IN THE MATTER OF: VARIANCE REQUEST SECURITY BLVD. VENTURES LLC (PATAPSCO GLEN II) 7726 JOHNNYCAKE ROAD	*	BEFORE THE BOARD OF APPEALS OF
1st Election District 1st Councilmanic District	*	BALTIMORE COUNTY
	*	CASE NO: 21-076-A

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

AMENDED AND RESTATED MAJORITY OPINION

The Majority Opinion and Order in this matter was issued by mail and email on January 5, 2022. The Board was immediately advised of a mistake in the Majority Opinion and Order by counsel for Petitioner, Mr. Mudd. Accordingly, the Board hereby issues an Amended and Restated Majority Opinion consistent with its deliberation.

This case comes to the Board of Appeals of Baltimore County ("Board") as an appeal from a final Opinion and Order dated May 14, 2021 by Administrative Law Judge Maureen Murphy (the "ALJ"). The Petition sought both Development Plan approval and zoning relief by way of the following variances:

Variance 1 – To allow a minimum front building face to property line and/or to public street right-of-way setback of 13 feet/13 feet in lieu of the required 25 feet/25 feet (garage townhouses);

Variance 2 – To allow a minimum rear building face to property line/or public street right-of-way setback of 20 feet/20 feet in lieu of the required 30 feet/50 feet;

Variance 3 – To allow a minimum side building face to side building face and/or to public street right-of-way setback of 20 feet/12 feet in lieu of the required 25 feet/25 feet;

Variance 4 – Withdrawn before the Board;

Variance 5 – To allow seven townhouse units in a group in lieu of the maximum permitted six townhouse units in a group;

Variance 6 – Withdrawn before the Administrative Law Judge;

Variance 7 – To allow private rear yard areas of less than 500 square feet;

Variance 8 – To allow a deck (open porch) to extend into the minimum rear yard more that the allowed 25% (request to have a minimum 12 feet deep deck in rear yard).

Judge Murphy approved the Development Plan known as Patapsco Glen II and granted variance relief as requested in (1), (2), (3), (4), (5), (7), variance (6) was withdrawn and variance (8) was denied. The hearing on these two matters was bifurcated before the Board. This opinion addresses the variance issues before the Board in case number 21-076-A. A separate opinion of the Board was issued on November 11, 2021 approving the Development Plan in case number CBA-22-005.

Oral arguments were heard *de novo* before the Board *via* Webex on September 14, 2021. Developer, Security Boulevard Ventures, LLC, c/o Caves Valley Partners (the "Developer") was represented by Christopher Mudd, Esquire, Venable LLP. Appellants, Ms. Kathleen Skullney, Greater Patapsco Community Association and neighboring property owner, James Webb appeared *pro se.* The public deliberation was held on October 28, 2021.

DEVELOPER'S CASE

The Developer offered the testimony of Stacey McArthur, P.E., the landscape architect who prepared and sealed the Red/Greenlined Development Plan. Ms. McArthur was accepted as an expert in landscape architecture, in the Baltimore County Code in regard to development, and in the Baltimore County Zoning Regulations. She prepared the redlined

Pattern book which provides details of the single-family attached townhouses with architectural information and floor plans for the Property know as 7726 Johnnycake Road (the "Property"). Ms. McArthur presented three exhibits before the Board depicting the site and the relief requested: Exhibit 2- Variance Plan; Exhibit 3- Aerial Map and Existing Conditions; and Exhibit 4- Specimen Tree Photo.

The Developer proposes to construct 253 single-family attached townhouses in which 192 will have two-car garages, and 61 will have one-car garages, on approximately 58.92 acres.

Ms. McArthur described the Property as oddly shaped with a BGE gas line bisecting the middle of the Property. To the north of the BGE gas line, and in the western part of the Property are environmental features including unnamed tributaries, wetlands, trees, and flood plains. Several specimen trees are located in the northern environmental area. The Developer initially proposed to build 288 townhomes, some of which were located north of the BGE gas line. After considering comments from the community and the County, the number of townhouses was reduced and all of the townhouse development was moved south of the BGE line.

The northern and western ends of the Property will be subject to Forest Buffer and Forest Conservation Easement areas (the "Easement") and will include open space areas. This area will be a park with a Recreational Greenway system including a walk/biking trail along the BGE gas line connecting this development, Patapsco Glen I, and the proposed Patapsco Fields PUD. The Recreational Greenway can be used by residents of each of the adjoining developments. As such, there will be no development north of the BGE gas line

and the open space area will be owned by the Homeowner's Association. The Easement and open space in the plan submitted consume approximately 50% of the acreage.

Ms. McArthur testified that a 53-foot White Oak specimen tree, a significant feature of the Property, will remain at the front of the Property along Johnnycake Road, where no development will occur. This specimen tree will be surrounded by green space with a seating/recreational area. Ms. McArthur explained that there is an arching and curve of Johnnycake Road, which is in the front of the Property. Additionally, a County sewer pumping station will be constructed upon the Property, and there are storm water management issues.

Given the above factors Ms. McArthur contends that the Property is unique in that: it is oddly shaped; a BGE gas line intersects the Property; the Easement and buffers consume large areas limiting development; there will be no development north of the BGE gas line; the Developer is sacrificing developable area to preserve the 53-foot White Oak specimen tree; there is diverse topography; the configuration of Johnnycake Road intrudes into the site; and there is a County sewer pumping station, further limiting buildable area.

As mentioned above, one of the specific changes requested by the County was to provide a Homeowner's Association maintenance access easement on the eastern boundary for Patapsco Fields PUD. Upon doing so, two dwelling units were lost and replaced with a gazebo and green area open space. Storm water management facilities will be provided in three areas: on the western side; at the Baltimore County pumping station; and in the middle of the Property. The storm water management facilities, which reduce the run-off of rainwater and snow into the streets and lawns, is required by the various number of swales

throughout the property. Currently, there are no stormwater management facilities on the Property.

Further stated by Ms. McArthur, the confluence of factors above creates substantial practical difficulty and unreasonable hardship, limiting usable areas of the site if the requested variance relief were not granted. Ms. McArthur explained that all variances requested are internal to the Property.

PROTESTANT'S CASE

Mr. James Webb, owner of 7707 Johnnycake Road objected to the granting of the variances. Mr. Webb's objection was that there are two entrances on the curve of Johnnycake Road which will affect the line of sight negatively upon the public.

Ms. Kathleen Skullney, President of the Greater Patapsco Community Association also testified in opposition to the granting of these variances. Four of Protestants' exhibits relate to the zoning case before the Board: Exhibit 1- Rule 8 Compliance; Exhibit 2 - Relevant Appellate Cases; Exhibit 3 – Emails Regarding Plan Pick-up & Plan Date; Exhibit 7 – Photos of Parcels. Ms. Skullney raised the following issues regarding the variances to the Board:

- The configuration of the property is not unique. The adjoining and other properties have similar configurations.
- The gas line runs through this Property and the adjoining properties and does not affect this Property more than the others.
- The arch of Johnnycake Road and the gas line make it difficult to develop north of the gas line.

- The County pumping station is an existing feature on the Property and was put on the Property by the Developer and should be considered self-created.
- The practical difficulty is created because of the need to increase the number of units not because the Property is different or unique.
- The same set of variances on an adjoining property does not justify giving approval for variances upon this Property and defeat the allegation of uniqueness. The same set of variances are requested here that were requested upon the adjoining property. Case law confirms these points.

STANDARD OF REVIEW

The threshold issue in this matter is whether the Developer has met the test for entitlement to these variances as established in Cromwell v. Ward, 102 Md. App. 691, 651 A.2d 424 (1995).

In order to grant a variance, Baltimore County Zoning Regulations (BCZR) § 307.1 states, as relevant:

> "...The County Board of Appeals...shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship...Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare..."

In order to obtain a variance in this instance, Petitioner first must prove the uniqueness of the property and then that such uniqueness results in practical difficulty. *See* Cromwell v. Ward, *supra* 102 Md. App. at 703-722; 651 A.2d at 430-440. The uniqueness element requires that the subject property have an inherent characteristic not shared by other properties in the area, such as, shape, topography, sub-surface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions. Id., 102 Md. App. at 710-11; 651 A.2d at 433-34, citing North v. St. Mary's County, 99 Md. App. 502, 514-15; 638 A. 2d 1175 (1994)

With respect to practical difficulty, there is a three-part review: (1) whether compliance with the strict letter of the restrictions governing area, setbacks, etc., would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome; (2) whether a grant of the variance would do substantial justice for the applicant as well as to other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners; and (3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured. Trinity Assembly of God of Baltimore City, Inc. v. People's Counsel, 407 Md. 53, 83-84; 962 A.2d 404, 422 (2008), citing McLean v. Soley, 270 Md. 208, 214-15; 310 A.2d 783, 787 (1973). The hardship at issue cannot be self-created. Cromwell, 102 Md. App. at 721-22; 651 A.2d at 439-40. In addition, financial considerations also do not necessarily justify a petitioner's entitlement to variance relief. *See* Green v. Bair, 77 Md. App. 144, 151; 549 A.2d 762, 765 (1988) ("Mere

financial hardship or an opportunity to get an increased return from the property is not a sufficient reason for granting a variance,") *citing*, Daihl v. County Board of Appeals, 258 Md. 157, 167; 265 A.2d 227, 232 (1970) (other citations omitted). At the same time, financial hardship can be a consideration. Id.

DECISION

Upon review of the evidence, including the testimony of everyone, the exhibits presented, the cases cited by the Protestants, the Board concludes that the Developer has proven that the Property is unique and that there is practical difficulty, which would prevent the Developer from utilizing this Property unless the variance relief is granted. The Board finds that Ms. McArthur's testimony regarding the uniqueness of the Property and practical difficulty to be creditable and substantial. The Board also finds that variance 8 does not meet the above standards. Further, the Board finds that the variances granted are completely internal to the project, having no practical effect on neighbors. Additionally, these variances are consistent with those approved previously in Patapsco Glen I.

ORDER

THEREFORE, IT IS THIS 25th day of January, 2022, by the Board of Appeals of Baltimore County, hereby:

ORDERED that Developer/Petitioner request of variances in the matter of Security Boulevard Ventures, LLC, (Patapsco Glenn II), 7726 Johnnycake Road is as follows:

Variance 1 – To allow a minimum front building face to property line and/or to public street right-of-way setback of 13 feet/13 feet in lieu of the required 25 feet/25 feet (garage townhouses) is hereby **GRANTED**;

Variance 2 – To allow a minimum rear building face to property line/or public street right-of-way setback of 20 feet/20 feet in lieu of the required 30 feet/50 feet is hereby **GRANTED**;

Variance 3 – To allow a minimum side building face to side building face and/or to public street right-of-way setback of 20 feet/12 feet in lieu of the required 25 feet/25 feet is hereby **GRANTED**;

Variance 5 – To allow seven townhouse units in a group in lieu of the maximum permitted six townhouse units in a group is hereby **GRANTED**;

Variance 7 – To allow private rear yard areas of less than 500 square feet is hereby **GRANTED**; and

Variance 8 – To allow a deck (open porch) to extend into the minimum rear yard more that the allowed 25% (request to have a minimum 12 feet deep deck in rear yard) is hereby **DENIED**.

IT IS FURTHER ORDERED, that Variance 4 and Variance 6, having been withdrawn, are hereby **DISMISSED.**

Any petition for judicial review from this decision must be made in accordance with Rule7-201 through Rule 7-210 of the Maryland Rules.

BOARD OF APPEALS OF
BALTIMORE COUNTY

Andrew M. Belt

see following page
Fred M. Lauer

Any petition for judicial review from this decision must be made in accordance with Rule7-201 through Rule 7-210 of the Maryland Rules.

