

IN RE: PETITION FOR VARIANCE
(304 International Circle)
8th Election District
3rd Council District
The Grand Lodge of Ancient Free
And Accepted Masons of Maryland
Legal Owner
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2017-0172-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by The Grand Lodge of Ancient Free and Accepted Masons of Maryland, owner of the subject property ("Petitioner"). The Petitioner is requesting variance relief from the Baltimore County Zoning Regulations (B.C.Z.R) as follows: (1) to permit a minimum setback from any lot line other than a street line of 27 ft. in lieu of the required 50 ft.; (2) to permit a minimum setback from any abutting R.C. zone line of 33 ft. in lieu of the required 150 ft.; and (3) to permit a residential use with a height of 33 ft. in lieu of the required 52 ft. Petitioner originally sought an additional variance of the required setback from the centerline of a street, although it withdrew that request after consultation with the Department of Planning. A site plan was marked as Petitioner's Exhibit 1.

Gerard Wit and landscape architect Sean Davis appeared in support of the petition. Adam M. Rosenblatt, Esq., represented the Petitioner. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Environmental Protection and Sustainability (DEPS). That agency noted Petitioner will need to comply with various environmental regulations in connection with any future development

ORDER RECEIVED FOR FILING

Date 2/13/17
By Sen

approvals.

The property is approximately 39.15 acres and is zoned OT, OR1 and DR 10.5. The property is situated to the north of the Hunt Valley Town Center, and is a portion of a 200 acre tract owned by the Petitioner. At present the property is unimproved, although Petitioner proposes to ultimately construct townhomes on the site. Petitioner filed this zoning case to establish a "building envelope" for purposes of seeking development approval to construct homes on the property.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has met this test. The property is irregularly shaped and is zoned (primarily) OT, which is a seldom seen zoning classification. In addition, an underground gas pipeline bisects the property and encumbers over 11 acres of the site. As such, the property is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to construct an economically feasible residential project on the property. Mr. Davis testified that if zoning relief was not granted, Petitioner would be able to utilize just over 11 acres of the 39 acre tract. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition. In addition, Petitioner owns much of the land adjoining this parcel, so there would be little or no offsite impact of the variances.

ORDER RECEIVED FOR FILING

Date

2/13/17

By

sen

THEREFORE, IT IS ORDERED, this 13th day of February, **2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance as follows: (1) to permit a minimum setback from any lot line other than a street line of 27 ft. in lieu of the required 50 ft.; (2) to permit a minimum setback from any abutting R.C. zone line of 33 ft. in lieu of the required 150 ft.; and (3) to permit a residential use with a height of 33 ft. in lieu of the required 52 ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED that the potential development area ("building envelope") of the parcel (for purposes of any future zoning and/or development requests) shall be the 21.86 +/- acre tract shaded in green on the plan marked and admitted as Petitioner's Ex. 7, a copy of which is attached hereto and incorporated herein.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its 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, Petitioner 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:slh

ORDER RECEIVED FOR FILING
Date 2/13/17
By slh



KEVIN KAMENETZ
County Executive

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

February 13, 2017

Adam M. Rosenblatt, Esq.
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
Case No. 2017-0172-A
Property: 304 International Circle

Dear Mr. Rosenblatt:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure



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 International Circle which is presently zoned OT, OR1, DR10.5
 Deed References: 37893/480 10 Digit Tax Account # 2 2 0 0 0 2 5 7 5 2
 Property Owner(s) Printed Name(s) The Grand Lodge of Ancient Free and Accepted Masons of Maryland

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

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

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

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

3. ☒ a **Variance** from Section(s)

SEE ATTACHED

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

TO BE PRESENTED AT HEARING.

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

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

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

Contract Purchaser/Lessee:

SEE ATTACHED

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Adam M. Rosenblatt, Esquire

Name- Type or Print

Signature

210 W. Pennsylvania Avenue Towson MD

Mailing Address City State

21204 / 4104946271 / amrosenblatt@venable.com
 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

Representative to be contacted:

Adam M. Rosenblatt, Esquire

Name- Type or Print

Signature

210 W. Pennsylvania Avenue Towson MD

Mailing Address City State

21204 / 4104946271 / amrosenblatt@venable.com
 Zip Code Telephone # Email Address

CASE NUMBER 2017-0172-A Filing Date 12/28/2016 Do Not Schedule Dates

Reviewer JNP
 REV. 10/4/11

Date

By

2/13/17
Sen

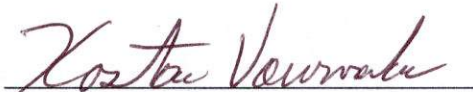
ORDER RECEIVED FOR FILING

**ATTACHMENT TO
PETITION FOR VARIANCE**

OWNER:

**THE GRAND LODGE OF ANCIENT FREE
AND ACCEPTED MASONS OF MARYLAND**
304 International Circle
Cockeysville, MD 21030

By:



