

**IN RE: DEVELOPMENT PLAN HEARING &
PETITION FOR SPECIAL HEARING**

(510 Quarry View Court)

4th Election District

4th Council District

**(DELIGHT QUARRY – 1st Material
Amendment)**

Beazer Homes, Corp., *Legal Owner*

Community Development Capital
Group, LLC, *Developer*

BEFORE THE OFFICE OF

ADMINISTRATIVE HEARINGS

FOR

BALTIMORE COUNTY

**HOH Case No. 04-0700 &
Zoning Case No. 2015-0294-SPH**

* * * * *

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

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for a public hearing on a development proposal submitted in accordance with Article 32, Title 4, of the Baltimore County Code ("B.C.C."). Patricia A. Malone, Esquire, with Venable, LLP, on behalf of Beazer Homes, Corp., *Owner* of the subject property, and Community Development Capital Group, LLC, *Developer*, (hereinafter "the Developer"), submitted for approval a six-sheet redlined Development Plan ("Plan") prepared by Century Engineering, known as "Delight Quarry, 1st Material Amendment."

The Developer proposes to materially amend the previously approved mixed-use Development Plan to remove the proposed retail use and replace with a 5th condominium building having 27 two-bedroom units with ancillary parking and a clubhouse. The resultant use configuration is as follows:

Single Family Detached Units:	75
Single family Attached Units:	66
Condominium Units:	135
Class B Office Building:	136,500 sq. ft.
Retail:	0 sq. ft.

ORDER RECEIVED FOR FILING

Date 10-9-15

By aw

Zoning Area Breakdown:

D.R.1	32.40 Ac. +/-	B.M.	18.00 Ac. +/-
D.R. 3.5	30.21 Ac. +/-	O.R. 2	9.58 Ac. +/-
D.R. 10.5	13.11 Ac. +/-	R.C. 5	1.25 Ac. +/-
D.R. 16	16.08 Ac. +/-	R.C. 4	0.01 Ac. +/-
		Total	120.64 Acres +/-

The Developer also has filed a Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R) to determine whether or not the Administrative Law Judge (ALJ) should approve a material amendment to prior approved plans. This is in the nature of a housekeeping measure, and the substantive issues involve the development proposal.

Details of the proposed development are more fully depicted on the redlined six-sheet Development Plan that was marked and accepted into evidence as Developer's Exhibit 1A-1F. The property was posted with the Notice of Hearing Officer's Hearing and Zoning Notice, both on August 26, 2015 in compliance with the regulations. The undersigned conducted the hearing on September 25, 2015, at 10:00 AM, Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson, Maryland.

In attendance at the Hearing Officer's Hearing (HOH) in support of the Plan on behalf of the Developer was James F. Roberson, President of Koren Development Co., Inc. Also in attendance was Michael J. Pieranunzi, a landscape architect and R. Troy Slevin, a civil engineer, both with Century Engineering, the consulting firm that prepared the site plan. Patricia A. Malone, Esquire, with Venable, LLP, represented the Developer.

Numerous representatives of the various Baltimore County agencies who reviewed the Plan also attended the hearing, including the following individuals from the Department of Permits, Approvals and Inspections (PAI): Jan M. Cook, Project Manager, Dennis A. Kennedy and Jean M. Tansey (Development Plans Review [DPR]), Brad Knatz, Real Estate Compliance, and Jason

ORDER RECEIVED FOR FILING

Date 10-9-15

By [Signature]

Seidelman (Office of Zoning Review). Also appearing on behalf of the County were Jeff Livingston from the Department of Environmental Protection and Sustainability (DEPS), and Matt Diana from the Department of Planning (DOP). Several members of the community attended the hearing to obtain additional information regarding the project.

During the preliminary portion of the hearing, each of the Baltimore County agency representatives identified above indicated that the redlined Development Plan (marked as Developer's Exhibit 1A-1F) addressed any comments submitted by their agency, and they each recommended approval of the Plan. Mr. Diana indicated this 1st Material Amendment proposes only age-restricted condo units, with no increase in the number of single family detached and attached dwellings. Therefore, a school impact analysis was not required. Ms. Tansey testified the Developer has satisfied the Local Open Space regulations and that the open space and recreational amenities shown on the plan exceed County requirements. Ms. Tansey also indicated her agency has approved a schematic Landscape Plan for the project. Following the hearing, Lloyd Moxley of the DOP forwarded to this office a copy of Addendum No. 5 to the Pattern book (titled "Addendum 5 – 5th Active Adult Condominium & Clubhouse") which was approved by that agency.

In the "formal" portion of the case, the Developer presented one witness, Michael J. Pieranunzi, a landscape architect accepted as an expert. Mr. Pieranunzi described the evolution of this project, and reviewed the proposed amendments shown on the Development Plan. He opined the Developer satisfied all Baltimore County rules and regulations.

ZONING REQUESTS AND ISSUES

As noted earlier, the Developer has filed a Petition for Special Hearing requesting the Administrative Law Judge (ALJ) to approve a material amendment to prior approved plans. This

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Date 10-9-15

By 100

is not a substantive request, and the Developer in other respects satisfies the setbacks and other height and area regulations found in the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this 9th day of **October, 2015**, that the "**DELIGHT QUARRY – 1st Material Amendment**" redlined Development Plan, marked and accepted into evidence as Developer's Exhibit 1A-1F, be and is hereby **APPROVED**.

IT IS FURTHER ORDERED that the Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R), to approve a material amendment to prior approved plans, be and is hereby **GRANTED**, subject to the condition noted below.

- Developer must provide benches along the pedestrian path located in the rear of Building 4.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/dlw

ORDER RECEIVED FOR FILING

Date 10-9-15

By 



PETITION FOR ZONING HEARING(S)

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

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

address 510 Quarry View Court which is presently zoned BM
Deed Reference 34792 / 443 10 Digit Tax Account # 2 5 0 0 0 1 0 8 4 9
Property Owner(s) Printed Name(s) Beazer Homes Corp.