BOARD OF APPEALS OF
BALTIMORE COUNTY

see previous page
Andrew M. Belt

Fred M Lauer
Fred M. Lauer

IN THE MATTER OF: SECURITY BOULEVARD VENTURES LLC C/O CAVES VALLEY PARTNERS (PATAPSCO GLEN II) 7726 JOHNNYCAKE ROAD	*	BEFORE THE BOARD OF APPEALS OF
1st Election District 1st Councilmanic District	*	BALTIMORE COUNTY
	*	CASE NO. 21-076-A

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

CONCURRING AND DISSENTING OPINION

While I concur with the majority decision to affirm the ALJ's approval of the development plan, I disagree with the decision to grant variances V-1, V-3 and V-5 as requested. Despite the fact that both the developer and builder are experienced, reputable and respected, I believe that granting these variances is not legally supported and only serves to overcrowd an already compressed development.

Variances should be granted sparingly and strictly construed, and allowed only when the particular conditions of the property are impacted by the zoning regulations to create a practical difficulty. If there is a lesser degree of relief that can be granted and still permit the use of the property for a permitted purpose, only such relief should be granted. *Anderson v. Board of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28. Denying these three variances still allows the use of the property for a permitted purpose, though with less crowding of the land than that proposed.

Further, there must be a showing that the particular condition of the land for which the relief is requested is directly tied to the need for the variance, *Cromwell v.* Ward, 102 Md. App. 69, satisfying the nexus requirement articulated in *Dan's Mountain Wind Force, LLC v. Allegany Cnty. Bd. of Zoning* Appeals, 236 Md. App. 483.

In the case of variances V-1, V-3 and V-5, no testimony was offered before the Board of Appeals that would explain why these variances were needed. The Petitioner averred that the general conditions on one portion of the property, far removed from the area of the variance requests, justify the variances on another part of the property. That testimony suggested that compressing denser development into the southern portion of the property was caused because of environmental constraints, a gas line right-of-way, topographical features and underlying rock on the northern portion, and if variance relief were not granted, the developer would have to extend development in that northern area of the property.

However, other testimony indicated that the northern area was largely undevelopable in itself. Thus, the decision not to build in those areas rings hollow on the part of the Developer, rather than being offered as a concession to community concerns. The standard on which a variance is granted is limited to the least degree of relief that would allow the permitted use, not necessarily that which would maximize the use or density of the land; nor is variance relief intended as a quid pro quo for a Petitioner addressing concerns raised by reviewing agencies or nearby property owners.

The CBA strives for consistency among decisions in variance cases. If an individual property owner is often denied variance relief – despite a showing of uniqueness and the absence of a negative impact on adjoining properties – because of a disconnect between the unique characteristics of their property and the particular regulation from which they seek relief, a large development should be held to the same standard.

January 25, 2022
Date

Deborah C. Dopkin, Chair

Board of Appeals of Baltimore County

JEFFERSON BUILDING
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TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

January 25, 2022

James E. Webb, Jr. and Cindy Webb
7707 Johnnycake Road
Windsor Mill, Maryland 21244

Kathleen Skullney, Zoning Chair
Greater Patapsco Community Association, Inc.
P.O. Box 31
Woodstock, Maryland 21163

Christopher D. Mudd, Esquire
Adam M. Rosenblatt, Esquire
Venable LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: In the Matter of: *Security Blvd. Ventures, LLC*
c/o Caves Valley Partners – Owner/Applicant
(Patapsco Glen II)
Case No.: 21-076-A

Dear Messrs. Webb, Skullney, Mudd and Rosenblatt:

Enclosed please find a copy of the final Amended and Restated Majority Opinion and Order, and Concurring and Dissenting Opinion, issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT. Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number.** If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Sunny Cannington /tez

Krysundra "Sunny" Cannington
Administrator

KLC/taz
Enclosure
Multiple Original Cover Letters

c: See Distribution List Attached

Arthur H. Adler/Security Blvd. Ventures, LLC
Rodolfo Rosales, BCC
LaTia Douglas
Zahir and Hena Khan
Arthur and Evalyn Weatherbee
Hossam Elboghdady
Malcolm Banks, Sr.
Office of People's Counsel
Stephen Lafferty, Director/Department of Planning
Paul M. Mayhew, Managing Administrative Law Judge
David Lykens, Director/DEPS
Darryl Putty, Development Management/PAI
Lloyd Moxley, Development Manager/PAI
C. Pete Gutwald, Director/PAI
Nancy C. West, Assistant County Attorney/Office of Law
James R. Benjamin, Jr., County Attorney/Office of Law

Board of Appeals of Baltimore County

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August 12, 2021

NOTICE OF ASSIGNMENT

IN THE MATTER OF: Security Blvd. Ventures, LLC
c/o Caves Valley Partners – Owner/Applicant
21-076-A (Patapsco Glen II)
7726 Johnnycake Road
1st Election District; 1st Councilmanic District

Re: Petition for Variance relief to:

(1) §1B01.2.C.1.C and the Comprehensive Manual of Development Policies ("CMDP") to allow a minimum front building face to property line and/or to public street right-of-way setback of 13 ft./13 ft. in lieu of the required 25 ft./25 ft. (garage townhouse);
(2) §1B01.2.C.1.C and the CMDP to allow a minimum rear building face to property line and/or to public street right-of-way setback of 20 ft./20 ft. in lieu of the required 30 ft./50 ft.;
(3) §1B01.2.C.1.C and the CMDP to allow a minimum side building face to side and/or to public street right-of-way setback of 20 ft./12 ft. in lieu of the required 25 ft./25 ft.;
(4) §1B01.2.C.1.C and the CMDP to allow a minimum building face to tract boundary setback of 29 ft. in lieu of the required 30 ft.;
(5) §504.2 and the CMDP (Modifications of Standards) to allow seven (7) townhouse units in a group in lieu of the maximum permitted six (6) townhouse units in a group;
(6) §1B01.B.1 and the CMDP to allow a reduction in the required Residential Transition Area ("RTA") to allow units to be constructed as close as 33 ft. from the tract boundary, related grading, clearing, and infrastructure installation within the buffer, and to exceed the maximum height of 35 ft. within 100 ft. of the tract boundary, related grading, clearing, and infrastructure installation within the buffer, and to exceed the maximum height of 35 ft. within 100 ft. of the tract boundary;
(7) §504.2 and the CMDP to allow private rear yard areas of less than 500 sq. ft.; and
(8) §301.1.A to allow a deck (open porch) to extend into the minimum required rear yard more than the allowed 25% (requesting to have a minimum 12 ft. deep deck in year yard.)

------SET WITH------

IN THE MATTER OF: Security Blvd. Ventures, LLC
c/o Caves Valley Partners – Owner/Applicant
CBA-22-005 (Patapsco Glen II)
7726 Johnnycake Road
1st Election District; 1st Councilmanic District

Re: Appeal of Approval of a Development Plan

5/14/21 Administrative Law Judge's ("ALJ") Development Plan Opinion & Order wherein the Red/Greenlined Development Plan (Dev. Ex. 21A and 21B) otherwise known as "PATAPSCO GLEN II" Plan, was APPROVED; and it was Ordered that the Variance relief requested in (1), (2), (3), (4), (5) and (7) was GRANTED; the Variance relief requested in (6) was WITHDRAWN; and the Variance relief requested

	in (8) was DENIED; and it was Ordered that the Application for Special Variance pursuant to BCC §33-6-116 to allow the removal of 2 specimen trees and depicted in the Plan to Accompany a Special Variance Application (Dev. Ex. 12) was GRANTED.
6/7/21	Motion for Reconsideration filed by James and Cindy Webb, Protestants.
6/13/21	Motion for Reconsideration filed by Hossam Elboghdady, Protestant.
6/13/21	Motion for Reconsideration filed by Arthur and Evalyn Weatherbee, Protestants.
6/14/21	Motion for Reconsideration filed by Zahir and Hena Khan, Protestants.
6/15/21	Motion for Reconsideration filed by LaTia Douglas, Protestant.
6/16/21	Response to Motions for Reconsideration filed by Christopher D. Mudd, Esquire and Adam M. Rosenblatt, Esquire on behalf of Security Blvd. Ventures, LLC, Owner/ Applicant.
6/17/21	Motion for Reconsideration filed by Rodolfo Rosales, BCC, Protestant.
6/29/21	Administrative Law Judge's Order on Motions for Reconsideration wherein the Motions were DENIED

ASSIGNED FOR: SEPTEMBER 14, 2021, AT 10:00 A.M.

The above scheduled hearing will be held remotely using WebEx for audio and video participation. **Call-in information and a link to the hearing will be posted on our web calendar at** www.baltimorecountymd.gov/departments/appeals **the night before.**

A complete set of **exhibits must be emailed** at least **48 hours before the hearing** to **appealsboard@baltimorecountymd.gov** in a format that complies with MDEC (Maryland Electronic Court) standards.

NOTICE:

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
- If you require special accommodations, please contact this office at least one week prior to hearing date.

If you do not have access to a computer or smart device, please contact our office for the call-in information the day before the scheduled hearing.

Krysundra Cannington, Administrator

c.	Counsel for Petitioners/Owner/Applicant	: Christopher D. Mudd, Esquire : Adam M. Rosenblatt, Esquire
	Petitioner/Owner/Applicant	: Arthur H. Adler Security Boulevard Ventures, LLC c/o Caves Valley Partners
	Protestant/Appellants	: James and Cindy Webb

Rodolfo Rosales, BCC
LaTia Douglas
Zahir and Hena Khan
Arthur and Evalyn Weatherbee
Hossam Elboghdady
Kathleen Skullney, Zoning Chair/Greater Patapsco Community Association
Malcolm Banks, Sr.

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James R. Benjamin, Jr., County Attorney/Office of Law

Board of Appeals of Baltimore County

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September 30, 2021

NOTICE OF DELIBERATION

IN THE MATTER OF: Security Blvd. Ventures, LLC
c/o Caves Valley Partners – Owner/Applicant
21-076-A (Patapsco Glen II)
7726 Johnnycake Road
1st Election District; 1st Councilmanic District

Re: Petition for Variance relief to:

(1) §1B01.2.C.1.C and the Comprehensive Manual of Development Policies ("CMDP") to allow a minimum front building face to property line and/or to public street right-of-way setback of 13 ft./13 ft. in lieu of the required 25 ft./25 ft. (garage townhouse);
(2) §1B01.2.C.1.C and the CMDP to allow a minimum rear building face to property line and/or to public street right-of-way setback of 20 ft./20 ft. in lieu of the required 30 ft./50 ft.;
(3) §1B01.2.C.1.C and the CMDP to allow a minimum side building face to side and/or to public street right-of-way setback of 20 ft./12 ft. in lieu of the required 25 ft./25 ft.;
(4) §1B01.2.C.1.C and the CMDP to allow a minimum building face to tract boundary setback of 29 ft. in lieu of the required 30 ft.;
(5) §504.2 and the CMDP (Modifications of Standards) to allow seven (7) townhouse units in a group in lieu of the maximum permitted six (6) townhouse units in a group;
(6) §1B01.B.1 and the CMDP to allow a reduction in the required Residential Transition Area ("RTA") to allow units to be constructed as close as 33 ft. from the tract boundary, related grading, clearing, and infrastructure installation within the buffer, and to exceed the maximum height of 35 ft. within 100 ft. of the tract boundary, related grading, clearing, and infrastructure installation within the buffer, and to exceed the maximum height of 35 ft. within 100 ft. of the tract boundary;
(7) §504.2 and the CMDP to allow private rear yard areas of less than 500 sq. ft.; and
(8) §301.1.A to allow a deck (open porch) to extend into the minimum required rear yard more than the allowed 25% (requesting to have a minimum 12 ft. deep deck in year yard.)