Kostas Vourvoulas
Grand Master

2017-0172-A

**ATTACHMENT TO
PETITION FOR VARIANCE**

REQUESTED VARIANCES

1. Variance from BCZR Section 209.4.C.1 to permit a minimum setback from any lot line other than a street line of 27 feet in lieu of the required 50 feet.
2. ~~Variance from BCZR Section 209.4.C.2 to permit a minimum setback from any street line of 25 feet in lieu of the required 50 feet.~~
3. 2. Variance from BCZR Section 209.4.C.4 to permit a minimum setback from any abutting R.C. Zone line of 33 feet in lieu of the required 150 feet.
4. 3. Variance from BCZR Section 209.4.E to permit a residential use with a height of 33 feet in lieu of the minimum required 52 feet.
5. 4. Also, for such further relief as the Administrative Law Judge may require.

**ATTACHMENT TO
PETITION FOR VARIANCE**

REQUESTED VARIANCES

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3. Variance from BCZR Section 209.4.C.4 to permit a minimum setback from any abutting R.C. Zone line of 33 feet in lieu of the required 150 feet.
4. Variance from BCZR Section 209.4.E to permit a residential use with a height of 33 feet in lieu of the minimum required 52 feet.
5. Also, for such further relief as the Administrative Law Judge may require.

OLD

**DESCRIPTION TO ACCOMPANY PETITION
FOR ZONING VARIANCES
LONGVIEW RIDGE
BALTIMORE COUNTY, MARYLAND
8TH ELECTION DISTRICT; 3RD COUNCILMANIC DISTRICT**

December 20, 2016

Beginning at the point on the north side of International Circle right-of-way (70 feet wide), said point being located northwesterly +/- 3,600 feet, as measured along the centerline of International Circle, from the intersection of centerlines of International Circle and McCormick Road; thence running the following courses and distances:

1. Running southwesterly by a left line curve,
R=411.43 feet for 109.30 feet; thence,
2. North 00° 58' 03" West, 636.60 feet; thence,
3. South 41° 31' 47" West, 552.10 feet; thence,
4. North 48° 06' 41" West, 168.34 feet; thence,
5. South 41° 31' 52" West, 355.36 feet; thence,
6. North 06° 37' 33" West, 199.33 feet; thence,
7. North 38° 06' 16" East, 854.00 feet; thence,
8. North 30° 53' 12" East, 510.38 feet; thence,
9. North 30° 41' 37" East, 254.68 feet; thence,
10. North 66° 38' 48" East, 534.81 feet; thence,
11. South 53° 32' 34" East, 166.60 feet; thence,
12. South 30° 36' 23" East, 164.98 feet; thence,
13. South 19° 41' 42" West, 186.94 feet; thence,
14. South 36° 19' 37" East, 422.02 feet; thence,
15. South 45° 00' 00" West, 362.04 feet; thence,
16. South 58° 17' 09" West, 563.08 feet; thence,
17. South 03° 34' 35" West, 112.22 feet; thence,
18. South 57° 01' 50" East, 308.72 feet; thence,
19. South 65° 33' 57" East, 481.09 feet; thence,
20. South 19° 31' 34" West, 332.10 feet; thence,
21. North 70° 27' 29" West, 654.71 feet; thence,
22. Running northwesterly by a left line curve,
R=700.00 feet for 178.39 feet; thence,
23. North 01° 00' 28" East, 48.23 feet, to the point of beginning.

Containing 1,705,541 square feet or 39.154 acres, more or less.

This description is intended for zoning purposes only and shall not be used for conveyance of land.



2017-0172-A

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

No. 142839
 Date: 12/29/2016

PAID RECEIPT

BUSINESS ACTUAL TIME BOM
 12/29/2016 12/29/2016 10:20:57 5

RG WSDS WALKIN LRD
 RECEIPT # 883220 12/29/2016 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				500.00

Dept 5 520 ZONING VERIFICATION
 NO. 142839

Recpt Tot 4500.00
 4500.00 CK \$0.00 CA
 Baltimore County, Maryland

Total: 500.00

Rec From: Venable, LLC

For: Starline-International Circle
2017-0172-A (The Grand Lodge of Ancient Free and
Accepted Masons of Maryland)

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

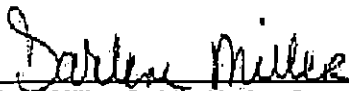
Order #: 11253435
Case #: 2017-0172-A
Description:

CASE NUMBER: 2017-0172-A - 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: •

1/19/2017



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2017-0172-A

304 International Circle

N/s International Circle, 3600 ft. NW of McCormick Road

8th Election District - 3rd Councilmanic District

Legal Owners: The Grand Lodge of Ancient Free and Accepted Masons of Maryland

Variance 1. To permit a minimum setback from any lot line other than a street line of 27 ft. in lieu of the required 60 ft. 2. To permit a minimum setback from any street line of 25 ft. in lieu of the required 60 ft. 3. To permit a minimum setback from any abutting RC zone line of 33 ft. in lieu of the required 150 ft. 4. To permit a residential use with a height of 33 ft. in lieu of the minimum required 52 ft. 5. Also, for such further relief as the Administrative Law Judge may require.

