.30'
E–24	N65°47'50"E	12.27'
E–25	N55°10'03"E	25.59'
E–26	N53°38'25"E	15.57'
E–27	N54°53'29"E	445.01'
E–28	S21°19'52"E	13.97'
E–29	R=93.00' L=72.14' CHD=S43°33'11"E	70.34'
E–30	S65°46'30"E	71.64'
E–31	R=89.00' L=83.26' CHD=S38°58'34"E	80.25'
E–32	S12°10'38"E	147.96'
E–33	S77°33'10"E	141.42'
E–34	R=43.00' L=10.86' CHD=N75°21'58"E	10.83'
E–35	N82°36'05"E	37.38'
E–36	R=43.00' L=13.95' CHD=S88°06'06"E	13.89'
E–37	N12°26'50"E	211.79'
F–1	S21°55'00"E	67.96'
F–2	S68°05'00"W	44.78'
F–3	R=50.00' L=14.91' CHD=S59°32'23"W	14.86'
F–4	S50°59'46"W	170.14'
F–5	N39°00'14"W	54.93'
F–6	N50°59'46"E	218.34'
F–7	R=83.00' L=29.90' CHD=N61°18'58"E	29.74'

OPEN SPACE PROPOSAL – MULTI–FAMILY BUILDINGS

REQUIRED	
MULTI–FAMILY	500 UNITS x (1,000 S.F./UNIT) = 500,000 S.F. / 11.48 ACRES
TOTAL OPEN SPACE REQUIRED	**11.48 ACRES**
PROVIDED	
CENTRAL OPEN SPACE	= 3.40 ACRES
PERIMETER OPEN SPACE	= 13.14 ACRES
TOTAL OPEN SPACE PROVIDED	**= 16.54 ACRES**

LEGEND

- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- CLEANOUT
- UTILITY POLE
- (TBR) TO BE REMOVED
- ML-IM MD43 — TRACT BOUNDARY
- W — WETLANDS
- FP — FLOOD PLAIN
- FB — FOREST BUFFER EASEMENT
- FC — FOREST CONSERVATION EASEMENT
- FB/FC — FOREST BUFFER AND FOREST CONSERVATION EASEMENT
- AREA OF SPECIAL HEARING (COMMERCIAL & MULTI–FAMILY)

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16019 , EXPIRATION DATE: 5/8/16.

STATE OF MARYLAND — GREGORY J. DONOHO — REGISTERED PROFESSIONAL ENGINEER

LITTLE & ASSOCIATES, INC.
ENGINEERS~~LAND PLANNERS~~SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410)296–1636 FAX: (410)296–1639

PLAN TO ACCOMPANY SPECIAL HEARING
COMMERCIAL & MULTI-FAMILY AREA
GREENLEIGH AT CROSSROADS

DISTRICT 15c6
SCALE: 1"=100'
PAI FILE #:

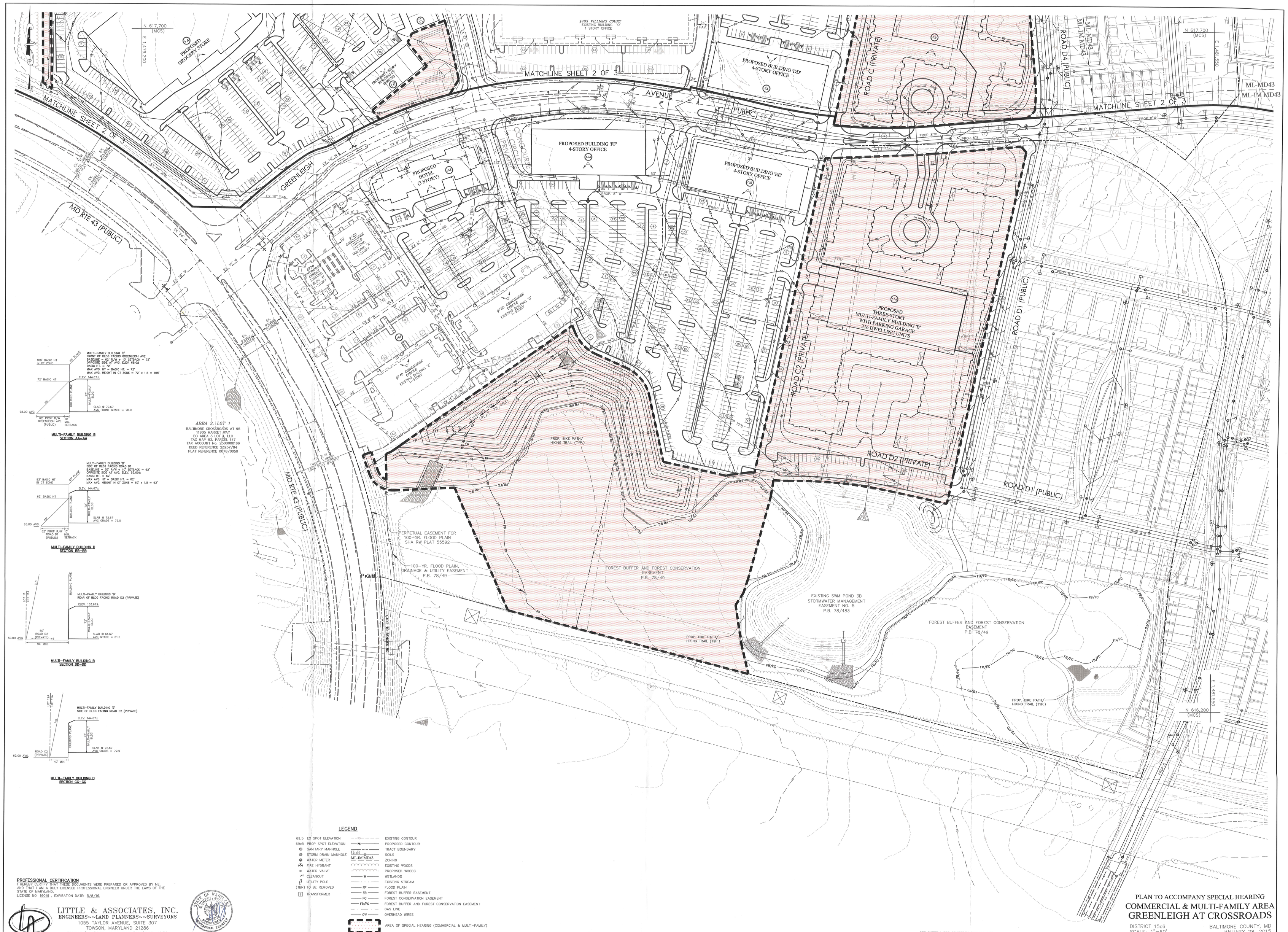
BALTIMORE COUNTY, MD
JANUARY 28, 2015
SHEET 1 OF 3

14814 A

2015-0164-SPH

T:\DRAFT DRGS\ACT AREA 2\14814\Reg\PDCL REZONING\DEVEL\ - SPS_WARDNEC Layout: 1-OVERALL PLAN Plotted by: Donoho, Greg Date/Time: 1/28/2015 2:28:19 PM, HP Designjet T1120PS,JCL Use:DGL, 1:1,000