This matter having been heard and concluded on September 14, 2021, a public deliberation has been

ASSIGNED FOR: **OCTOBER 28, 2021, AT 10:00 A.M.**

The above scheduled public deliberation will be held remotely using WebEx for audio and video participation. **Call-in information and a link to the public deliberation will be posted on our web calendar the night before at** www.baltimorecountymd.gov/departments/appeals.html.

NOTE: PUBLIC DELIBERATIONS ARE OPEN WORK SESSIONS WHICH ALLOW THE PUBLIC TO WITNESS THE DECISION-MAKING PROCESS. A WRITTEN OPINION AND ORDER WILL BE

ISSUED BY THE BOARD WITHIN A REASONABLE TIMEFRAME AFTER DELIBERATION AND A COPY SENT TO ALL PARTIES.

NOTE: Closing briefs are due on **October 8, 2021 no later than 3:00 p.m.**
(Electronic copy emailed to: appealsboard@baltimorecountymd.gov)

If you do not have access to a computer or smart device, please contact our office for the call-in information the day before the scheduled deliberation.

Krysundra Cannington, Administrator

c. Counsel for Petitioners/Owner/Applicant : Christopher D. Mudd, Esquire
: Adam M. Rosenblatt, Esquire

Petitioner/Owner/Applicant : Arthur H. Adler
Security Boulevard Ventures, LLC
c/o Caves Valley Partners

Protestant/Appellants : James and Cindy Webb

Rodolfo Rosales, BCC
LaTia Douglas
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March 2, 2022

NOTICE OF DELIBERATION ON MOTION FOR RECONSIDERATION

IN THE MATTER OF: Security Blvd. Ventures, LLC
c/o Caves Valley Partners – Owner/Applicant
21-076-A (Patapsco Glen II)
7726 Johnnycake Road
1st Election District; 1st Councilmanic District

Re: Motion for Reconsideration filed by Greater Patapsco Community Association, Inc., Protestants, on February 18, 2022.

Pursuant to Rule 10 of the Board of Appeals' Rules of Practice and Procedure, a public deliberation on the Motion for Reconsideration and any response thereto is

ASSIGNED FOR: **MARCH 29, 2022, AT 9:00 A.M.**

The above scheduled public deliberation will be held remotely using WebEx for audio and video participation. **Call-in information and a link to the public deliberation will be posted on our web calendar the night before at** www.baltimorecountymd.gov/departments/appeals.html.

NOTE: PUBLIC DELIBERATIONS ARE OPEN WORK SESSIONS WHICH ALLOW THE PUBLIC TO WITNESS THE DECISION-MAKING PROCESS. A WRITTEN OPINION AND ORDER WILL BE ISSUED BY THE BOARD WITHIN A REASONABLE TIMEFRAME AFTER DELIBERATION AND A COPY SENT TO ALL PARTIES.

If you do not have access to a computer or smart device, please contact our office for the call-in information the day before the scheduled deliberation.

Krysundra Cannington, Administrator

c.	Counsel for Petitioners/Owner/Applicant	: Christopher D. Mudd, Esquire : Adam M. Rosenblatt, Esquire
	Petitioner/Owner/Applicant	: Arthur H. Adler Security Boulevard Ventures, LLC c/o Caves Valley Partners
	Protestant/Appellants	: James and Cindy Webb

Rodolfo Rosales, BCC
LaTia Douglas
Zahir and Hena Khan
Arthur and Evalyn Weatherbee
Hossam Elboghdady
Kathleen Skullney, Zoning Chair/Greater Patapsco Community Association
Malcolm Banks, Sr.

Office of People's Counsel
Stephen Lafferty, Director/Department of Planning
Paul M. Mayhew, Managing Administrative Law Judge
David Lykens, Director/DEPS
Darryl Putty, Development Management/PAI
Lloyd Moxley, Development Manager/PAI
C. Pete Gutwald, Director/PAI
Nancy C. West, Assistant County Attorney/Office of Law
James R. Benjamin, Jr., County Attorney/Office of Law

IN THE MATTER OF: VARIANCE REQUEST SECURITY BLVD. VENTURES LLC (PATAPSCO GLEN II) 7726 JOHNNYCAKE ROAD	*	BEFORE THE BOARD OF APPEALS OF
1st Election District 1st Councilmanic District	*	BALTIMORE COUNTY
	*	CASE NO: 21-076-A

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

MAJORITY OPINION

This case comes to the Board of Appeals of Baltimore County ("Board") as an appeal from a final Opinion and Order dated May 14, 2021 by Administrative Law Judge Maureen Murphy (the "ALJ") wherein she approved the Development Plan known as Patapsco Glen II and granted variance relief as requested in (1), (2), (3), (4), (5), (7), variance (6) was withdrawn and variance (8) was denied. The hearing on these two matters was bifurcated; this opinion addresses the variance issues before the Board in case number 21-076-A. A separate opinion of the Board was issued on November 11, 2021 regarding the Development Plan in case number CBA-22-005.

Oral arguments were heard *de novo* before the Board *via* Webex on September 14, 2021. Developer, Security Boulevard Ventures, LLC, c/o Caves Valley Partners (the "Developer") was represented by Christopher Mudd, Esquire, Venable LLP. Appellants, Ms. Kathleen Skullney, Greater Patapsco Community Association and neighboring property owner, James Webb appeared *pro se.* The public deliberation was held on October 28, 2021.

DEVELOPER'S CASE

The Developer offered the testimony of Stacey McArthur, P.E., the landscape architect who prepared and sealed the Red/Greenlined Development Plan. Ms. McArthur was accepted

as an expert in land architecture, in the Baltimore County Code in regard to development, and in the Baltimore County Zoning Regulations. She prepared the redlined Pattern book which provides details of the single-family attached townhouses with architectural information and floor plans for the property know as 7726 Johnnycake Road (the Property). Ms. McArthur presented four exhibits before the Board: Exhibit 1- Stacey McArthur CV / Exhibit 2- Variance Plan / Exhibit 3- Aerial Map- Existing Conditions / Exhibit 4- Specimen Tree Photo.

The Developer proposes to construct 253 single-family attached townhouses in which 192 will have two-car garages, and 61 will have one-car garages, on approximately 58.92 acres.

Ms. McArthur described the Property as oddly shaped with a BGE gas line bisecting the middle of the Property. To the north of the BGE gas line, and in the western part of the Property are environmental features including unnamed tributaries, wetlands, trees, and flood plains. Several specimen trees are located in the northern environmental area. The Developer initially proposed to build 288 townhomes, some of which were located north of the BGE gas line. After considering comments from the community and the County, all of the townhouse development was moved south of the BGE line.

The northern and western ends of the Property will remain Forest Buffer and Forest Conservation Easement areas (the easement) which will include open space areas. This area will be a park with a Recreational Greenway system including a walk/biking trail along the BGE gas line connected to Patapsco Glen, this development, and to the proposed Patapsco Fields PUD. The Recreational Greenway can be used by residents of each of the adjoining developments. As such, there will be no development north of the BGE gas line and the open space area will be owned by the Homeowner's Association. The easement and open space in the plan submitted consumes approximately 50% of the development.

Ms. McArthur testified that a 53-foot White Oak specimen tree, a significant feature of the property, will remain at the front of the Property along Johnnycake Road. This specimen tree will be surrounded by green space with a seating/recreational area. Ms. McArthur explained that there is an arching and curve of Johnnycake Road, which is in the front of the Property. Additionally, a County pumping station will be constructed upon the Property and there are storm water management issues.

Given the above factors Ms. McArthur contends that the Property is unique in that it is: oddly shaped lot- BGE gas line intersecting the property- easement and buffer areas- no development north of the BGE gas line- easement and open space consuming 50% of the development- saving the 53-foot White Oak specimen tree- topography- arching of Johnnycake road- construction of County pumping station- storm water management issues.

As mentioned above, one of the specific changes requested by the County was to provide a Homeowner's Association maintenance access easement on the eastern boundary for Patapsco Fields PUD. Upon doing so, two dwelling units were lost and replaced with a Gazebo and green area open space. In regard to storm water management, these facilities will be provided in three areas: on the western side; at the Baltimore County pumping station; and in the middle of the Property. Currently, there are no stormwater management facilities on the Property.

Further stated by Ms. McArthur, the confluence of factors above creates substantial practical difficulty and unreasonable hardship if variance relief is not granted. Ms. McArthur explained that all variances requested are internal to the property. Below is the list of variances requested.

Variance 1 – To allow a minimum front building face to property line and /or to public street right-of-way setback of 13 ft. in lieu of the required 25 ft. (garage townhouses)

Variance 2 – To allow a minimum rear building face to property line/or public street right-of-way setback of 20 ft. in lieu of the required 30ft./50ft.

Variance 3 – To allow a minimum side building face to side and/or public street right-of-way of 20 feet in lieu of the required 25 ft.

Variance 4 – Withdrawn before the Board

Variance 5 – To allow 7 townhouse units in a group in lieu of the maximum permitted six.

Variance 6 – Withdrawn before the ALJ

Variance 7 – To allow private rear yard areas of less than 500 sq. ft.

Variance 8 – To allow a deck (open porch) to extend into the minimum rear yard more that the allowed 25% (request to have a minimum 12 ft. deep deck in rear yard)

PROTESTANT'S CASE

Mr. James Webb, owner of 7707 Johnnycake Road objected to the granting of the variances. Mr. Webb's objection was that there are two entrances on the curve of Johnnycake Road which will affect the line of sight negatively upon the public.

Ms. Kathleen Skullney, President of the Greater Patapsco Community Association also testified in opposition to the granting of these variances. She presented four exhibits before the Board: Exhibit 1- Rule 8 Compliance / Exhibit 2 - Relevant Appellate Cases – 4 / Exhibit 3 – Emails Regarding Plan Pick-up & Plan Date / Exhibit 7 – Photos of Parcels. Ms. Skullney raised the following issues regarding the variances to the Board:

1. The configuration of the property is not unique. The adjoining and other properties have similar configurations.

2. The gas line runs through this property and the adjoining properties and does not affect this property more than the others.

3. The arch of Johnnycake Road and the gas line make it difficult to develop north of the gas line.

4. The County pumping station is an existing feature on the property and was put on the property by the Developer.

5. The practical difficulty is created because of the need to increase the number of units not because the property is different or unique.

6. The same set of variances on an adjoining property does not justify giving approval for variances upon this property. The same set of variances are requested here that were requested upon the adjoining property. Case law confirms these points.

STANDARD OF REVIEW

The threshold issue in this matter is whether the Developer has met the test for entitlement to these variances as established in Cromwell v. Ward, 102 Md. App. 691, 651 A.2d 424 (1995).

In order to grant a variance, Baltimore County Zoning Regulations (BCZR) § 307.1 states, as relevant:

> "...The County Board of Appeals...shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship...Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign

> regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare..."

In order to obtain a variance in this instance, Petitioner first must prove the uniqueness of the property and then that such uniqueness results in practical difficulty. *See* Cromwell v. Ward, *supra* 102 Md. App. at 703-722; 651 A.2d at 430-440. The uniqueness element requires that the subject property have an inherent characteristic not shared by other properties in the area, such as, shape, topography, sub-surface condition, environmental factors, historical significance, access or non-access to navigable waters, practical restrictions imposed by abutting properties (such as obstructions) or other similar restrictions. Id., 102 Md. App. at 710-11; 651 A.2d at 433-34, citing North v. St. Mary's County, 99 Md. App. 502, 514-15; 638 A. 2d 1175 (1994)

With respect to practical difficulty, there is a three-part review: (1) whether compliance with the strict letter of the restrictions governing area, setbacks, etc., would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome; (2) whether a grant of the variance would do substantial justice for the applicant as well as to other property owners in the district, or whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners; and (3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured. Trinity Assembly of God of Baltimore City, Inc. v. People's Counsel, 407 Md. 53, 83-84; 962 A.2d 404, 422 (2008), citing McLean v. Soley, 270 Md. 208, 214-15; 310 A.2d 783, 787 (1973). The hardship at issue cannot be self-created. Cromwell, 102 Md. App. at 721-22; 651 A.2d at 439-40. In addition, financial considerations also do not necessarily justify a petitioner's entitlement to variance relief. *See* Green v. Bair, 77 Md. App. 144, 151; 549 A.2d

762, 765 (1988) ("Mere financial hardship or an opportunity to get an increased return from the property is not a sufficient reason for granting a variance,") *citing*, Daihl v. County Board of Appeals, 258 Md. 157, 167; 265 A.2d 227, 232 (1970) (other citations omitted). At the same time, financial hardship can be a consideration. Id.