CASE NUMBER _____ Filing Date ____/____/____ Estimated Posting Date ____/____/____ Reviewer _____

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

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

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

A material amendment to prior approved plans

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)

To be presented at the hearing:

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

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Patricia A. Malone

Name- Type or Print

Signature

210 W. Pennsylvania Avenue, Towson

MD

Mailing Address

City

State

21204

410-494-6206

pamalone@venable.com

Zip Code

Telephone #

Email Address

Legal Owners:

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

Representative to be contacted:

Patricia A. Malone

Name - Type or Print

Signature

210 W. Pennsylvania Avenue, Towson

MD

Mailing Address

City

State

21204

410-494-6206

pamalone@venable.com

Zip Code

Telephone #

Email Address

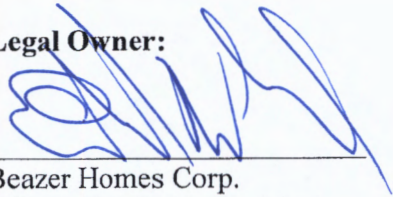
REV. 2/23/11

Case #: 2015-0294-SPH — Filing date: 6/17/15 Reviewer: G.6

**Attachment for
Petition for Special Hearing**

Delight Quarry
510 Quarry View Court

Legal Owner:

A handwritten signature in blue ink, appearing to read "E. W. Gold", is written over a horizontal line.

Beazer Homes Corp.
Edward W. Gold, President
Maryland Division
8965 Guilford Road, Suite 290
Columbia, Maryland 21046
(410) 381-3222

**CONDOMINIUM BUILDING #5
DEVELOPMENT AREA****ZONING DESCRIPTION**

Beginning for the same at a point on the western right-of-way of Nicodemus Road at the intersection with the northern right-of-way of Quarry View Court as shown on the plat of Delight Quarry which is recorded among the Land Records of Baltimore County in Plat Book JLE 79 Page 395. Thence leaving the western right-of-way of Nicodemus Road and running with and binding on the northern right-of-way of Quarry View Court the following two courses

- 1) South 75° 22' 53" West 165.00 feet to a point, thence
- 2) South 14° 37' 07" East 19.56 feet to a point, thence leaving said right-of-way
- 3) South 69° 23' 03" West 98.55 feet to a point, thence
- 4) 41.82 feet along the arc of a curve to the left, tangent to the preceding line, having a radius of 655.97 feet and being subtended by a chord bearing South 67° 33' 28" West 41.81 feet to a point, thence by a line not tangent to the preceding arc
- 5) North 24° 36' 05" West 3.16 feet to a point, thence
- 6) North 32° 27' 55" West 29.56 feet to a point, thence
- 7) North 46° 41' 15" East 36.14 feet to a point, thence
- 8) North 89° 04' 57" West 14.37 feet to a point, thence
- 9) 93.51 feet along the arc of a curve to the right, tangent to the preceding line having a radius of 63.51 feet and being subtended by a chord bearing North 46° 54' 07" West 85.29 feet to a point, thence
- 10) 85.10 feet along the arc of a curve to the left, not tangent to the preceding arc, having a radius of 99.99 feet and being subtended by a chord bearing North 15° 05' 19" West 82.55 feet to a point, thence by a line not tangent to the preceding arc
- 11) North 01° 40' 23" East 15.34 feet to a point, thence
- 12) North 15° 20' 36" West 16.84 feet to a point, thence
- 13) North 35° 07' 31" West 18.55 feet to a point, thence
- 14) North 49° 22' 36" East 314.00 feet to a point, thence
- 15) South 33° 31' 49" East 160.26 feet to a point on the western right-of-way of Nicodemus Road, thence running with and binding on said right-of-way

2018-0294-SPH

16) South 29° 11' 38" East 42.42 feet to a point, thence

17) South 14° 37' 07" East 165.51 feet to the place of beginning.

Containing 99,511 square feet or 2.284 acres of land, more or less.

Being a portion of that property conveyed to Beazer Homes Corporation in a deed recorded among the Land Records of Baltimore County in Liber 34792 Folio 443.

Professional Certification

I hereby certify that this description was prepared by me or under my responsible charge, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 21139, Expiration Date June 20, 2016.





KEVIN KAMENETZ
County Executive

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

October 9, 2015

Patricia A. Malone, Esquire
Venable, LLP
210 W. Pennsylvania Ave.
Suite 500
Towson, MD 21204

RE: Development Plan Hearing and Petition for Special Hearing –
Delight Quarry – 1st Material Amendment
510 Quarry View Court
HOH Case No. 04-0700 and Zoning Case No. 2015-0294-SPH

Dear Ms. Malone:

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:dlw
Enclosure

c: Jan M. Cook, Project Manager, Department of Permits, Approvals, and Inspections,
Development Processing
Jon and Barbara Deming, 601 Quicksilver Court, #304, Reisterstown, MD 21136
Leonard Schwartz, 601 Quicksilver Court, #306, Reisterstown, MD 21136



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 3535024

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:

Sep 03, 2015

The Baltimore Sun Media Group

By

S. Wilkinse

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: # 2015-0294-SPH
510 Quarry View Court
SW/s Nicodemus Road, n/east of Franklin Boulevard
4th Election District - 4th Councilmanic District
Legal Owner(s): Beazer Homes Corp

Special Hearing to determine whether or not the Administrative Law Judge should approve a material amendment to prior approved Zoning Hearings and plans.

Hearing: Friday, September 25, 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.

9/005 September 3 3535024

CERTIFICATE OF POSTING

CASE NO: 2015-0294-SP4

PETITIONER/DEVELOPER

CENTURY ENGINEERING

DATE OF HEARING/CLOSING:

9/25/15

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT _____

510 QUEENLY VIEW CT

THIS SIGN(S) WERE POSTED ON August 26, 2015
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 8/26/15
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411



ZONING

NOTICE

CASE # 2015-0294-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: ROOM 205 JEFFERSON BUILDING 105 WEST
CHESAPEAKE AVENUE TOWSON 21204

DATE AND TIME: FRIDAY, SEPTEMBER 25, 2015
AT 10:00 A.M.