Hearing: Friday, February 10, 2017 at 11 :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.

ja19

3-13

CERTIFICATE OF POSTING

2017-0172-A

RE: Case No.: _____

Petitioner/Developer: _____

The Grand Lodge of Ancient Free and Accepted Masons of Maryland

February 10, 2017

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

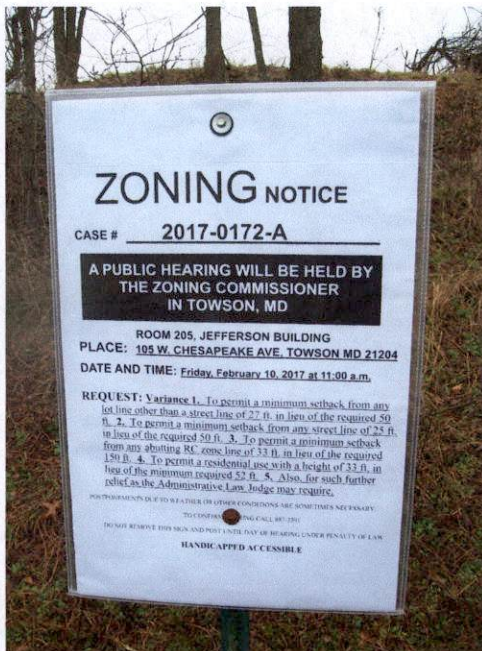
Ladies and Gentlemen:

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

304 International Circle

January 20, 2017

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



Sincerely,

January 20, 2017

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

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:

1/19/2017

Order #: 11253435
Case #: 2017-0172-A
Description:

CASE NUMBER: 2017-0172-A - NOTICE OF ZONING HEARING



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2017-0172-A

304 International Circle

N/s International Circle, 3600 ft. NW of McCormick Road

8th Election District - 3rd Councilmanic District

Legal Owners: The Grand Lodge of Ancient Free and Accepted Masons of Maryland

Variance 1. To permit a minimum setback from any lot line other than a street line of 27 ft. in lieu of the required 50 ft. 2. To permit a minimum setback from any street line of 25 ft. in lieu of the required 50 ft. 3. To permit a minimum setback from any abutting RC zone line of 33 ft. in lieu of the required 150 ft. 4. To permit a residential use with a height of 33 ft. in lieu of the minimum required 52 ft. 5. Also, for such further relief as the Administrative Law Judge may require.

Hearing: Friday, February 10, 2017 at 11 :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 410-887-3863.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3301.

ja19

**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 twenty (20) 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: 2017-0172-A
Property Address: International Circle
Property Description: North Side of International Circle, 3600' NW
of McCormick Road
Legal Owners (Petitioners): The Grand Lodge of Ancient Free and Accepted Masons of
Maryland
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasovich
Company/Firm (if applicable): Venable LLP
Address: 210 W. Pennsylvania Ave, Ste 500
Towson, MD 21204
Telephone Number: 410-494-6271

Revised 7/9/2015

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 19, 2017 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

410-494-6271

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

NOTICE OF ZONING HEARING

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Hearing: Friday, February 10, 2017 at 11:00 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.



KEVIN KAMENETZ
County Executive

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

January 17, 2017

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:

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304 International Circle

N/s International Circle, 3600 ft. NW of McCormick Road

8th Election District – 3rd Councilmanic District

Legal Owners: The Grand Lodge of Ancient Free and Accepted Masons of Maryland

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Hearing: Friday, February 10, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Adam Rosenblatt, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Kostas Vourvoulas, 304 International Circle, Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 21, 2017.**
- (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.



KEVIN KAMENETZ
County Executive

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

February 2, 2017

The Grand Lodge of Ancient Free
And Accepted Masons of Maryland
Kostas Vourvoulas
304 International Circle
Cockeysville MD 21030

RE: Case Number: 2017-0172 A, Address: International Circle

Dear Mr. Vourvoulas:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on December 28, 2016. 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, reading "W. Carl Richards, Jr.", written over a circular embossed seal.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Adam M Rosenblatt, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 1/16/17

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0172-A

Variance
The Grand Lodge of Ancient Free and Accepted
Masons of Maryland, Kostas Vavouroulas
304 International Circle

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink that reads 'Richard A. Zeller'.

Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE MEMORANDUM

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

DATE: 2/9/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2017-0172-A



INFORMATION:

Property Address: 304 International Circle, Cockeysville, MD 21030

Petitioner: Springhill Equities LLC. / Grand Lodge of Ancient Free & Accepted Masons
of Maryland

Zoning: OT

Requested Action: Variance

The Department has reviewed the petition for a variance to permit a minimum building setback from any lot line other than a street line of 27 feet, from any street line of 25 feet, from any abutting R.C. zone line of 33 feet and a residential use with a minimum height of 33 feet in lieu the required 50 feet, 50 feet, 150 feet and 52 feet respectively.

A site visit was conducted on January 19, 2017. The project is adjacent to I-83, a Master Plan 2020 designated scenic route. A portion of the subject property lies within the Hunt Valley / Timonium Master Plan area which was adopted into said Master Plan 2020 on October 19, 1998.

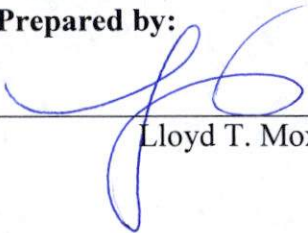
Upon review of a revised plan to accompany the petitions received by this Department on February 8, 2017, the Department has no objection to granting the petitioned zoning relief.

Please be advised this zoning advisory comment does not constitute approval of any other plan of development submitted to Baltimore County. The Department retains all authority to review any such plan to the full extent of its regulatory purview to include, but not limited to, the Baltimore County Zoning Regulations, CMDP, Master Plan 2020 and other applicable community plans and regulations. Such a review will insure that the objectives of the Hunt Valley / Timonium Master Plan are met and that development of the site will "provide attractive, desirable environment in which to work, live and shop" (HV/TMP Page 27). The Department has the expectation that those qualities that made the Hunt Valley Business Park a success, including extensive landscaping and high quality architectural design and finish materials, will be appropriately applied to any development of the subject property.

Subject: ZAC #17-0172
Date: February 9, 2017
Page 2

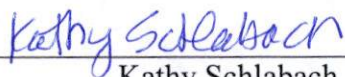
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Wally Lippincott
Adam M. Rosenblatt, Esq.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTRA-OFFICE MEMORANDUM

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

DATE: 2/9/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2017-0172-A

INFORMATION:

Property Address: 304 International Circle, Cockeysville, MD 21030

Petitioner: Springhill Equities LLC. / Grand Lodge of Ancient Free & Accepted Masons
of Maryland

Zoning: OT

Requested Action: Variance

The Department has reviewed the petition for a variance to permit a minimum building setback from any lot line other than a street line of 27 feet, from any street line of 25 feet, from any abutting R.C. zone line of 33 feet and a residential use with a minimum height of 33 feet in lieu the required 50 feet, 50 feet, 150 feet and 52 feet respectively.

A site visit was conducted on January 19, 2017. The project is adjacent to I-83, a Master Plan 2020 designated scenic route. A portion of the subject property lies within the Hunt Valley / Timonium Master Plan area which was adopted into said Master Plan 2020 on October 19, 1998.

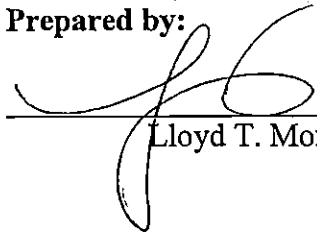
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Subject: ZAC #17-0172
Date: February 9, 2017
Page 2

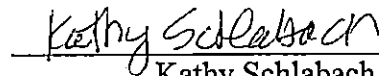
For further information concerning the matters stated herein, please contact Wally Lippincott at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Wally Lippincott

Adam M. Rosenblatt, Esq.

Office of the Administrative Hearings

People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: January 11, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0172-A
Address 304 International Circle
(Free Masons of Maryland Property)

Zoning Advisory Committee Meeting of **January 16, 2017.**

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

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

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

Additional Comments:

A variance to the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains would be required for the propose layout.

Reviewer: Glenn Shaffer Date: January 10, 2017

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 19, 2017

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

SUBJECT: Zoning Advisory Committee Meeting
For January 16, 2017
Item No. 2017-0170, 0171, 0172, 0173, 0174, 0175 and 0178

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

DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC01162017.doc

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 1/16/17

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0172-A

*Variance
The Grand Lodge of Ancient Free and Accepted
Masons of Maryland, Kostas Vourvoulas
304 International Circle*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

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

Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: January 11, 2017

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Additional Comments:

A variance to the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains would be required for the propose layout.

Reviewer: Glenn Shaffer Date: January 10, 2017

0057

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 19, 2017

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 16, 2017
Item No. 2017-0170, 0171, 0172, 0173, 0174, 0175 and 0178

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

DAK:CEN
cc:file
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RE: PETITION FOR VARIANCE	*	BEFORE THE OFFICE
International Circle; N/S of International	*	OF ADMINISTRATIVE
Circle, 3600' NW of McCormick Road	*	HEARINGS FOR
8 th Election & 3 rd Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): The Grand Lodge of Ancient	*	2017-172-A
Free and Accepted Masons of Maryland,		
By Kostas Vouvoulas		
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.