N 618,800 (MCS)
E 1,478,650
N 618,800 (MCS)
E 1,481,150
N 617,100 (MCS)
E 1,481,150
EXISTING SWM POND 1 (PLAT: 78/491)
EXISTING SHA SWM POND (SHA R/W PLAT: 55591)
FOREST BUFFER/FOREST CONSERVATION EASEMENT
AREA 2 LOT 17 WILLIAMS COURT (2.418 AC.)
AREA 2 - RESIDENTIAL (BY OTHERS)
WILLIAMS COURT (PUBLIC)
#435 WILLIAMS COURT
EXISTING BUILDING 'L'
1 STORY OFFICE
#425 WILLIAMS COURT
EXISTING BUILDING 'M'
1 STORY OFFICE
#415 WILLIAMS COURT
EXISTING BUILDING 'N'
1 STORY OFFICE
#405 WILLIAMS COURT
EXISTING BUILDING 'O'
1 STORY OFFICE
PROPOSED 1-STORY BUILDING-AA (5,000 S.F.)
PROPOSED 1-STORY BUILDING-BB (5,000 S.F.)
PROPOSED 1-STORY BUILDING-CC (5,000 S.F.)
PROPOSED 1-STORY BUILDING-DD (5,000 S.F.)
PROPOSED GROCERY STORE (64,000 SF)
MATCHLINE SHEET 3 OF 3
GREENLEIGH AVENUE (PUBLIC)
PROPOSED HOTEL
PROPOSED BUILDING 'FF' 4-STORY OFFICE
PROPOSED BUILDING 'EE' 4-STORY OFFICE
PROPOSED BUILDING 'DD' 4-STORY OFFICE
PROPOSED MULTI-FAMILY BUILDING 'A' WITH PARKING GARAGE 184 DWELLING UNITS
ROAD C (PUBLIC)
ROAD C (PRIVATE)
ROAD C2 (PRIVATE)
ROAD D1 (PUBLIC)
ROAD D4 (PUBLIC)
EX. R/W (TO BE EXTINGUISHED)
#720 CONNOISSEUR CIRCLE EXISTING BUILDING 'A'
#730 CONNOISSEUR CIRCLE EXISTING BUILDING 'B'
EX. SIGN
EX. 10" SAN.
EX. 16" W.
EX. 24" W.
EX. 6" SAN.
EX. 24" D.
EX. 60" SD
EX. 54" SD
EX. 66" SD
EX. 10" SOIL
EX. 21" D.
EX. 54" D.
EX. 24" D.
EX. 8" SAN.
EX. 16" W.
EX. 24" W.
EX. 10" SAN.
EX. 16" W.
EX. 24" W.
EX. 10" SOIL
EX. 24" W.
EX. 16" W.
EX. 24" W.
EX. 16" W.
EX. 24" W.
EX. 16" W.



LEGEND

69.5	EX SPOT ELEVATION		EXISTING CONTOUR
69x5	PROP SPOT ELEVATION	75	PROPOSED CONTOUR
Ⓢ	SANITARY MANHOLE		TRACT BOUNDARY
Ⓓ	STORM DRAIN MANHOLE	UuB	SOILS
Ⓦ	WATER METER	ML-IM MD43	ZONING
	FIRE HYDRANT		EXISTING WOODS
⊠	WATER VALVE		PROPOSED WOODS
	CLEANOUT	W	WETLANDS
	UTILITY POLE		EXISTING STREAM
(TBR)	TO BE REMOVED	FP	FLOOD PLAIN
T	TRANSFORMER	FB	FOREST BUFFER EASEMENT
		FC	FOREST CONSERVATION EASEMENT
		FB/FC	FOREST BUFFER AND FOREST CONSERVATION EASEMENT
		GAS	GAS LINE
		OW	OVERHEAD WIRES
			AREA OF SPECIAL HEARING (COMMERCIAL & MULTI-FAMILY)

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TOWSON, MARYLAND 21286
PHONE: (410)296-1636 FAX: (410)296-1639

STATE OF MARYLAND — CONRAD E. LITTLE — No. 16019 — PROFESSIONAL ENGINEER

SEE SHEET 1 FOR PROPERTY OUTLINE, LOT OWNERSHIP, AREAS, BEARINGS & DISTANCES, AND VICINITY MAP

PLAN TO ACCOMPANY SPECIAL HEARING

COMMERCIAL & MULTI-FAMILY AREA
GREENLEIGH AT CROSSROADS

DISTRICT 15c6
SCALE: 1"=60'
PAI FILE #:

BALTIMORE COUNTY, MD
JANUARY 28, 2015
SHEET 3 OF 3

14814 A