REQUEST:

SPECIAL HEARING TO DETERMINE
WHETHER OR NOT THE ADMINISTRATIVE LAW JUDGE
SHOULD APPOINT A PLANNING AMENDMENT TO PROPOSED
ZONING HEARINGS AND PLANS

TRANSPORTATION AND TO OTHERS AND OTHERS ARE REQUESTED TO
BE PRESENT AT THE HEARING AND TO BE SEATED IN THE FRONT ROW
AND NOT BEHIND THE OTHERS AND NOT SEATED IN THE FRONT ROW
MEETING IS HANDICAP ACCESSIBLE

made 8/26/15



KEVIN KAMENETZ
County Executive

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

July 21, 2015

NOTICE OF ZONING HEARING

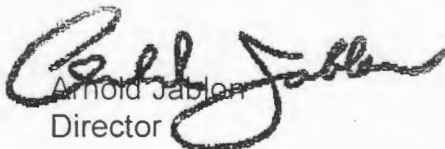
The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0294-SPH

510 Quarry View Court
SW/s Nicodemus Road, n/east of Franklin Boulevard
4th Election District – 4th Councilmanic District
Legal Owners: Beazer Homes Corp

Special Hearing to determine whether or not the Administrative Law Judge should approve a material amendment to prior approved Zoning hearings and plans.

Hearing: Friday, September 25, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Patricia Malone, 210 W. Pennsylvania Avenue, Towson 21204
Edward Gold, 8965 Guilford Road, Ste. 290, Columbia 21046

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., SEPTEMBER 5, 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
Thursday, September 3, 2015 Issue - Jeffersonian

Please forward billing to:

Patricia Malone

410-494-6206

Venable

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: 2015-0294-SPH

510 Quarry View Court

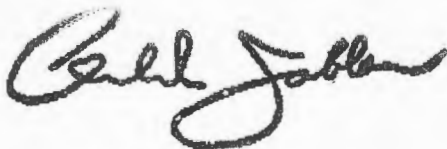
SW/s Nicodemus Road, n/east of Franklin Boulevard

4th Election District – 4th Councilmanic District

Legal Owners: Beazer Homes Corp

Special Hearing to determine whether or not the Administrative Law Judge should approve a material amendment to prior approved Zoning hearings and plans.

Hearing: Friday, September 25, 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	*	BEFORE THE OFFICE
510 Quarry View Court; SW/S Nicodemus Rd	*	OF ADMINSTRATIVE
NE to the c/line of Franklin Boulevard	*	HEARINGS FOR
4 th Election & 4 th Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): Beazer Homes Corp.	*	2015-294-SPH
Petitioner(s)		

* * * * *

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

JUN 22 2015

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of June, 2015, a copy of the foregoing Entry of Appearance was mailed to Patricia Malone, 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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2015 - 0294 - SPH

Petitioner: Beazer Homes Corp.

Address or Location: 510 Quarry View Court

PLEASE FORWARD ADVERTISING BILL TO:

Name: PATRICIA A. MALONE

Address: 210 W. Pennsylvania Avenue
Suite 500

Towson MD 21204

Telephone Number: 410 - 494 - 6206

M E M O R A N D U M

DATE: November 10, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0294-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on November 9, 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

CASE NAME DELIGHT QUMAR 1ST MARI ANAND
CASE NUMBER 04-0720 / 2015-0294-SAR
DATE SEPTEMBER 25, 2015

[illegible]

CASE NAME DELIGHT QUARAN 1st MAT. AREA
CASE NUMBER 04/0700/2015-0294-SFH
DATE SEPTEMBER 25, 2015

[illegible]

CASE NAME DELIGHT QUARRY 1st AMND. MAT.
CASE NUMBER 04-0700/2015-0294-SPH
DATE SEPTEMBER 25 2015

[illegible]

PAI 00-0700

Case No.:

2015-0294-SH

DELIGHT QUARRY⁴

Exhibit Sheet

Petitioner/Developer

Protestants

*Original exhibits
are in
Development
files*

No. 1	Dev. Plan	
No. 2	Pieranunzi resume	
No. 3	Pattern Book extract	
No. 4	Slevin resume	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

John E. Beverungen

From: Jeanette Tansey
Sent: Tuesday, September 22, 2015 9:04 AM
To: John E. Beverungen
Cc: Malone, Patricia A.
Subject: Zoning Case 2015-0294

Good morning, Mr. Beverungen - My comment on the above case stated that a revised open space exhibits are required. Since the amount being supplied is not affected by this revision, no revised exhibits will be needed. Please ignore that portion of the comment. Thank you.

Jeanette M. S. Tansey, R.L.A.
Project Manager, Baltimore County
Permits, Approvals & Inspections
Development Plans Review
111 W. Chesapeake Ave., Room 119
Towson, MD 21204

410-887-3751
jtansey@baltimorecountymd.gov .

From: [Michael J. Pieranunzi](#)
To: [Troy Slevin](#)
Cc: [Geoffrey P Tobias](#)
Subject: FW: Delight Quarry
Date: Thursday, September 17, 2015 2:25:22 PM

fyi

From: Lloyd Moxley [<mailto:lmoxley@baltimorecountymd.gov>]
Sent: Thursday, September 17, 2015 12:08 PM
To: Michael J. Pieranunzi <mpieranunzi@centuryeng.com>
Cc: Kathy Schlabach <kschlabach@baltimorecountymd.gov>; Jenifer G. Nugent <jnugent@baltimorecountymd.gov>
Subject: RE: Delight Quarry

Mike,

The blue sidewalk option as shown on the attachment you sent on 9/10/15 responds positively to our DPC comment #1 dated 9/2/15 and is acceptable.

Lloyd T. Moxley
Planner, Development Review
Department of Planning
105 W. Chesapeake Avenue
Towson, MD 21204
(410) 887-3482

From: Michael J. Pieranunzi [<mailto:mpieranunzi@centuryeng.com>]
Sent: Thursday, September 10, 2015 10:31 AM
To: Lloyd Moxley <lmoxley@baltimorecountymd.gov>
Subject: Delight Quarry

Lloyd, enclosed is a quick sketch in reference to your comments on the development plan. There is no proposed sidewalk along the State or county portion of Nicodemus road at this time. We can provide a link from one entrance to the other via the proposed sidewalks. (See blue option) . If we propose a sidewalk along the other edge of the sidewalk, we will be interfering with the landscaping already reviewed and required by Jean Tansey. (see green option.
Let me know if you agree the internal(blue option) is acceptable.