RECEIVED
JAN 12 2017

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of January, 2017, a copy of the foregoing Entry of Appearance was mailed to Adam Rosenblatt, Esquire, 210 West Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: March 16, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0172- A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 13, 2017. 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

*Baltimore County, MD
Friday, February 10, 2017*

ARTICLE 2. Elevator-Apartment Residence Zones, Residential-Office Zones, Office Zones, Business Zones, Manufacturing Zones and Districts

SECTION 209. O.T. (Office and Technology) Zone

§ 209.8. Plans for O.T. (Office and Technology) Zones.

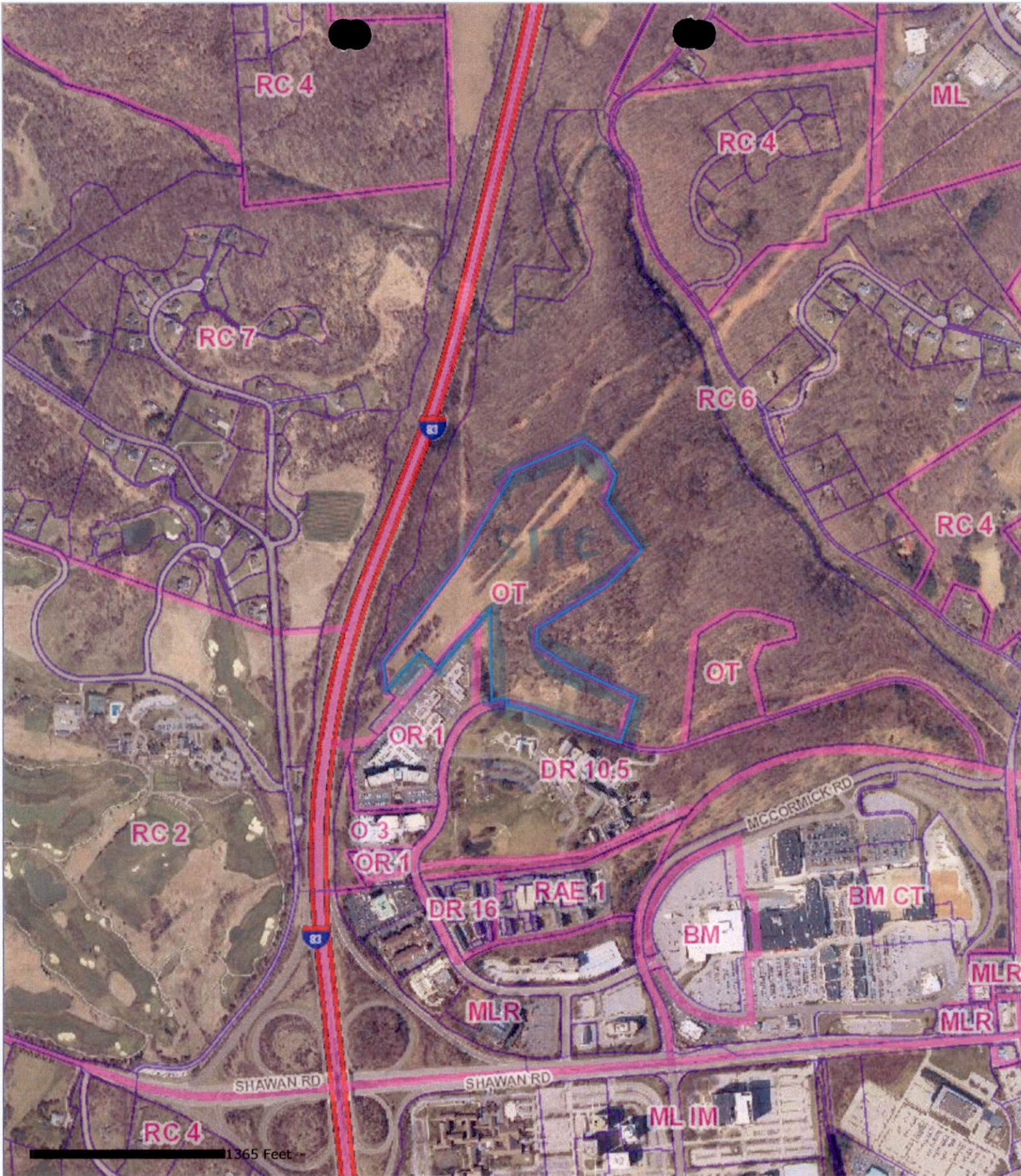
[Bill Nos. 34-1984; 186-1994; 137-2004; 78-2010]

- A. In an O.T. Zone, except as otherwise provided in Section 104.2 or 502.5, no building may be constructed or altered unless the buildings and site conform to a plan approved by the County Review Group as provided in Article 32, Title 4 of the Baltimore County Code. Except as otherwise provided, approval of the plan is a condition precedent to the issuance of a building permit.
- B. Notwithstanding any provisions of these regulations to the contrary, the bulk regulations applicable to an approved development plan for a condominium regime shall be the only bulk regulations applicable to a subsequent conversion of the entire condominium regime, or a portion thereof, to individual lots of record.