DECISION

Upon review of the evidence, including the testimony of everyone, the exhibits presented, the cases cited by the Protestants, the Board concludes that the Developer has proven that the property is unique and that there is practical difficulty, which would prevent the Developer from utilizing this property unless the variance relief is granted. The Board finds that Ms. McArthur's testimony regarding the uniqueness of the property and practical difficulty to be creditable and substantial. The Board also finds that variances 7and 8 do not meet the above standards. Further, the Board finds that the variances granted are completely internal to the project, having no practical effect on neighbors. Additionally, these variances are consistent with those approved previously in Patapsco Glen I.

ORDER

THEREFORE, IT IS THIS 5th day of January, 2022, by the Board of Appeals of Baltimore County, hereby:

ORDERED that Developer/Petitioner request of variances in the matter of Security Boulevard Ventures, LLC, (Patapsco Glenn II), 7726 Johnnycake Road is as follows:

Variance 1 – To allow a minimum front building face to property line and /or to public street right-of-way setback of 13 ft. in lieu of the required 25 ft. (garage townhouses) is hereby **GRANTED**;

Variance 2 – To allow a minimum rear building face to property line/or public street right-of-way setback of 20 ft. in lieu of the required 30ft./50ft. is hereby **GRANTED**;

Variance 3 – To allow a minimum side building face to side and/or public street right-of-way of 20 feet in lieu of the required 25 ft. is hereby **GRANTED**;

Variance 4 – Withdrawn before the Board;

Variance 5 – To allow seven townhouse units in a group in lieu of the maximum permitted six is hereby **GRANTED**;

Variance 6 – Withdrawn before the ALJ;

Variance 7 – To allow private rear yard areas of less than 500 sq. ft. is hereby **DENIED**; and

Variance 8 – To allow a deck (open porch) to extend into the minimum rear yard more that the allowed 25% (request to have a minimum 12 ft. deep deck in rear yard) is hereby **DENIED**.

Any petition for judicial review from this decision must be made in accordance with Rule7-201 through Rule 7-210 of the Maryland Rules.

BOARD OF APPEALS OF
BALTIMORE COUNTY

Andrew M. Belt

See following page
Fred M. Lauer

Any petition for judicial review from this decision must be made in accordance with Rule7-201 through Rule 7-210 of the Maryland Rules.

BOARD OF APPEALS OF
BALTIMORE COUNTY

See previous page
Andrew M. Belt, Panel Chair

Fred M Lauer
Fred M. Lauer

IN THE MATTER OF: SECURITY BOULEVARD VENTURES, LLC C/O CAVES VALLEY PARTNERS (PATAPSCO GLEN II) 7726 JOHNNYCAKE ROAD	*	BEFORE THE BOARD OF APPEALS OF
1st Election District 1st Councilmanic District	*	BALTIMORE COUNTY
	*	CASE NO. 21-076-A

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

CONCURRING AND DISSENTING OPINION

While I concur with the majority decision to affirm the ALJ's approval of the development plan, I disagree with the decision to grant variances V-1, V-3 and V-5 as requested. Despite the fact that both the developer and builder are experienced, reputable and respected, I believe that granting these variances is not legally supported and only serves to overcrowd an already compressed development.

Variances should be granted sparingly and strictly construed, and allowed only when the particular conditions of the property are impacted by the zoning regulations to create a practical difficulty. If there is a lesser degree of relief that can be granted and still permit the use of the property for a permitted purpose, only such relief should be granted. *Anderson v. Board of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28. Denying these three variances still allows the use of the property for a permitted purpose, though with less crowding of the land than that proposed.

Further, there must be a showing that the particular condition of the land for which the relief is requested is directly tied to the need for the variance, *Cromwell v.* Ward, 102 Md. App. 69, satisfying the nexus requirement articulated in *Dan's Mountain Wind Force, LLC v. Allegany Cnty. Bd. of Zoning* Appeals, 236 Md. App. 483.

In the case of variances V-1, V-3 and V-5, no testimony was offered before the Board of Appeals that would explain why these variances were needed. The Petitioner averred that the general conditions on one portion of the property, far removed from the area of the variance requests, justify the variances on another part of the property. That testimony suggested that compressing denser development into the southern portion of the property was caused because of environmental constraints, a gas line right-of-way, topographical features and underlying rock on the northern portion, and if variance relief were not granted, the developer would have to extend development in that northern area of the property.

However, other testimony indicated that the northern area was largely undevelopable in itself. Thus, the decision not to build in those areas rings hollow on the part of the Developer, rather than being offered as a concession to community concerns. The standard on which a variance is granted is limited to the least degree of relief that would allow the permitted use, not necessarily that which would maximize the use or density of the land; nor is variance relief intended as a quid pro quo for a Petitioner addressing concerns raised by reviewing agencies or nearby property owners.

The CBA strives for consistency among decisions in variance cases. If an individual property owner is often denied variance relief – despite a showing of uniqueness and the absence of a negative impact on adjoining properties – because of a disconnect between the unique characteristics of their property and the particular regulation from which they seek relief, a large development should be held to the same standard.

January 5, 2022
Date

Deborah C. Dopkin, Chair

Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

January 5, 2022

Christopher D. Mudd, Esquire
Adam M. Rosenblatt, Esquire
Venable LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

James E. Webb, Jr. and Cindy Webb
7707 Johnnycake Road
Windsor Mill, Maryland 21244

RE: In the Matter of: *Security Blvd. Ventures, LLC*
c/o Caves Valley Partners – Owner/Applicant
(Patapsco Glen II)
Case No.: 21-076-A

Dear Messrs. Mudd, Rosenblatt and Webb:

Enclosed please find a copy of the final Majority Opinion and Order, and Concurring and Dissenting Opinion, issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT. Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number.** If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Krysundra "Sunny" Cannington
Administrator

KLC/taz
Enclosure
Duplicate Original Cover Letter

c: See Distribution List Attached

Arthur H. Adler/Security Blvd. Ventures, LLC
Rodolfo Rosales, BCC
LaTia Douglas
Zahir and Hena Khan
Arthur and Evalyn Weatherbee
Hossam Elboghdady
Kathleen Skullney, Zoning Chair/Greater Patapsco Community Association
Malcolm Banks, Sr.
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Darryl Putty, Development Management/PAI
Lloyd Moxley, Development Manager/PAI
C. Pete Gutwald, Director/PAI
Nancy C. West, Assistant County Attorney/Office of Law
James R. Benjamin, Jr., County Attorney/Office of Law

IN THE MATTER OF: VARIANCE REQUEST SECURITY BLVD. VENTURES LLC (PATAPSCO GLEN II) 7726 JOHNNYCAKE ROAD	*	BEFORE THE BOARD OF APPEALS OF
1st Election District 1st Councilmanic District	*	BALTIMORE COUNTY
	*	CASE NO: 21-076-A

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

RULING ON MOTION FOR RECONSIDERATION

This matter comes to the Board of Appeals ("Board") on a Motion for Reconsideration filed on February 18, 2022, by Kathleen Skullney, zoning chair of the Greater Patapsco Community Association, Inc. and was joined by James Webb, Jr. and Cindy Webb, Protestants/Appellants. The Petitioner in this case is Security Blvd. Ventures, LLC, c/o Caves Valley Partners, for a development plan approval and zoning variances for the development known as Patapsco Glen II.

The matter came to the Board on an appeal of a final Opinion and Order by the Administrative Law Judge ("ALJ") dated May 14, 2021, approving the development plan and variances for Patapsco Glen II.

The Board bifurcated the appeal of the development plan approval from that of the zoning variances because of the narrow standing provisions of the Baltimore County Code for a development plan appeal – which in this case was met by only Appellants Webb and was limited to the record before the ALJ. The zoning appeal was heard *de novo* before the Board which applied the broader standing rules which permit additional parties to participate. *People's Counsel for Baltimore County v. Crown Development Corp.*, 614 A.2d 553, 328 Md. 303 (Md., 1991).

The hearings before this Board took place on September 14, 2021. Pursuant to public deliberations held on October 28, 2021, the Board issued an Opinion and Order on November 12, 2021, affirming the approval of the development plan in Case No. CBA-22-005, and on January 25, 2022, issued an Amended and Restated Majority Opinion and Order approving in part the zoning variances (and correcting an earlier Order dated January 5, 2022) in Case No. 21-076-A.

The Board held a public deliberation on March 29, 2022, to rule on the Motion. For the reasons that follow, the Board denied the motion.

The Board members noted the narrow basis under its rules for granting a motion to reconsider and agreed that there were no new or different facts introduced by Appellants, and that there was no fraud, mistake or irregularity

CONCLUSION

After reviewing the Motion and supporting materials, as well as case record and applicable law, the Board unanimously agreed the motion should be denied.

ORDER

THEREFORE, it is this 3rd day of May, 2022, by the Board of Appeals of Baltimore County,

ORDERED, that the Motion for Reconsideration is hereby **DENIED** for the reasons set forth herein.

Any petition for judicial review from this decision must be made in accordance with Rule7-201 through Rule 7-210 of the Maryland Rules.

BOARD OF APPEALS OF

BALTIMORE COUNTY

Deborah C. Dopkin, Chair

see following page

Andrew M. Belt

see following page

Fred M. Lauer

Any petition for judicial review from this decision must be made in accordance with Rule7-201 through Rule 7-210 of the Maryland Rules.

BOARD OF APPEALS OF
BALTIMORE COUNTY

see previous page
Deborah C. Dopkin, Chair

Andrew M. Belt

see following page
Fred M. Lauer

Any petition for judicial review from this decision must be made in accordance with Rule7-201 through Rule 7-210 of the Maryland Rules.

BOARD OF APPEALS OF
BALTIMORE COUNTY

see previous page
Deborah C. Dopkin, Chair

see previous page
Andrew M. Belt

Fred M Lauer
Fred M. Lauer

Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

May 3, 2022

James E. Webb, Jr. and Cindy Webb
7707 Johnnycake Road
Windsor Mill, Maryland 21244

Kathleen Skullney, Zoning Chair
Greater Patapsco Community Association, Inc.
P.O. Box 31
Woodstock, Maryland 21163

Christopher D. Mudd, Esquire
Adam M. Rosenblatt, Esquire
Venable LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: In the Matter of: *Security Blvd. Ventures, LLC*
c/o Caves Valley Partners – Owner/Applicant
(Patapsco Glen II)
Case No.: 21-076-A

Dear Messrs. Webb, Skullney, Mudd and Rosenblatt:

Enclosed please find a copy of the Ruling on Motion for Reconsideration issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT. Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number.** If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Sunny Cannington Hay

Krysundra "Sunny" Cannington
Administrator

KLC/taz
Enclosure
Multiple Original Cover Letters

c: See Distribution List Attached

Arthur H. Adler/Security Blvd. Ventures, LLC
Rodolfo Rosales, BCC
LaTia Douglas
Zahir and Hena Khan
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C. Pete Gutwald, Director/PAI
Nancy C. West, Assistant County Attorney/Office of Law
James R. Benjamin, Jr., County Attorney/Office of Law

VENABLE LLP

210 W. PENNSYLVANIA AVENUE SUITE 500 TOWSON, MD 21204
T 410.494.6200 F 410.821.0147 www.Venable.com

Christopher D. Mudd

T 410.494.6365
F 410.821.0147
cdmudd@venable.com

January 5, 2022

RECEIVED
JAN 05 2022
BALTIMORE COUNTY
BOARD OF APPEALS

Baltimore County Board of Appeals Members
Jefferson Building
105 W. Chesapeake Avenue, Ste. 203
Towson, Maryland 21204

Re: Case No. 21-076-A

Dear Members of the Board:

I write on behalf of Security Boulevard Ventures, LLC ("SBV") regarding a clerical error in the Board's Opinion dated today in the above-referenced case. Upon review of the Board's decision, the Board incorrectly indicates that the Board denied Variance #7 (related to a reduced private rear yard area for rear-loaded townhomes). I have reviewed the video of the Board's deliberation, and beginning at Minute 46.00, the Board Chairwoman recaps the Board's decision, wherein she indicates that a majority of the Board had approved Variances #1, 2, 3, 5, and 7, denied Variance #8, and that Variances #4 and #6 had been withdrawn. The two other Board members concurred with this finding, and, in fact, the Board members specifically noted that the Board was unanimous in its approval of Variances #2 and #7.