Michael Pieranunzi, V.P. RLA
Century Engineering, Inc.
Engineers and Planners
10710 Gilroy Road
Hunt Valley, MD 21031
P. 443-589-2400
C. 410-627-7794

CONNECT WITH BALTIMORE COUNTY

www.baltimorecountymd.gov



CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>6-25</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>C</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>6-23</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. <u>2015-0009-A</u> <u>attached</u>)	
NEWSPAPER ADVERTISEMENT	Date: <u>9-3-15</u>	
SIGN POSTING	Date: <u>8-26-15</u> by <u>Ogle</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

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

The relief granted herein shall be subject to the following:

1. Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Prior to issuance of permits, Petitioners must obtain approval from the County's landscape architect of a revised landscape plan.

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

JEB:slm



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County



KEVIN KAMENETZ
County Executive

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

September 17, 2015

Beazer Homes Corporation
Edward W. Gold, President
Maryland Division
8965 Guilford Road, Suite 290
Columbia MD 21046

RE: Case Number: 2015-0294 SPH, Address: 510 Quarry View Court

Dear Mr. Gold:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 17, 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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

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

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 6/23/15

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

RE: Baltimore County
Item No 2015-0294-SHA
Special Hearing
Beazer Homes Corp.
Edward Gold, President
510 Quarry View Court.

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. 2015-0294-SHA

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,

A handwritten signature in dark ink, appearing to read "Richard A. Zeller".

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 29, 2015
Item No. 2015-0294

DATE: June 25, 2015

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

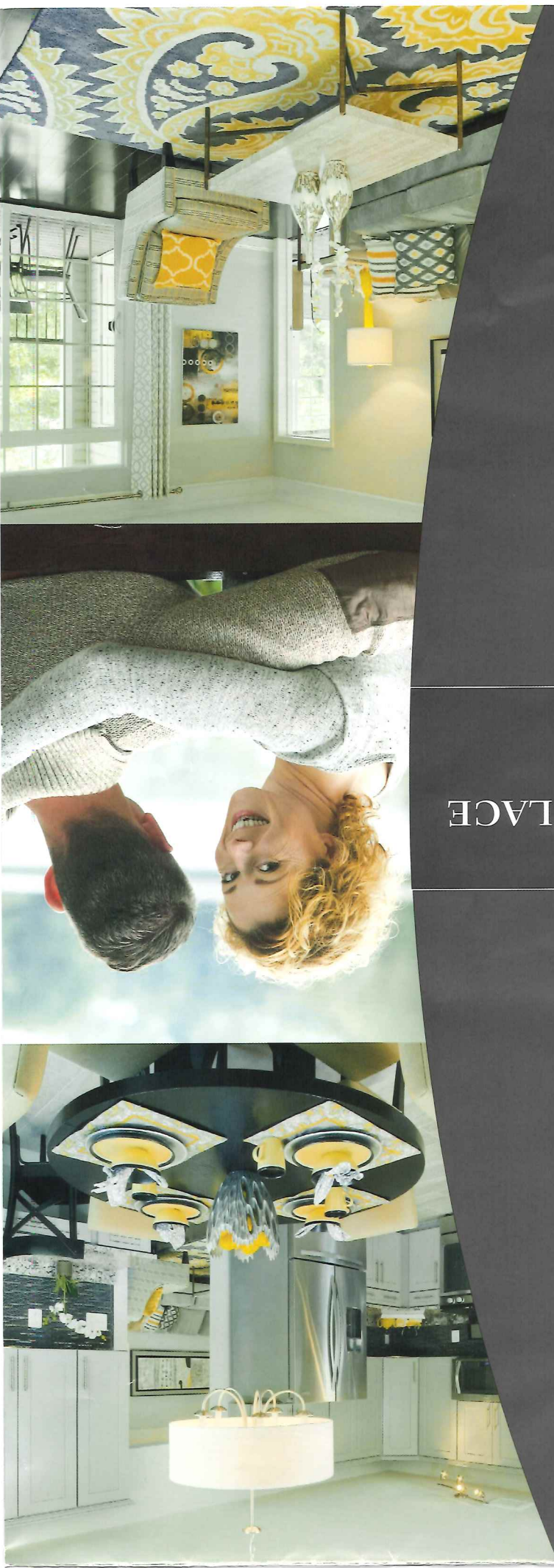
A revised Landscape Plan and local open space exhibits are required.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 15-0294-06292015.doc





GATHERINGS AT QUARRY PLACE

Live life, lakeside.

BEAZER
HOMES



*Pricing, features and availability subject to change without notice. See Sales Representative for details. Member No. 93.

Gatherings at Quarry Place | 601 Quicksilver Court, Reisterstown, MD 21136 | 410.630.1371 | Beazer.com

Learn More at
Beazer.com/beazer-difference

Make our house your home in our state-of-the-art, 4,200 square foot Design Studio. With endless choices and combinations, you'll love adding personal touches to every room in your home.

HOMES THAT FEEL LIKE YOU

Every new Beazer home is ENERGY STAR® certified and rated to save you up to 30% on monthly energy costs.

AFFORDABLE EFFICIENCY

Our select group of preferred lenders is assessed based on their service, portfolio of programs and rates, giving you the power to choose the right mortgage.