Real Property Data Search Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 2200015752			
Owner Information					
Owner Name:	GRAND LODGE OF ANCIENT FREE AND ACCEPTED MASONS OF MARYLAND			Use: Principal Residence:	COMMERCIAL NO
Mailing Address:	304 INTERNATIONAL CIR COCKEYSVILLE MD 21030-1300			Deed Reference:	/37893/ 00480
Location & Structure Information					
Premises Address:	INTERNATIONAL CIR 0-0000			Legal Description:	40.532 AC NS INTERNATIONAL CIR HUNT VALLEY IND TRACT
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0042	0008	0514		0000	
Special Tax Areas:			Town: Ad Valorem: Tax Class: NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			40.5300 AC	06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2016 As of 07/01/2017		
Land:	2,026,600	5,066,500			
Improvements	0	0			
Total:	2,026,600	5,066,500	2,026,600	3,039,900	
Preferential Land:	0			0	
Transfer Information					
Seller: BALTIMORE COUNTY MARYLAND		Date: 08/18/2016		Price: \$4,165	
Type: ARMS LENGTH MULTIPLE		Deed1: /37893/ 00480		Deed2:	
Seller: GRAND LODGE OF ANCIENT FREE &		Date: 04/01/1993		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /09686/ 00324		Deed2:	
Seller: GRAND LODGE OF ANCIENT FREE &		Date: 04/01/1993		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /09686/ 00324		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2016	07/01/2017	
County:	000		2,026,600.00		
State:	000		2,026,600.00		
Municipal:	000		0.00 0.00	0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: No Application					



	My Neighborhood Map	Created By Baltimore County My Neighborhood 	This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data. Printed 12/29/2016 2017-0172-A
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CASE NAME _____
CASE NUMBER 2017-0172-A
DATE 2/10/17

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11/21/10

DATE
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PLEASE PRINT CLEARLY

CASE NAME _____

CASE NUMBER _____

DATE _____

CITIZEN'S SIGN - IN SHEET

NAME _____

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

Case No.:

2017-0172-A

Exhibit Sheet

Petitioner/Developer

103
3-14-17

Protestant

Sen
2-13-17

No. 1	Plan	
No. 2	amended zoning petition	
No. 3	letter dated 2-2-17 from Grand Lodge Masons	
No. 4	Davis CV	
No. 5	Aerial photo	
No. 6	"Developable Area Plan"	
No. 7	Proposed building envelope	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

**ATTACHMENT TO
PETITION FOR VARIANCE**

REQUESTED VARIANCES

1. Variance from BCZR Section 209.4.C.1 to permit a minimum setback from any lot line other than a street line of 27 feet in lieu of the required 50 feet.
- ~~2. Variance from BCZR Section 209.4.C.2 to permit a minimum setback from any street line of 25 feet in lieu of the required 50 feet.~~
- ~~3.2.~~ Variance from BCZR Section 209.4.C.4 to permit a minimum setback from any abutting R.C. Zone line of 33 feet in lieu of the required 150 feet.
- ~~4.3.~~ Variance from BCZR Section 209.4.E to permit a residential use with a height of 33 feet in lieu of the minimum required 52 feet.
- ~~5.4.~~ Also, for such further relief as the Administrative Law Judge may require.

**The Grand Lodge of Ancient Free and Accepted Masons
of Maryland, U.S.A.**

Masonic Temple • 300 International Circle • Cockeysville, MD 21030 • 410-316-9160
fax 410-527-1379 • e-mail: bhooper@glmd.org

Staff Counsel
William D. Hooper, Jr.

February 2, 2017

Hon. John E. Beverungen
Office of Administrative Hearings
105 W. Chesapeake Avenue, Ste. 103
Towson, MD 21204

Re: Case No. 2017-0172-A
Letter of Support

Judge Beverungen:

The Grand Lodge of Ancient Free and Accepted Masons of Maryland (the "Grand Lodge") is writing to express its support of the petition for variance in the above-referenced matter. Freemasonry is the oldest fraternal organization in the world, and to this day the Masons are dedicated to promoting improvement in the character of their members and teaching masons to care for all citizens and to give back to their communities. The Grand Lodge was formed in 1787 and is based in Hunt Valley, Maryland, immediately south of the property at issue in this variance case (the "Property").