I ask that the Board review the deliberation video/minutes, and re-issue the Opinion reflecting that Variance #7 has been approved.

As this is a clerical error, it should not be necessary for the Board to "deliberate" this issue on the record. If the Board disagrees, then please accept this as a Motion for Reconsideration and process it accordingly.

Thank you for your consideration.

Very truly yours,

Christopher D. Mudd

cc: James Webb (via email)
Greater Patapsco Community Association (via email)

#53971792v2

Tammy Zahner

From: Mudd, Christopher D. <CDMudd@Venable.com>
Sent: Wednesday, January 5, 2022 10:42 AM
To: Appeals Board
Cc: James webb; gpca21163@gmail.com
Subject: Case No. 21-076-A
Attachments: Letter to Members of Baltimore County Board of Appeals re_ Security Boulevard Ventures LLC (Motion for Reconsideration)(53971792.2).pdf

CAUTION: This message from CDMudd@venable.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Please see the attached correspondence.

Thanks,

Chris

Christopher D. Mudd, Esq. | Venable LLP
t 410.494.6365 | f 410.821.0147 | m 410.271.9105
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

CDMudd@Venable.com | www.Venable.com

****
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****

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January 5, 2022

Baltimore County Board of Appeals Members
Jefferson Building
105 W. Chesapeake Avenue, Ste. 203
Towson, Maryland 21204

Re: Case No. 21-076-A

Dear Members of the Board:

I write on behalf of Security Boulevard Ventures, LLC ("SBV") regarding a clerical error in the Board's Opinion dated today in the above-referenced case. Upon review of the Board's decision, the Board incorrectly indicates that the Board denied Variance #7 (related to a reduced private rear yard area for rear-loaded townhomes). I have reviewed the video of the Board's deliberation, and beginning at Minute 46.00, the Board Chairwoman recaps the Board's decision, wherein she indicates that a majority of the Board had approved Variances #1, 2, 3, 5, and 7, denied Variance #8, and that Variances #4 and #6 had been withdrawn. The two other Board members concurred with this finding, and, in fact, the Board members specifically noted that the Board was unanimous in its approval of Variances #2 and #7.

I ask that the Board review the deliberation video/minutes, and re-issue the Opinion reflecting that Variance #7 has been approved.

As this is a clerical error, it should not be necessary for the Board to "deliberate" this issue on the record. If the Board disagrees, then please accept this as a Motion for Reconsideration and process it accordingly.

Thank you for your consideration.

Very truly yours,

Christopher D. Mudd

cc: James Webb (via email)
Greater Patapsco Community Association (via email)

Petitioner's Exhibits

Case Number: 2021-0076-A

7726 Johnnycake Road

1A. Redlined Development Plan (Page 1)

1B. Redlined Development Plan (Page 2)

2. Stacey McArthur CV

3. Neighborhood Map

4. Rendered Site Plan

5A. Pattern Book (Pages 1-55)

5B. Pattern Book (Pages 56-90)

5C. Pattern Book (Pages 91-146)

6. Aerial Map of Existing Conditions

7. Specimen Tree Photo

8. Compatibility Analysis

9. Variance Plan

10. Site Frontage Plan

11. Specimen Tree Variance Application

12. Specimen Tree Exhibit

13. Specimen Tree Approval Letter

14. Mark Keeley CV

15. John Motsco CV

16. David Thaler CV

17. Patapsco Glen Construction Photos

EXHIBIT 1A

tabbies

MATCHLINE SHEET 2 OF 2

FOREST CONSERVATION EASEMENT #3 0.02 Ac.±

FOREST BUFFER & FOREST CONSERVATION EASEMENT #1 0.80 Ac.±

P/O FOREST CONSERVATION EASEMENT #2

P/O BALTIMORE COUNTY RECREATIONAL GREENWAY RESERVATION

FOREST BUFFER AND FOREST CONSERVATION EASEMENT #3 7.94 Ac.±

FOREST CONSERVATION EASEMENT #4 0.23 Ac.±

FOREST BUFFER EASEMENT #2 1.58 Ac.±

PATAPSCO GLEN
(Currently under construction)

FUTURE PATAPSCO FIELDS PUD
(BY OTHERS)

HOA OPEN SPACE #2 4.881 SFS 0.112 Ac.±

HOA OPEN SPACE #3 7,357 SFS 0.347 0.17 Ac± 0.15

HOA OPEN SPACE #4 999,899 SFS 4.479 Ac.±

MEANDER CT · MEANDER CT · OXBOW RD · CORBLESTONE CT · MARBLE RD · RIVER REACH ROAD · PALOMA ROAD · JOHNNYCAKE ROAD (PUBLIC) · SMITH ISLAND RD · PARK TRAIL ROAD · DUNDEE RD · HIDDEN DALE RD · CONSTELLATION RD · HARBORSIDE CT · TORSK RD · ESTUARY RD · MEADOWGATE COURT (PUBLIC) · GLADSTONE ROAD · CORNERSTONE WAY

DR 10.5 DR 5.5 · DR 10.5 BM IM · DR 3.5 OR 2 · BM-IM DR 5.5 · BM-IM DR 3.5 · OT DR 3.5

ZONING REQUESTS

Petition for Variance, pursuant to BCZR Section 307.1, to approve the following variances*:

V.01 Variances from BCZR Section 1B01.2.C.1.c and CMDP to allow a minimum front building face to property line and/or to public street right-of-way setback of 13 feet/13 feet in lieu of the required 25 feet/25 feet (garage townhuse).

V.02 Variances from BCZR Section 1B01.2.C.1.c and CMDP to allow a minimum rear building face to property line and/or to public street right-of-way setback of 20 feet/20 feet in lieu of the required 30 feet/50 feet.

V.03 Variances from BCZR Section 1B01.2.C.1.c and CMDP to allow a minimum side building face to side building face and/or to public street right-of-way setback of 20 feet/12 feet in lieu of the required 25 feet/25 feet.

~~V.04 Variances from BCZR Section 1B01.2.C.1.c and CMDP to allow a minimum building face to tract boundary setback of 29 feet in lieu of the required 30 feet.~~

V.05 Variances (Modifications of Standard) from BCZR Section 504.2 and CMDP to allow 7 townhouse units in a group in lieu of the maximum permitted 6 townhouse units in a group.

V.06 Variances from BCZR Section 1B01.B.1 and CMDP to allow a reduction in the required Residential Transition Area (RTA) to allow units to be constructed as close of 33 feet from the tract boundary; related grading, clearing, and infrastructure installation within the buffer; and to exceed the maximum height of 35 feet within 100 feet of the tract boundary.

V.07 Variances from BCZR Section 504.2 and CMDP to allow private rear yard areas of less than 500 square feet.

Variances from BCZR Section 301.1.A to allow a deck (open porch) to extend into the minimum required rear yard more than the allowed 25% (requesting to have a minimum 12 foot deep deck in rear yard).

*Pursuant to BCZR Section 302.1, the applicable height and area regulations are those that govern the DR 5.5 zone.

SOILS CHART

SYMBOL	NAME	HOMES W/ BASEMENT	HOMES W/O BASEMENT	STREET & PARKING LOTS	AGRICULTURAL CAPABILITY	RO FACTOR	SEPTIC RESERVE AREA
HbA	HATBORO SILT LOAM, 0 TO 4 PERCENT SLOPES	VERY LIMITED	VERY LIMITED	VERY LIMITED	4w	.43	VERY LIMITED
JaB	JACKLAND SILT LOAM, 3 TO 8 PERCENT SLOPES	VERY LIMITED	VERY LIMITED	VERY LIMITED	3w	.37	VERY LIMITED
LeB	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	SOMEWHAT LIMITED	SOMEWHAT LIMITED	VERY LIMITED	3w	.55	VERY LIMITED
LeC	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES	SOMEWHAT LIMITED	SOMEWHAT LIMITED	VERY LIMITED	3w	.55	VERY LIMITED
LfD	LEGORE SILT LOAM, 15 TO 25 PERCENT SLOPES, VERY STONY	VERY LIMITED	VERY LIMITED	NOT RATED	6w	.55	VERY LIMITED
LfE	LEGORE SILT LOAM, 25 TO 45 PERCENT SLOPES,VERY STONY	VERY LIMITED	VERY LIMITED	VERY LIMITED	7w	.37	VERY LIMITED
MgA	MOUNT LUCAS SILT LOAM, 0 TO 4 PERCENT SLOPES	VERY LIMITED	SOMEWHAT LIMITED	SOMEWHAT LIMITED	2w	.37	VERY LIMITED
MgB	MOUNT LUCAS SILT LOAM, 4 TO 8 PERCENT SLOPES	VERY LIMITED	SOMEWHAT LIMITED	SOMEWHAT LIMITED	3w	.37	VERY LIMITED
WaB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	VERY LIMITED	VERY LIMITED	SOMEWHAT LIMITED	6w	.28	VERY LIMITED
WcB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES, STONY	VERY LIMITED	VERY LIMITED	VERY LIMITED	6s	.43	VERY LIMITED
UuB	URBAN LAND-GOOTHERTS COMPLEX, 0 TO 8 PERCENT	NOT RATED	NOT RATED	NOT RATED	8s	.43	NOT RATED

CERTIFICATE OF DELINQUENT ACCOUNTS

I, Andrew H. Boice, CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FROM ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT; A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT; OR, A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

SIGNATURE
Partner, Caves Valley Partners

12/1/20
DATE

LIMIT OF DISTURBANCE NOTE:
WHERE LOD IS ADJACENT TO ENVIRONMENTAL EASEMENTS AND/OR PROPERTY BOUNDARY, THE MEASURES WILL BE PLACED ALONG SAID EASEMENTS AND/OR BOUNDARY. FOR PLAN CLARITY, SEPARATION IS SHOWN.