MORE CHOICES, MORE SAVINGS

BEAZER
HOMES

GATHERINGS AT QUARRY PLACE

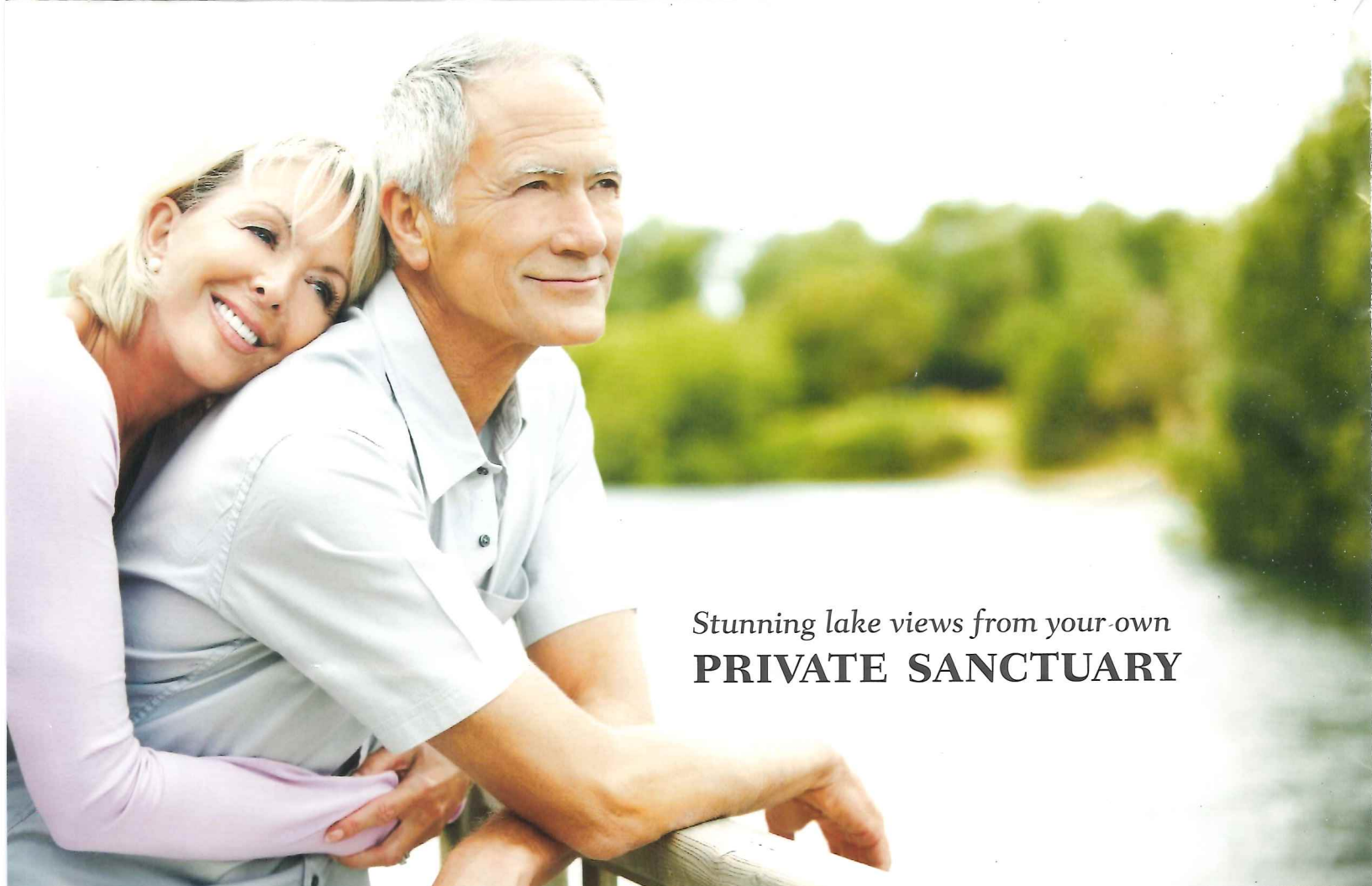
This exclusive 55 or better community features two distinctive neighborhoods surrounded by a 31 acre quarry lake and acres of natural beauty.

THE POINTE

- Offers the most stunning lake views in the community
- Tucked away in a private, wooded enclave surrounded by nature

THE LANDINGS

- Shopping and modern conveniences steps away
- Best amenities located right outside your front door



Stunning lake views from your own
PRIVATE SANCTUARY



BEAZER
HOMES

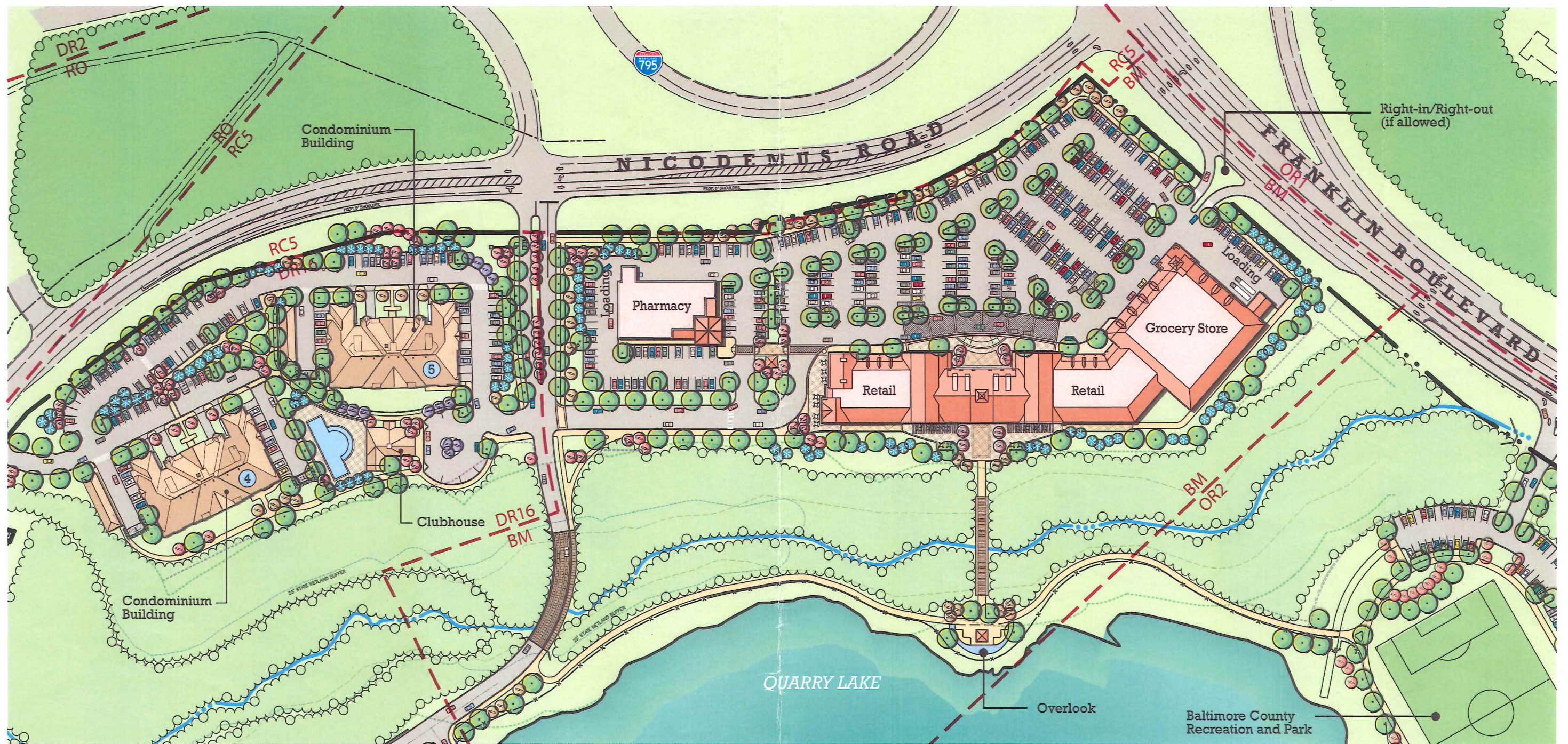
Live life, lakeside.