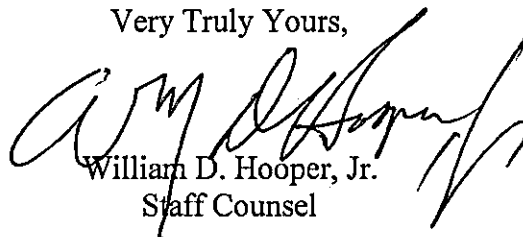
The Grand Lodge owns nearly 200 acres of land surrounding the Property. The Grand Lodge, Freemasons Hall, Grand Lodge Business Offices, Library, Museum and apartments and elderly housing (Bonnie Blink) are all located in the immediate vicinity adjacent to the Property.

We have reviewed the petition and site plan in this case, which seeks setback variances on this uniquely shaped and constrained Property. We are writing to strongly support this request for variance, as the petition will allow for the development of townhomes that will provide additional housing opportunities for the Masons and the citizens of Baltimore County. We have sought for a number of years to find a suitable use for the remaining property, which is to the rear of the property that we are currently utilizing. The existence of several major pipelines bisecting the Property makes this portion of the Property difficult to develop for a suitable permitted use.

We are hopeful that you will consider the support of the Grand Lodge, as we own hundreds of acres surrounding the property in question and strongly support the petition for variance.

Thank you for your time and consideration.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Wm D Hooper Jr', written over the typed name.

William D. Hooper, Jr.
Staff Counsel

SEAN D. DAVIS, RLA

Principal

PROJECT ASSIGNMENT:

Land Planner, Lead Landscape Architect, Project Design Coordinator, and Public Facilitator

YEARS OF EXPERIENCE:

MRA: 14
Other Firms: 16

EDUCATION:

Juris Doctorate, University of Baltimore School of Law, 1994
B.L.A., Landscape Architecture, Texas Tech University, 1986

ACTIVE REGISTRATION:

Maryland, Landscape Architect, 1993, #1062
Delaware, Landscape Architect, 2010, #S1-0000477
New Jersey, Landscape Architect, 2011, #21AS00110900

PROFESSIONAL AFFILIATIONS:

Urban Land Institute – National CDC Product Council and Baltimore District Council Chair
Maryland Building industry Association (MBIA) – Life Director and past President of Baltimore City Chapter
Maryland Sustainability Commission Concentrated Growth Subcommittee Member
Maryland Economic Growth, Resource Protection and Planning Commission, Inter-Jurisdiction Coordination Subcommittee
Chesapeake Bay Executive Council, Riparian Forest Buffer Panel
Baltimore Development Work Group, Steering Committee

QUALIFICATIONS:

Mr. Davis is a Principal with Morris & Ritchie Associates, Inc. (MRA). Prior to joining MRA, Mr. Davis served as a Principal with LDR International. Mr. Davis specializes in private-sector community planning and urban redevelopment public private partnerships, and leads the development of large-scale and mixed-use projects. With development experience on all types of project types throughout the United States, Mr. Davis brings a unique perspective to any assignment. Many of his projects reflect client relationships that span decades, including Exxon Land Development, Crown Community Development, MDK Development, Canuso Communities, and The Manekin Corporation.

Mr. Davis has experience in obtaining regulatory approvals at federal, state and local levels. Due to his expertise in environmental issues, Mr. Davis has reviewed and commented on state and local legislation, including the Maryland Non-Tidal Wetlands Act, the Maryland Forest Conservation Act and the Chesapeake Bay Critical Area legislation. He is actively involved in the Urban Land Institute, serving on both a National Product Council and on the Executive Committee of the Baltimore District Council. Mr. Davis is also the President of HBAM - Baltimore City Chapter based on his years of experience with national, regional, and local home builders on urban and ex-urban residential and mixed-use projects.

Mr. Davis' Juris Doctorate degree enables him to integrate land use, real estate, and environmental law for a more comprehensive view on large-scale planning issues

Over the past decade, Mr. Davis has focused on urban redevelopment projects that involve a public private partnership between the private sector development community and the public sector leadership and regulatory authorities. These P3's are typically for urban redevelopment projects in such communities as Englewood and Princeton, New Jersey, where the partners can combine forces to achieve specific redevelopment goals such as increasing the tax base, or providing a public necessity paid for, in part, by private development.

Sample projects managed by Mr. Davis include the following:

GOLF COURSE COMMUNITIES

Stonebridge, Chicago, Illinois - While with a previous firm, Mr. Davis was Principal-In-Charge for the 750-acre, exclusive golf community. The development includes a Tom Fazio championship private golf course;