LEGEND

EXISTING
- TRACT BOUNDARY
- EASEMENT
- ROAD
- TOPO MAJOR
- TOPO MINOR
- STORM DRAIN
- TREELINE
- ZONING LINE
- SOILS LINE

PROPOSED
- SLOPES > 25%
- EXISTING FRONT ORIENTATION
- LIGHT
- UTILITY POLE
- SPECIMEN TREE TBR (TO BE REMOVED) OR TO REMAIN
- AVERAGE DAILY TRIP (ADT)
- TBR TO BE REMOVED
- MAJOR DECIDUOUS TREE
- MINOR DECIDUOUS TREE
- EVERGREEN TREE
- SHRUBS
- OPEN SPACE
- FIRE HYDRANT
- PROPOSED FRONT ORIENTATION
- FOREST BUFFER
- ALTERNATE FOREST BUFFER
- FLOOD PLAIN
- STREET LIGHT
- FOREST CONSERVATION
- FOREST BUFFER/ FOREST CONSERVATION
- RECREATIONAL/ GREENWAY RESERVATION
- 22 WIDE TOWNHOUSE
- 20' WIDE TOWNHOUSE

DODYCO ROAD · MATCHLINE SHEET 2 · MATCHLINE SHEET 1 · SITE · JOHNNYCAKE ROAD · HAMMONDS FERRY ROAD · COUNCILMANIC DIST.: 1ST · ELECTION DIST.: 1ST

VICINITY MAP — SCALE: 1"=1000'

BENCHMARK:
N 600,286.317 E 1,375,524.759
ELEV. = 451.57

ADJACENT OWNERS WITHIN VICINITY OF SITE

PARCEL	LOT	TAXPIN	COMPANY/OWNER NAME	COMPANY/OWNER ADDRESS	DEED	LAND USE
441	1	2400011952	BANKS TONYA B / BANKS MALCOLM C SR	7629 JOHNNYCAKE RD, BALTIMORE, MD 21244	22855/0101	RESIDENTIAL
444	2	2300007960	BATTLE RACHEL E / TURNER WILSON JR	1903 MEADOWGATE CT, BALTIMORE, MD 21244	27360/0439	RESIDENTIAL
420	19	2100011248	BHATIA ARVINDER SINGH / BHATIA MANJIT KAUR	13704 BOLD VENTURE DR, GLEN ELG, MD 21737	35910/0055	RESIDENTIAL
420	4	2100011233		6 TRIPLE CROWN CT, BALTIMORE, MD 21244	38719/0274	RESIDENTIAL
420	17	2100011246	BROWNING OCTAVIA	8 TRIPLE CROWN CT, BALTIMORE, MD 21244	38719/0382	RESIDENTIAL
444	13	2300007991	BRUTUS FITZGERALD / BRUTUS LANAYE	1918 MEADOWGATE CT, BALTIMORE, MD 21244	22605/0065	RESIDENTIAL
420	14	2100011243	CABEAN RODNEY JERRY JR	2 TRIPLE CROWN CT, WINDSOR MILL, MD 21244	40529/0182	RESIDENTIAL
420	23	2100011252	COLBERT FELICIA R	20 TRIPLE CROWN CT, BALTIMORE, MD 21244	13831/0737	RESIDENTIAL
444	3	2300007981	DEAN WATHA E / DEAN MICHAEL A	1905 MEADOWGATE CT, BALTIMORE, MD 21244	14696/0575	RESIDENTIAL
420	15	2100011244	DOUGLAS LATA S	4 TRIPLE CROWN CT, BALTIMORE, MD 21244	35987/0289	RESIDENTIAL
420	3	2100011232	ELBOSHDADY HOSSAM	2091 PARK TRAIL RD, BALTIMORE, MD 21244	19145/0043	RESIDENTIAL
444	15	2300007993	FLETCHER SANDRA J	1906 MEADOWGATE CT, BALTIMORE, MD 21244	34407/0340	RESIDENTIAL
170		1075905981	HELFRICH GEORGE / SAUTER MILDRED ETAL	C/O GEORGE HELFRICH 2816 MARYLAND AVE, BALTIMORE, MD 21218	35070/0072	RESIDENTIAL
420	22	2100011251	HILL STACEY	18 TRIPLE CROWN CT, BALTIMORE, MD 21244	11220/0363	RESIDENTIAL
420	20	2100011249	HOWELL TIA	8134 MILFORD GARDEN DR, BALTIMORE, MD 21244	34687/0041	RESIDENTIAL
420	10	2100011250	JOLLY CAKE LLC	2439 HINSON DR, MARRIOTTSVILLE, MD 21104	29495/0073	RESIDENTIAL
480	1	2200024607	KHAN ZAHIR / KAHN HENA Z	7791 JOHNNYCAKE RD, BALTIMORE, MD 21244	21489/0443	RESIDENTIAL
383	2	2400001687	MATTA JOSEPH / MATTA DEBRA A	7413 JOHNNYCAKE RD, BALTIMORE, MD 21244	20653/0110	RESIDENTIAL
63		1137503040	MAYO DOUGLAS D / MAYO KRISTINA P	13979 WOODMORE RD, BOWIE, MD 20721	20097/0834	AGRICULTURAL
373	2	2200024608	MCCRAY BRYANT D	7703 JOHNNYCAKE RD, BALTIMORE, MD 21244	33582/0305	RESIDENTIAL
444	4	2300007982	MCDONNELL JAMES E TRUSTEE	1907 MEADOWGATE CT, BALTIMORE, MD 21244	31855/0325	RESIDENTIAL
444	14	2300007992	NATHAN NICHOLAS S B / NATHAN NICHOLAS S B 2ND	1908 MEADOWGATE COURT, BALTIMORE, MD 21244	14737/0078	RESIDENTIAL
444	5	2300007983	ODEN STEVEN L / ODEN ROSA WATERS	1909 MEADOWGATE CT, BALTIMORE, MD 21244	17119/0137	RESIDENTIAL
420		2100011314	PARK VIEW TRAIL HOMEOWNERS ASSOCIATION INC	SUITE 100 3600 CRONDALL LN, OWINGS MILLS, MD 21117	08207/0727	RESIDENTIAL
442	2	2400011953	PATTERSON NORMAN R / PATTERSON CRYSTAL Y	7831 JOHNNYCAKE RD, BALTIMORE, MD 21244	22435/0037	RESIDENTIAL
444	16	2300007994	ROSALES RODOLFO	7628 JOHNNYCAKE ROAD, WINDSOR MILL, MD 21244	39844/0119	RESIDENTIAL
8		1800013685	SECURITY BOULEVARD VENTURES II LLC	1 OLYMPIC PLACE STE 1210, TOWSON, MD 21204	36107/0275	COMMERCIAL
333		1110000160			36107/0275	RESIDENTIAL
798		2000010003			36107/0275	COMMERCIAL
444	1	2300007924	SESSION REGINALD L / SESSION TWILA A	1901 MEADOWGATE CT, BALTIMORE, MD 21244	14696/0566	RESIDENTIAL
261		2000010054	UB HOME CORPORATION	SUITE 200 7006 ALBERT EINSTEIN DRIVE, COLUMBIA, MD 21046	41900/0292	RESIDENTIAL
383	1	2400001686	WALKER BERTINA / WALKER JEROME	7618 JOHNNYCAKE RD, BALTIMORE, MD 21244	17144/0215	RESIDENTIAL
420	16	2100011245	WATTS JOSHUA	6 TRIPLE CROWN CT, BALTIMORE, MD 21244	35043/0366	RESIDENTIAL
420	18	2100011228	WEBB FAYOLA	P O BOX 960, ELDERSBURG, MD 21784	11956/0207	RESIDENTIAL
420	1A	2100011228	WEBB JAMES EARL JR / WEBB CINDY GALE ET AL	7707 JOHNNYCAKE RD, WINDSOR MILL, MD 21244		RESIDENTIAL
420	2	2100011231				RESIDENTIAL
420	18	2100011247	WELBORN JESSEY 3RD / WELBORN PAMELA L	213 EMBLETON RD, OWINGS MILLS, MD 21117	09310/0857	RESIDENTIAL
420	21	2100011250	WILLIAMS ASHLEY WRIGHT	16 TRIPLE CROWN CT, BALTIMORE, MD 21244	36511/0393	RESIDENTIAL

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

DEDICATION TABLE - FOR AREA OF DEVELOPMENT

TYPE OF CONVEYANCE	QUANTITY	TOTAL AREA
DRAINAGE AND UTILITY EASEMENT	19	~~4.02~~ 3.94 Ac.±
100 YEAR FLOODPLAIN EASEMENT	1	2.37 Ac.±
FOREST BUFFER & FOREST CONSERVATION EASEMENT	4	9.38 Ac.±
FOREST CONSERVATION EASEMENT	~~4~~ 4	~~3.15~~ 3.05 Ac.±
FOREST BUFFER EASEMENT	2	3.85 Ac.±
HIGHWAY WIDENING	1	0.26 ~~1.66~~ Ac.±
HIGHWAY RIGHT-OF-WAY	1	7.70 ~~8.01~~ Ac.±
STORMWATER MANAGEMENT EASEMENT	9	3.00 ~~3.07~~ Ac.±
ACCESS EASEMENT	~~4~~ 4	0.12 ~~0.01~~ Ac.±
RECREATIONAL GREENWAY RESERVATION	2	11.15 Ac.±
BALTIMORE COUNTY PUMPING STATION	1	0.03 Ac.±

NOTE: TOTAL AREAS SHOWN IN THIS TABLE MAY BE APPROXIMATE. SEE FINAL DEVELOPMENT PLAN (FDP), RECORD PLAT OR CONSTRUCTION DRAWINGS FOR FINAL AREAS.

PRIVATE HOA COMMON AREA

NO.	S.F.±	Ac.±	
#1	903	921	0.02
#2	11,143	~~13,562~~	0.26 0.31
#3	36,162	34,159	0.81 0.78
#4	2,775		0.06
#5	1,632	~~1,339~~	0.04 0.03
#6	1,034		0.02
#7	1,133		0.03
#8	2,519		0.06
#9	1,746		0.04
#10	5,416	~~5,819~~	0.12 0.13
#11	7,505	~~9,958~~	0.18 0.23
#12	2,824		0.06
#13	1,018		0.02
#14	1,045		0.02
#15	8,833		0.20
#16	3,703		0.09
#17	132,062		3.03
#18	1,723	~~9,000~~	0.04 0.21
#19	56,878	~~63,181~~	1.31 1.45
#20		8,233	0.19
TOTAL:	279,404	304,799	6.42 7.00

DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (M.C.S.) DATUM.

HORIZ. - NAD - 83/2011 VERT. - NAVD .88

SCHEMATIC LANDSCAPE PLAN CERTIFICATION FORM

THIS SCHEMATIC LANDSCAPE PLAN IS ISSUED BY A LANDSCAPE ARCHITECT AND IS CERTIFIED AS BEING IN COMPLIANCE AND IN ACCORDANCE WITH ALL COUNTY AGENCY LANDSCAPE ARCHITECTURAL COMMENTS.

12/3/2021
SIGNATURE / DATE

STACEY A. MUARTHUR
PRINT NAME

D.S. THALER & ASSOC. LLC
7115 AMBASSADOR ROAD, BALTIMORE, MARYLAND 21244-7428

HEARING OFFICERS HEARING AND ZONING HEARING TO BE COMBINED

REDLINE

PROJECT NAME:
PATAPSCO GLEN II

PLAN TITLE:
DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN AND PLAT TO ACCOMPANY ZONING PETITION

COUNCILMANIC DIST.: 1ST
ELECTION DIST.: 1ST
REGIONAL PLANNING DISTRICT: SECURITY
PROJECT MANAGER: DARYL D. PUTTY
CRM: 9.10.20
PAI NUMBER: 01-0613
MAJ-2020-00009
ZONING CASE: 2021-0076-A

APPLICANT/DEVELOPER:
SECURITY BOULEVARD VENTURES LLC
C/O CAVES VALLEY PARTNERS
1 OLYMPIC PLACE
SUITE 1210
TOWSON, MD 21204
402-427-6707
ATTN: ARTHUR H. ADLER

REVISIONS: 4.29.2021:

Rec & Parks: add fencing adjacent to HOA open space,note #6D,adjust open space, path location & common areas

Zoning: remove DR-1 from detail; identify garage types on details

Real Estate Compliance: Adjust Dedication table

DEPS:
ERI: Add approvals to note #18 and adjust areas accordingly

House Numbers: Revise address lot #61

Planning: Remove parking along Meander Ct, River Reach Rd and change from perpendicular parking to parallel parking along Oxbow Rd, step back units 29-32; add gazebos and bike racks, adjust sidewalk locations; add sidewalks along Paloma Rd; adjust pav'm along J.Cake for bike/ped path; extend Dundee Rd.