GATHERINGS AT QUARRY PLACE

A community connected by trails, Quarry Place is accented by the natural beauty of trees, green space, and a 31-acre quarry lake. It's the kind of place where you can cycle to the pool or meet up with neighbors at one of the many gathering areas. Spend your evenings playing fetch with your best friend at the dog park and your weekends growing fresh produce for Sunday's family dinner. Whatever your passion, Quarry Place is your chance to live life, lakeside.





SITE DATA

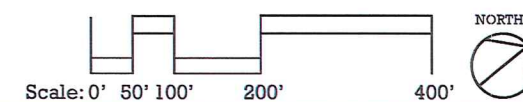
Program		Proposed SF	Parking Required	Parking Proposed
Retail	* Grocery Store	+/- 25,000 SF	125 sp (@ 5/1000 SF)	+/-125 sp (@ 5/1000 SF)
	* Retail/Restaurant	+/- 35,800 SF	179 sp (@ 5/1000 SF)	+/-179 sp (@ 4.96/1000 SF)
	* Pharmacy	+/- 9,200 SF	46 sp (@ 5/1000 SF)	+/-49 sp (@ 6.34/1000 SF)
Total Retail		+/- 70,000SF	350 sp (@ 5/1000 SF)	+/-353 sp (@ 5.18/1000 SF)

Note: Required parking ratios in the retail zone may differ from the 5.0 spaces per 1000 SF shown depending on the specific types of tenants if total SF is less than 100,000 SF (ie: sit down or fast food restaurants require 16 spaces/1000 SF).

Quarry Place

Baltimore County, Maryland

Prepared for: Beazer Homes



HLA Project No. 13108.H5
Date: 21 November, 2014

PUD PLAN



TAX ACCOUNT NUMBER:	00751	TAX MAP:	66	507.10 ACRES	307.10 ACRES
NET SITE AREA:	119.93 ACRES	PARCEL:	4	507.10 ACRES	307.10 ACRES
GROSS SITE AREA:	119.93 ACRES	CONV. MAP:	00751	507.10 ACRES	307.10 ACRES
ZONING:	00751	CONV. DISTRICT:	00751	507.10 ACRES	307.10 ACRES
ADJACENT MAPS:	00751	CENSUS TRACT:	00751	507.10 ACRES	307.10 ACRES
DEED REFERENCE:	00751	REGIONAL PLANNING DISTRICT:	00751	507.10 ACRES	307.10 ACRES
		SCHOOL DISTRICTS:	00751	507.10 ACRES	307.10 ACRES
		ELIMINATED SCHOOL:	00751	507.10 ACRES	307.10 ACRES
		MIDDLE SCHOOL:	00751	507.10 ACRES	307.10 ACRES
		HIGH SCHOOL:	00751	507.10 ACRES	307.10 ACRES
		WATERSHED:	00751	507.10 ACRES	307.10 ACRES
		ADJACENT MAPS:	00751	507.10 ACRES	307.10 ACRES
		EXISTING LINE:	00751	507.10 ACRES	307.10 ACRES
		PROPOSED LINE:	00751	507.10 ACRES	307.10 ACRES

1. SOIL QUALITY AND QUANTITY WILL BE PROVIDED IN THE PLANNED AREA.
2. THERE ARE NO KNOWN DESIGNATED ARCHAEOLOGICAL, ZONAL OR STATE HISTORICAL RESOURCES WITHIN THE PROJECT AREA.
3. THE AERIAL OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A HISTORICAL TRUSS PRESERVATION DISTRICT OR A HISTORICAL LANDMARK.
4. THE SITE IS NOT LOCATED IN A WATER SUPPLY, PERMIT AREA, OR A PLANNED WATER SUPPLY PLANNING AREA.
5. THE PROJECT IS NOT LOCATED IN A SENSITIVE DRINKING WATER AREA.
6. THE PROJECT IS NOT LOCATED IN A PLANNED OPEN SPACE OR A PLANNED OPEN SPACE PLANNING AREA.
7. ALL TOPS ARE FOR SALE.
8. THE PROJECT IS NOT LOCATED IN A PLANNED OPEN SPACE OR A PLANNED OPEN SPACE PLANNING AREA.
9. THE PROJECT IS NOT LOCATED IN A PLANNED OPEN SPACE OR A PLANNED OPEN SPACE PLANNING AREA.
10. THE PROJECT IS NOT LOCATED IN A PLANNED OPEN SPACE OR A PLANNED OPEN SPACE PLANNING AREA.

[illegible][illegible]

SPECIAL HEARING TO AMEND THE SPECIAL EXCEPTION IN ACCORDANCE WITH RESTRICTION NO. 1 IN CASE NO. 82-197-SPH GRANTED BY THE ZONING COMMISSIONER ON AUGUST 7, 1987 SUBJECT TO THE FOLLOWING RESTRICTIONS:

[illegible]

UNITED STATES DISTRICT COURT FOR THE DISTRICT OF COLUMBIA

IN RE: THE ESTATE OF JAMES C. ANET, JR.

Case No. 03-10001

MEMORANDUM OF DECISION

ON PETITION FOR REASSIGNATION FROM MAG TO MI AND A SPECIAL EXCEPTION FOR A CONTROLLED EXCAVATION FOR THE REMOVAL OF THE REMAINS OF JAMES C. ANET, JR.