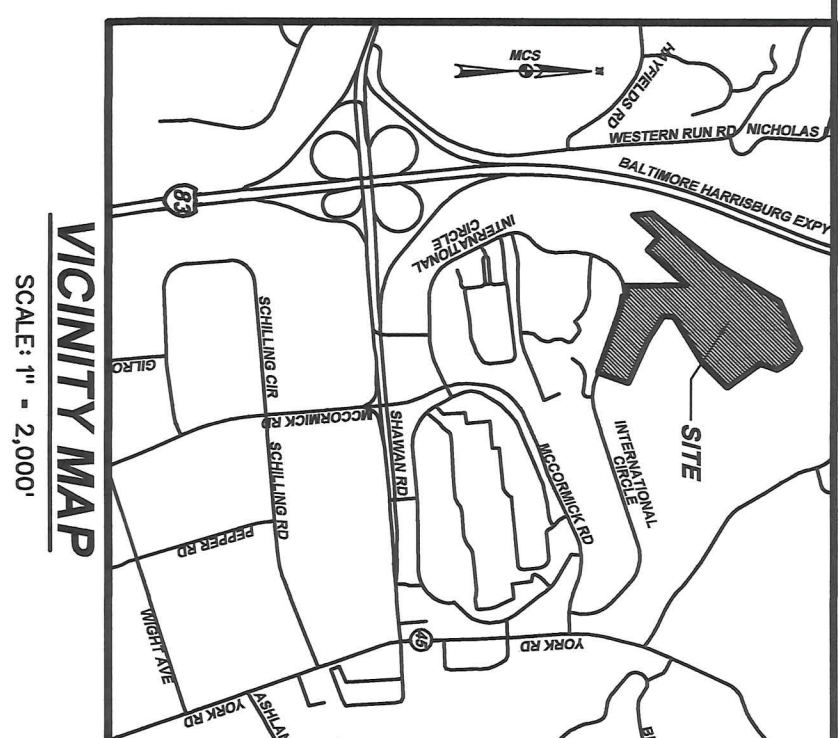
over 1,000 single-family estates, cluster homes, townhomes, and condominiums; a public school; and mixed retail and office uses that service the community. Winner of several Greater Chicago Homebuilders Awards for planning and landscape architecture.

South River Colony, Annapolis, Maryland - While with a previous firm, Mr. Davis was Principal-In-Charge for the premier, award winning, 1400-acre mixed-use community. The community includes a championship public golf course (South River Golf Links), 900 upscale homes, a 250,000-SF retail center, and a 250,000-SF office park.



MORRIS & RITCHIE
ASSOCIATES, INC.

RIGHT-OF-WAY LINE	PR. CONCRETE CURB & OUTER PROPOSED DESIGNATION
EX. EASEMENT	
ZONING LINE	
EX. CONCRETE CURB & OUTER	
EX. EDGE OF PAVING	
EX. GAS LINE	
EX. TELEPHONE LINE, CABLE & FIBER	
EX. FIBER OPTIC LINE	
EX. INDEX	
CONTIGUOUS	
EX. TREE LINE	
EX. SOIL LINE	
EX. FOREST BUFFER	
EX. FOREST BUFFER	
EX. EASEMENT LINE	
EX. STREAM LINE	
"EXISTING" DESIGNATION	
BUILDING RESTRICTION LINE	
PR. BUILDING	



1. OWNER:
GRAND LODGE OF ANCIENT FREE AND ACCEPTED
MASTONS OF MARYLAND
304 INTERNATIONAL CIRCLE
COCKEYSVILLE, MARYLAND 21030
2. DEVELOPER:
SPRINGHILL EQUITIES LLC
29 SPRINGHILL FARM COURT
COCKEYSVILLE, MARYLAND 21030
PHONE: 410-703-9539
3. SITE DATA:

- [illegible]

THE COMPONATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM OF 1988. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

HORIZ: NAD 83/91; VERT: NAVD 88

BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
HORIZ: NAD 83/91: VERT: NAVD 88

PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCES

LONGVIEW RIDGE

1

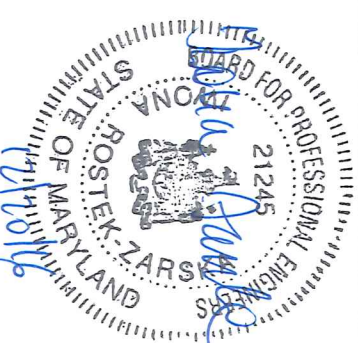
DEVELOPER / APPLICANT
SPRINGHILL EQUITIES LLC

GRAND LODGE OF ANCIENT
FREE & ACCEPTED MASONS
OF MARYLAND

OWNER

PROFESSIONAL CERTIFICATION

BLDG
Baltimore Land Design Group Inc.



30 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM



P:\PROJECTS\19363 Longview Ridge\PLANS\CONCEPT\EXHIBIT\19363-LVR-Aerial Context.mxd, Date: 2/8/2017
Copyright 2017 Morris & Ritchie Associates, Inc.

MIRA
Morris & Ritchie Associates, Inc.
1414 Key Highway, Suite 201P
Baltimore, MD 21230
PROJ: 19363
SCALE: None
DATE: 2/8/16

LONGVIEW RIDGE
AERIAL CONTEXT
HUNT VALLEY, BALTIMORE COUNTY, MARYLAND

PETITIONER'S EXHIBIT **5**

Team:
Springhill Equities LLC
Venable LLP
Baltimore Land Design Group, Inc.