DPR: Add trash pads; extend last to a side of gas event below even #2; extend d&u event to Patapsco Fields; adjust end add'l par cel 1 to 1.5 and 2.5 and d&u event along property; adjust dedication table, LOD, sewer location near lot #166; add wall elevations and add detail to FP

RESERVED FOR COUNTY STAMP

0' 25' 50' 100'
SCALE: 1"=50'

NORTH
MCS

DS Thaler & ASSOC., LLC
CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS & LAND PLANNERS
7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
410-944-3647
www.dsthaler.com

STATE OF MARYLAND · STACEY ANN MUARTHUR · No. 2767 · LANDSCAPE ARCHITECT

DATE: 12.8.2020
SCALE: 1"=50'
C.I.: 2'
PROJ. NO.: 04444
SHEET 1 OF 2

DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN AND PLAT TO ACCOMPANY ZONING PETITION

PATAPSCO GLEN II

E:\dt-work_1 Projects\04444 Patapsco Glen II\Zoning\Exhibits\Exhibit 1A.dwg, 12/8/2020 2:43:15 PM, Stacey Muarthur

PATAPSCO GLEN II

DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN AND PLAT TO ACCOMPANY ZONING PETITION

GENERAL NOTES:

1. Development Name:
   Patapsco Glen II

2. Applicant/Developer:
   SECURITY BOULEVARD VENTURES, LLC.
   C/O Caves Valley Partners
   1 Olympic Place
   Suite 1210
   Towson, Maryland 21204
   Attn: Arthur H. Adler

3. Plan Prepared by:
   D.S. Thaler & Assoc., LLC
   7115 Ambassador Road
   P.O. Box 47428
   Baltimore, MD. 21244
   Attn: Stacey A. McArthur, RLA
   410-944-3647

4. PROPERTY OWNERS:

PARCEL	NAME/COMPANY	TAX ACCOUNT #	TAX MAP GRID	DEED	DEED	HELD SINCE	ADC MAP
333	SECURITY BOULEVARD VENTURES II, INC. 1 OLYMPIC PLACE	0111000160	87/21	36157/275	MAR, 2015		32/H
768	SUITE 1210	2500010553	87/22	36157/336	SEPT, 2013		8/9
8	TOWSON, MD. 21204-4106	1800013885	87/22	36157/336	SEPT, 2013		

Boundary: Charles P. Johnson & Associates Inc. (June 2020)

Topography: Baltimore County GIS Tile 06783 & 09481

Zoning: Baltimore County GIS Tile 06783 & 09481
Baltimore County (2020)

Utilities: Baltimore County Key Maps L-SW
Baltimore County Utility Drawings as noted

Soils: U.S.D.A. Web Soil Survey (Accessed May, 2019)

100-year Floodplain: Dogwood Road Floodplain Study by WBCM (May 2002)
D.S. Thaler & Assoc., LLC - January, 2021

Wetlands: Eco-Science Professionals, Inc. (October 2014) &
Forest Stand & Forest Buffer Delineation: Updated Specimen tree chart (November 2020)

Special Variance: Eco-Science Professionals, Inc.
Approved by DEPS March 2017

Final Forest Buffer Protection Plan: Eco-Science Professionals, Inc.
Approved by DEPS FSP-15-008 (3.4.16)

Final Forest Conservation Forest Buffer Protection Plan: Eco-Science Professionals, Inc.
Approved by DEPS FC-17-026 & FSP-17-010 (4.7.17)

5. GENERAL DATA:

Election District:	1st	Watershed:	Patapsco River
Census Tract:	4015.06	Regional Planning District:	Security
Councilmanic District:	1st	Land Management:	Community Conservation & Resource/Preservation
Growth Tier:	1		

6. SITE INFORMATION:

A. Acreage: Gross = 58.2 Acs (2,535,232.6 SF/)
   Johnnycake Rd.= 39,757.4 LF x .50 = 0.91 Acs
   Net = 57.288 Acs (2,495,465.2 SF/)

Existing Zoning

Acs (net)	Acs (gross)	Density Allowed	Units Permitted
DR-3.5 @ 0.0040	0.0045	--	0.01
DR-5.5 @ 0.0104	(146 LF x 30' = 0.1 Ac.±) 0.11004	--	0.6
OT @ 0.1297	0.1297	--	--
BM-IM @ 57.143	(1,177.58 LF± x 30 = 0.81 Ac.±) 57.953	See Below	318.7

B. Zoning: BM-IM
(Allowed FAR: 4.0 or 10,140,930 SF±)
Per BCZR Section 302, Petitioner will apply the height and area regulations for the DR 5.5 zone.

58.2 Ac.± (gross) BM-IM
296 dwellings
(as permitted and as limited in adjoining residential zones per
BCZR Section 233.1.A and BCZR Section 230.1.A.1)*

Maximum Density Permitted*

Zone	Acs (gross)	Units Permitted
BM-IM (DR-5.5)	61% or 35.5	195
DR-10.5	13.8% or 8.0	84
DR-3.5	5.2% or 3.0	10
DR-5.5	2.2% or 1.3	7
OT	17.8% or 10.4	--
TOTAL:	100% or 58.2	296

C. Site Development Proposal:

Type	Proposed	Parking Required (per BCZR Section 409 and CMDP p.29)	Proposed				EST. PROP. ADT	Phase
			Garage/Drive	Surface	Total			
TOWN HOME (FRONT LOAD)	~~71~~ 69 UNITS (1 car garage)	2 Spaces/UNIT = ~~142~~ 122 +30% GUEST = ~~39~~ 37 Spaces	~~139~~ 122 Spaces (2 Garage & Drive)	261 Spaces (2 Garage & Drive)	~~111~~ 130 Spaces		8.5 ADT/ UNIT OR ~~2169~~ 2151	THREE
TOWN HOME (REAR LOAD)	37 UNITS (2 car garage)	2 Spaces/UNIT = 174 +15% GUEST = 27 Spaces						
	105 UNITS (2 car garage)	2 Spaces/UNIT = 210 +15% GUEST = 32 Spaces	315 Spaces (2 Garage & Drive)					
TOTAL	~~255~~ 253 UNITS	~~607~~ 602 Spaces	~~702~~ 698 Spaces		~~180~~ 152 Spaces	~~432~~ 450 Spaces		

D. Open Space:

All Open Space shall be in compliance with BCC Section 32-6-108.
Open Space Required: 1000 SF / Unit x ~~255~~ 253 Units = ~~255,000 SF± or 5.85 Acs~~ 253,000 SF± or 5.81 Ac.±
Open Space Provided: ~~259,088 SF± or 5.94 Acs~~ - 253,188 SF± or 5.82 Ac.±

H.O.A. open space shall be owned and maintained by a Homeowners Association. A Declaration of Covenants and Restrictions assuring the existence and maintenance of the Open Space in perpetuity must be submitted to and approved by the Department of Recreation and Parks prior to the recordation of the Record Plat.

No utilities, whether public or private, including, but not limited to, telephone, cable television, gas and electric, water, sewer, and storm drains shall be placed or constructed on or within the areas labeled as open space without prior written consent from Baltimore County Department of Recreation and Parks.

Dogwood Run is a Master Plan Designated Recreational Greenway
PRIVATE HOA COMMON AREA: ~~278,494 SFs or 6.42 Acs~~ 304,799 or 7.00 Ac.±

The design, construction and installation of all amenities shown on the Development Plan shall be the responsibility of the developer.

Preliminary Cost Estimate for amenities including Rail Fence, Privacy Fence(s), Bench(s), Trash Receptacle, Gazebo, bike racks, open space pathway and pathway signage = ~~$93,290~~ $71,430

NOTE: Per deed 1791/8
"...The Grantors, their heirs and assigns, shall have the privilege of farming or otherwise using the land included in said right of way in any manner which does not interfere with the underground gas mains and proper maintenance thereof, but no buildings or structures of any kind are to be erected within 20 feet of the center line of said right of way as described above..."

PUMPING STATION & ACCESS EASEMENT EXHIBIT
SCALE: 1"=300'

7. Landscape Requirements:

Landscape requirements as specified in the Baltimore County
Landscape Manual, adopted August 7, 2000, and as amended.

Note: Schematic Landscape Plan shown is preliminary in nature and is to show compliance with the Baltimore County Landscape Manual. The Schematic Landscape Plan is subject to a Final Landscape Plan. Final Landscaping Plan shall be approved prior to Building Permit Application.

1 Planting Unit (P.U.) =
- 1 major deciduous tree (2-2-1/2" cal.) or 500 S.F. of ground cover or
- 2 minor deciduous trees (1-1/12" cal.) or 10 herbaceous/perennial (1 gal.)*or
- 2 evergreen trees (6' ht.) or 20 herbaceous/perennial (1 quart)
- 5 shrubs *To meet Class D screening requirements only.
  or class A: 24- 30" ht.
  class B: 18" ht.

The Final Landscape Plan will reflect any phasing of the development. Any such phased plans will provide a Planting Tabulation Chart reflecting both the overall total planting requirements per the Schematic Landscape Plan, as well as the specific requirements for that particular phase.

LANDSCAPE PLANTING TABLATION

PROJECT CONDITION	Requirment			Proposed Total
	Calculation	Credit	Sub-total	
A. STREET FRONTAGE: (Condition A) Adjacent Road @ 1 PU/40 LF Interior Road @ 1 PU/20 LF (Root Barriers will be required where street trees are within 8' of sidewalk)	1,288 LF/=40 = 32.2 PU ~~5,040 LF/20 = 277.5 PU~~ 5,660 LF/20 = 290.0 PU	-	~~309.5 PU~~ 322.2 PU	
B. Parking Lots: (Condition B)- Interior Landscaping @ 1 PU/12 Parking Spaces	~~181 PU/12 Spaces = 10.9 PU~~ 111 PU/12 Spaces = 9.3 PU	-	~~10.9 PU~~ 9.3 PU	
I. SWM: (Condition 'I') Screen adjoining properties, public and private roads where slopes are > 4:1 Class 'A' screen 1 PU/15 LF of perimeter measures at toe of fill slopes and top of cut slopes. No woody vegetation within 15 feet of the toe of fill embankments. 10 foot landscape strip between no planting zone and property line No woody vegetation within 25 feet of inlet structure. Fencing shall be located min. 10' from R/W.	2,010 LF/15 = 134.0 PU	ENVIRONMENTAL EASEMENT AND/OR GAS LINE EASEMENT RETENTION OF EX. VEGETATION (759 LF/=15= 50.6 PU)	83.4 PU	~~1,121.6 PU~~ 1,128.6 PU
J. RETAINING WALLS (Condition J) Walls greater than 3' @ 1 PU/15 LF	1,796 LF/15 = 119.7 PU	--	119.7 PU	
M. REAR & SIDE YARD: (Condition M) Class 'A' screen. Minimum installed height of 30" for shrubs and 6' for evergreen trees)	~~4,830 LF/=15 = 302.6 PU~~ 4,830 LF/=15 = 309.3 PU	--	~~302.6 PU~~ 309.3 PU	
Rear and Side Yard Screening 1 PU/15 LF		LESS OPEN SPACE ~~0.851/400 = 22.2 PU~~ 0.851/400 = 22.1 PU R/W ~~0.779/400 = 16.9 PU~~ 0.780/400 = 14.5 PU ADJ TH ~~0.111/400 = 22.8 PU~~ 14,200/400 = 35.5 PU	-	~~170 PU~~ 168.7 PU
OPEN SPACE @ 1 PU/1500 SF OF REQUIRED OPEN SPACE	~~255,000 SF±/1,500 = 170 PU~~ 253,000 SF±/1,500 = 168.7 PU	-		~~170 PU~~ 168.7 PU
	TOTAL: ~~1,234 PU~~ 1,282.3 PU		(~~112.9 PU~~) (122.7 PU)	~~1,121.0 PU~~ 1,129.6 PU

*Credit may be applied for at time of Final Landscape Plan submittal.
The Final Landscape Plan will be approved prior to grading permit applicant.