FILED: JULY 2, 2008

BY: [Signature]

CLERK OF COURT

U.S. DISTRICT COURT FOR THE DISTRICT OF COLUMBIA

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[illegible]

Delight

[illegible][illegible]

W.G. DAILY SITES	PHASE	DEVELOPMENT SCHEDULE	
750	I	FALL 2003 ¹	From front building face to: Public street right-of-way or property line
561	I	FALL 2003	
1022	I	FALL 2003 ¹	From side building face to: Side building face
1039	I	FALL 2003	
1040	O +	FALL 2003 ¹ O	Public street right-of-way Permit of private road

PROPOSED SF	F.A.S. ALLOWED (62528)	F.A.S. ALLOWED (62528)	F.A.S. SHOWN
15,600	14,712.22	0.21	0.135
31,200	69,376	0.24	0.54

Note: The above information is for informational purposes only. It is not intended to be used for any other purpose. The information is based on the information provided by the applicant and is subject to change. The information is not a guarantee of any kind. The information is not a representation or warranty of any kind. The information is not a statement of fact. The information is not a statement of opinion. The information is not a statement of intent. The information is not a statement of policy. The information is not a statement of procedure. The information is not a statement of result. The information is not a statement of conclusion. The information is not a statement of recommendation. The information is not a statement of approval. The information is not a statement of disapproval. The information is not a statement of action. The information is not a statement of inaction. The information is not a statement of decision. The information is not a statement of non-decision. The information is not a statement of any kind.

County Adopted Plans

NO

UPDATER

ED IN SAID

	Existing	Not Existing	In Conference
Ballroom Ceiling Height Plan 2020	✓		
Community Reclamation Plan (C)	✓		
Restoration and Parks Plan	✓		
Streetscape Plan	✓		
Emergency Plan	✓		
Other	✓		

NO

UPDATER

ED IN SAID

NO

UPDATER

ED IN SAID

[illegible]

75 SINGLE DETACHED UNITS PER BLDG.

ACT. CON.

ZONE - DR 16

QUARRY VIEW COURT (PRIVATE)

2 STORY GARAGE

ZONE - BM

QUINCE ORCHARD DRIVE

QUINCE ORCHARD LANE

QUINCE ORCHARD ROAD

ZONE - DR 10.5

75 SINGLE DETACHED UNITS PER BLDG.

QUINCE ORCHARD DRIVE

QUINCE ORCHARD LANE

QUINCE ORCHARD ROAD

2010

COUNTY MARYLAND

6650 W CERRY HILL CT

DEED 550602

WEST

POWERS HOMES AT CERRY HILL, LLC
GOLF LINKS AND LUXURY LAND

DEDICATION

Type of Conveyance

SPACE PROPOSAL

LOCATION PLAN

Scale: 1"=200'

SPACE CALCULATIONS

Required (SF)	Provided (SF)
117,400	186,509
40,650	90,070
47,950	116,600
216,000	393,059
	256,432

100th Street, Section 28&A.23

Project: [Redacted]
Zone: [Redacted]

D.R. 3.5 Zones (feet)	D.R. 10.5 Zones (feet)	D.R. 16 Zones (feet)
From front building face to: Public street right-of-way or property line	From front building face to: Public street right-of-way or property line Gangway Unites Perpendicular Parking Parallel Parking	Building face to Public street right-of-way
Side building face to: Side building face	From side building face to: Side building face	Building face to Public street right-of-way or nearest point of right-of-way setback line of nearest building
18'-220' 20'>220' high trees	From side building face to: Public street right-of-way or nearest point of setback line of nearest building	Building face to trees boundary: 5' or more from side building face
Public street right-of-way Front of private road	From rear building face to: Public street right-of-way or nearest point of setback line of nearest building	A different setback line

[illegible]

Diagram illustrating a typical dwelling unit with dimensions and setbacks:

- Unit Dimensions: 20' Wide, 25' High.
- Setbacks: 26' PAVING (Front), 20' MIN. WARE (Side).
- Unit Label: TYPICAL DWELLING UNIT.

THE INCLUDE PROTECTIVE MEASURES AS
DURING THE CONSTRUCTION OF THE
BATTLEMENT COUNTY CODE AND
THE BATTLEMENT COUNTY CODE
ON DISTRICT AND THE CURRENT STATE
ON EROSION AND SEDIMENT CONTROL

[illegible]

DELINQUENT

I feel I must have
developmental difficulties
interest in the proposed
benefit of the proposed

Sincerely,
[Signature]
Vernon E. [unclear]
Vice President Corporate
Florida Risk Division

LATE 79S

REASON FOR 1st AMENDMENT
ADD ACTIVE ADULT CONDOMINIUM
BLDGs AND CLUB HOUSE. REMOVE
WETLANDS AND CLUB HOUSE. REMOVE

[illegible]

PLAN 10

D

4th Election District

CONSTITUTIONAL

FOR EASEMENT AND CONSERVATION EASEMENT NOTES

FRANCE NOTE:

CONSERVATION EASEMENT AND FOREST CONSERVATION EASEMENT SHOWN

PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE

FRANCE COUNTY AND WHICH RESTRICT DISTURBANCE AND

CONSTRUCTION OF

PERMITTED BY THE RURAL HOME COUNTY DEPARTMENT OF

CONSERVATION AND RECREATION MANAGEMENT.

NOTE:

DATE	BY	REVIEW	REVIEW	REVIEW
12/29/10	DM	REVIEW		
1/1/11	CEI	REVIEW		
4/10/14	CEI	REVIEW		
3/17/15	CEI	REVIEW		

4/1/2015
DATE

Project Manager

THE FOLLOWING LOTS HAVE BEEN SOLD

LOT 56, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 57, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 58, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 59, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 60, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 61, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 62, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 63, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 64, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 65, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 66, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 67, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 68, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 69, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 70, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 71, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 72, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 73, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 74, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 75, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 76, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 77, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 78, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 79, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 80, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 81, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 82, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 83, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 84, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 85, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 86, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
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LOT 87, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
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LOT 88, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
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LOT 89, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 90, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 91, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
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LOT 92, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
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LOT 93, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 94, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 95, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 96, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 97, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 98, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 99, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LOT 100, J. J. JONES, 35430 / 48
202 CORRIE DRIVE
RESISTOWN, MD 21066

LEGEND

- Property Boundary
- Proposed Contours
- Existing Stream
- Existing Contours
- Existing Tree/Tree Line
- Forest Buffer Easement
- Forest Buffer/Conservation Easement
- Forest Conservation Easement
- Solar Line
- Zoning Line
- URDL
- Existing Wetlands
- Existing Sewer
- Proposed Storm Drains
- Overhead Electric Lines
- Spot Elevation
- Proposed Tree Line
- Limit of Disturbance
- HOA Active Open Space
- HOA Passive Open Space
- Amenity Open Space
- Prop. Paving in State Roads

DATA SOURCES:

- Topography shown herein taken from aerial photographic information provided by Virginia Resources Mapping, dated February 2004 and supplemented with field survey data.
- Boundary data shown herein taken from field survey performed by DMM, Inc., dated February 2005.
- Engineering and Stationing Control: Baltimore County Soil Conservation District Plan dated 2007.
- Adjoining property information referenced from Baltimore County, MD Property Taxer dated 2007.

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

1ST AMENDMENT DEVELOPMENT PLAN AND
PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING
Development Plan

Delight Quarry
Site Proposal Plan

44th Election District 44th Councilmatic District		FDM # 04-700		Baltimore County, Maryland	
SEAL		ISSUE DATES		REVIEW:	
BY		DATE		DESIGNED:	
BY		DATE		CHECKED:	
BY		DATE		DATE CHECKED:	
BY		DATE		SCALE:	
BY		DATE		PROJECT NO.:	
BY		DATE		DRAWING:	

PLAN TO ACCOMPANY
HEARING OFFICERS ORDER

DATE: 4/20/15
PROJECT MANAGER: [Signature]

PLAN
Scale: 1"=50'





LEGEND

- Property Boundary
- Proposed Contours
- Existing Stream
- Existing Contours
- Existing Trees/Tree Line
- Forest Buffer Easement
- Forest Conservation Easement
- Forest Reserve Easement
- Soils Line
- Zoning Line
- URDL
- Existing Wetlands
- Existing Sewer
- Proposed Storm Drain
- Overhead Electric Line
- Spot Elevation
- Proposed Tree Line
- Proposed Cure Line
- Limit of Disturbance
- HOA Active Open Space
- HOA Passive Open Space
- Amenity Open Space
- Prop. Parking in State Roads

DATA SOURCES:

1. Topographic data from aerial photography is information provided by Virginia Resources Program, dated 1998. Elevation data is provided by Delight Quarry, Inc., dated August, 2006. In some areas topographic information shown is performed by DWM, Inc., dated August, 2006. In some areas topographic information shown is performed by DWM, Inc., dated August, 2006. In some areas topographic information shown is performed by DWM, Inc., dated August, 2006. In some areas topographic information shown is performed by DWM, Inc., dated August, 2006.
2. Boundary data shown herein taken from field run survey performed by DWM, Inc., dated February, 2006.
3. Existing Easement and Subsurface Control: Baltimore County Soil Conservation District Plan No. 332-6A/2-27 and 19-16A/2-23.
4. Adjacent property information referenced from Baltimore County, MD Property Finder dated 2007.

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1ST MATERIAL AMENDMENT PETITION FOR SPECIAL HEARING
Development Plan
Site Proposal Plan

Delight Quarry

4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th, 101st, 102nd, 103rd, 104th, 105th, 106th, 107th, 108th, 109th, 110th, 111th, 112th, 113th, 114th, 115th, 116th, 117th, 118th, 119th, 120th, 121st, 122nd, 123rd, 124th, 125th, 126th, 127th, 128th, 129th, 130th, 131st, 132nd, 133rd, 134th, 135th, 136th, 137th, 138th, 139th, 140th, 141st, 142nd, 143rd, 144th, 145th, 146th, 147th, 148th, 149th, 150th, 151st, 152nd, 153rd, 154th, 155th, 156th, 157th, 158th, 159th, 160th, 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	Property Boundary
	Proposed Contour
	Existing Stream
	Existing Contours
	Existing Tree
	Forest Buffer Easement
	Forest Buffer Conservation Easement
	Forest Conservation Easement
	Solar Line
	Zoning Line
	UR2L
	Existing Wetlands
	Existing Sewer
	Proposed Storm Drainage
	Overhead Electric Line
	Proposed Tree
	Proposed Curve Line
	Line of Disturbance
	Proposed Contour, Trash Pad
	State Road Improvements
	Ament Open Space



DATA SOURCES:

Topography shown hereon taken from aerial photogrammetric information, provided by Virginia Resource Mapping, Inc. of flight February, 2004 and supplemented with field run survey information by DWM, Inc. dated August, 2006. In some areas topographic information shown is a reflection of post mining reclamation conditions, as are the wetlands, streams, floodplains and floodways.

Boundary data shown hereon taken from field run survey performed by DNMW, Inc., dated January, 2006.

Existing Erosion and Sediment Control: Baltimore County Soil Conservation District Plan s. 382-16A12-87 and 19-16AB12-89.

Adjoining property information referenced from Baltimore County, MD Property Finder



CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 2103
Phone: 443.589.2400 Fax: 443.589.2401

4th Refined—
1ST MATERIAL AMENDMENT DEVELOPMENT PLAN AND
PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
Development Plan

Delight Quarry

_____ PDM # 04-700

Seal of the Councilmanic District	Seal	Issue Date

ISSUE DATES	REVIEW
 JAN 98	REVIEWED BY:

1008
EXAMINER
STATE OF NEW YORK
BID:

NORTH

CONSTRUCTION:

NAD 83

STATE OF MARYLAND
DEPARTMENT OF THE TREASURY
TAX COLLECTION

BASE:

THIS WORK IS TO BE USED IN ACCORDANCE WITH ALL AGENCY COMPLIANCE

DRAWN: M.S.S.

[illegible]

07/13	CEI	REVERSE PER 2nd REFINED DRC #091812C	DATE CHECKED-
06/10	DMW	REVERSE TRACI BOUNDARY PER DRC #072710B	CHECKED BY:

DATE REFINED,		
CEI	REVISE PER 3rd REFINED DRC #010794F	
MON/14		
CEI	REVISE PER 4th REFINED DRC #008846C	
MON/14		
CEI	REVISE PER 4th REFINED DRC #008846C	
MON/14		

DATE	TIME	SCALE	AS SHOWN
07/13			
001			
KEY: 1 PER 1000 RETAINED DMC #1021116			
			101000 00

[illegible]

DRAWING:

050			
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