Plantings within the swm easements, as indicated on the Schematic Landscape Plan including plant material type and quantities are subject to the approval of the Final Landscape Plan. Any required easements will be addressed on the Final Landscape Plan reviewed and approved during Phase 2 and will not require any formal refinement of the approved Development Plan.

8. UTILITIES: Public water and sewer will be provided. On-site utilities will be public.

9. USE: The existing use within the area of development is vacant.
The proposed use is Residential within the area of development.

10. AVERAGE DAILY TRIPS (ADT): Average daily trips as calculated from the Baltimore County Comprehensive Manual of Development Policy See Note ~~#9~~ #8. C

11. STORMWATER
a. Stormwater management will conform to Baltimore County Standards and the 2000 MANAGEMENT: Maryland Stormwater Management Design Manual.
b. Stormwater management areas noted on the plan as easements will be privately owned and maintained by the H.O.A. Conceptual stormwater management report submitted prior to filing of Development Plans.
c. The Hydrology Report verifies that the outfalls are suitable based on criteria provided by the Baltimore County Department of Public Works and Department of Environmental Protection and Sustainability. (See suitable outfall evaluation)
d. Owner of lot containing stormwater management easements or drainage and utility easements shall provide adequate maintenance of the easement areas. Failure to do so shall result in the County performing and/or monitoring site visits. Said inspection and/or monitoring visits shall only be conducted during normal Baltimore County working hours (8:00 am to 4:00 pm Monday through Friday). Authorized Baltimore County personnel shall also have a right of entry through both proposed and existing roads.

12. GRADING: Grading shown is schematic only.

13. VEGETATION: Existing vegetation beyond proposed area of development will be retained in areas not needed for construction or grading. Existing vegetation within proposed area of development consists of forest, scrub and field.

14. SIGHT LINES: Sight lines are shown on the plan for proposed roads which have access to an existing public road. The area between the sight line and the curb line must be cleared, graded and kept free of any obstructions.

15. STORAGE TANKS There are no underground tanks on site.

16. WELL & SEPTIC: There are no existing wells or septic systems on site.

17. LIGHTING: Proposed lighting is shown as ▲. All proposed street lights shall be LED.
Lighting is schematic and subject to change.

18. ENVIRONMENTAL: There are no endangered species, or hazardous materials* on the site.
*As known to the applicant.
**As known to the applicant; location and description of hazardous materials as defined by Section 7-101 of the Environmental Article of the annotated Code of Maryland, as from time to time amended.

A Hydrogeological Report and an Environmental Effects Report has been filed concurrently with this Development Plan.

This site is not within the limits of the Chesapeake Bay Critical Area. No additional information will be provided to the Department of Environmental Protection and Sustainability to determine compliance with the Critical Area Local Protection Program pursuant to Section 33-2-202(a).

"There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement & Forest Conservation Easement, Forest Conservation Easement and Forest Buffer Easement except as permitted by Baltimore County Department of Environmental Protection and Sustainability."

"Any Forest Buffer Easement & Forest Conservation Easement, Forest Conservation Easement and Forest Buffer Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas."

Access to the Forest Conservation, Forest Buffer, and Forest Buffer and Forest Conservation Easements are from the public roads and as indicated.

"A forest conservation variance was granted by EPS on March 16, 2017 to allow the removal of two specimen trees. Conditions were places on this approval to ensure the project met the goals and objectives of the Forest Conservation Law."
(Granite View Apartments #01-17-2418)

"On March 18, 2016, an alternatives analysis was approved by the Baltimore County Department of Environmental Protection and Sustainability in accordance with Baltimore County Code, Article 33, Title 3. Protection of Water Quality Streams, Wetlands and Floodplains. Conditions were places on this approval to reduce water quality impacts including removal of the temporary road and planting of the Forest Buffer Easement."

"An alternatives analysis was approved by Baltimore County Department of Environmental Protection & Sustainability on March 25, 2021 in accordance with Baltimore County Code, Article 33, Title 3. Protection of Water Quality, Streams, Wetlands, and Floodplains for stormwater outfalls proposed within the Forest Buffer. Conditions were placed on this approval to reduce water quality impacts including additional planting in the Forest Buffer Easement in addition to that required as a condition of previous approvals."

"A variance to Baltimore County's Forest Conservation Law was granted by Baltimore County Department of Environmental Protection and Sustainability on April 5, 2021 to remove one of six viable specimen trees. Conditions were placed on this approval to ensure the goals of the Forest Conservation Law are met."

19. This property has been held intact since (see Note #4, according to deeds).
"The developer's engineer has confirmed that no fewer than 20 percent of the gross area of the proposed development area of this tract as shown on the plan has ever been utilized, recorded, known, or represented as density or area to support any off-site dwellings or properties".

20. Soil and Slope Mitigation Measures: The developer shall do the following in those areas where severe or moderate soil limitations are indicated and/or steep slopes occur:

a. Insure that grading plans consider protection of these areas from increase in run-off. This may include draining roof down spouts and drives into storm drains.

b. Stabilization of disturbed areas in accordance with approved sediment control practices.

c. Consider geotechnical assistance with on-site inspectors as appropriate.

20. According to the Maryland Transit Administration Regional Transportation System map (www.mta.maryland.gov), the nearest MTA service to this site is Local/Link 31, Local/Link 78, Local/Link 79 and CityLink BL.

21. There are no known limitations established by the Courts, County Board of Appeals, Planning Board or Zoning Commissioner which would limit proposed development on site.

22. There are no buildings, properties or sites within the proposed development included on the Baltimore County Preliminary or Final Landmarks List, the National Register of Historic Places, or any Baltimore County Historic District or National Register Historic District or Maryland Inventory of Historic Places, per My Neighborhood Web Site. The owner is not aware of any building, property, or site within the proposed development that is included in the Maryland Archeological Survey.

23. "There are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated" per Lori A. Byrne, Environmental Review Coordinator, Wildlife Heritage Service, Maryland Department of Natural Resources, 5.29.2020.

24. Unless noted otherwise, all drainage and utility easements shall be 20 ft. wide.

25. Proposed roads are public. All parking aisles and maneuvering areas will be paved with macadam and permanently striped.

26. Public roads and easements indicated for dedication to Baltimore County will be offered for dedication at no cost to the County.
"No Parking" signs shall be posted prohibiting parallel parking on 24-foot-wide streets.

27. The Bureau of Traffic Engineering and Transportation Planning has confirmed that the subject site is not within a traffic deficient area (per Mr. Kris Nebre, 12.7.2020).

28. Refuse collection will be provided by Baltimore County.

29. United States Postal Service will provide mail delivery.

30. "No obstructions of any kind may be placed in any Baltimore County right-of-way except by express written permission by an authorized signatory for Baltimore County."

31. Building envelopes and/or footprints are for illustrative purposes and may not represent the final location for any particular structure. Final building location will be subject to the various standards and limitations established by the details and charts included on the plan.

32. Envelopes shown hereon are for the location of principal buildings only. Accessory structures and projections into yards may be constructed outside the envelope, but must comply with Sections 301 and 400 of the Baltimore County Zoning Regulations. (Subject to covenants and applicable building permits.)

33. Maximum building height allowed is 50 feet in DR zones.

34. All signs shall conform with BCZR Section 450 and all zoning policies.

35. The CIM was held on 9.10.2020. The minutes which identify all comments can be found in PAI File No. 01-0613, on file in Room 123 of the Baltimore County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204.

36. The "Recommended Areas of Critical State Concern" map included on this sheet indicates that this property is not located within a Critical State of Concern Area.

37. Parcels designated as "H.O.A." shall be dedicated to the Home Owner's Association.

38. There are Residential Transition Areas (RTAs) on site.

39. Per the Baltimore County 2020 Basic Service Maps (per Bill 30-20, adopted: 5.4.20):
- -The site is not located within an 'Area of Special Concern' per the Greenway Area Map.
- -The site is not with in a 'Deficient Zone' per the Water Supply Area Map.
- -The site is not located in a Deficient Level of Service per the Transportation Map.

40. The development as proposed will include protective measures adequate to prevent erosion or sloughing of any steep slopes as defined by Section 32-4-101 of the Baltimore County Code and promote the preservation of the natural topographic features of the steep slope. This will be achieved by providing Erosion and Sediment Control measures in accordance with the requirements of the Baltimore County Soil Conservation District and the current State of Maryland Specifications for Soil Erosion and Sediment Control.

41. Handicap/ADA sidewalk ramps will be provided at all street intersections.

42. The approximate distance of proposed lines of division are indicated. Bearings will be indicated on the Record Plat.

43. Maintenance of retaining walls will be disclosed to all prospective lot owners. Retaining walls will be located within an HOA easement(s) built with permanent materials and maintained by HOA in perpetuity.

44. Single Family Attached (Towns) are for sale. Garages cannot be converted to non-garage or storage use. The recorded deeds will state "Garage parking spaces shall not be converted to any other use or converted to storage".

45. Driveway locations are approximate and are subject to changes. Note: Changes in building location or orientation, or proposed driveway location, at the time of building permit may require a determination from the zoning office for possible amendment to the Final Development Plan (FDP).

46. The area of development is located within the Urban Rural Demarcation Line (URDL).

47. Lots 1, 15, 16, 21, 22, 33, 34, 50, 59, 66, 67, 74, 75, 80, 81, 84, 85, 99, 100, 115, 126, 127, 136, 137, 146, 150, 151, 154, 155, 165, 166, 196, 197, 210, 211, 223, 224, 234, 235, 243, 244, and 255 ~~99~~ are designated as high visibility lots. Pursuant to BCZR Section 260.6.9, any street frontage side facade exposed to the public right of way shall incorporate various architectural features so as to not be left as a blank wall. Lots 1-33, 73-99, and 197-243 shall receive enhanced rear architectural treatments.

48. The recorded deeds of lots that are encumbered by access easements will state "Access Easements may not be fenced."

49. Private yard area of 500 contiguous square feet with a minimum of 15-foot dimension is provided, subject to variance request.

50. Property owners must note that the units with rear loaded garages have no sidewalks along the public roads. Lead walks to the front of the properties must be utilized to access the front of the units.

51. Address signage shall be provided at common lead walks for units 1-33, 75-76, 85-87. Address signage shall also be provided at the walks between units 67, 71, 111-12, 115-16, 27-28.

52. A chart will be added to the FDP indicating the allowed deck depths for each lot.

53. Community Concerns (as stated at CIM) and Responses.

a. A request was made to have an atmosphere similar to Quarry Lake with benches, bike and walking trails. Patapsco Glen II provides sidewalks throughout the project in conjunction with walking trails and associated seating areas.

b. A comment was made to preserve a lot of environmental areas. No development is currently proposed north of the gas line. The area north of the gas line is designated as open space and environmental areas.

c. Comments concerning the number of units proposed were raised. The project density has been reduced from 288 units as presented at the CIM to 255 units as indicated on this Development Plan.

d. Comments were raised concerning the schools. Based on the reduced density and the 2020-2021 school enrollment numbers, the elementary, middle, and high schools are under capacity.

e. Questions were asked regarding stormwater management and drainage along Johnnycake Road. Stormwater Management and water quality will be provided as required.

f. On-site stormwater management practices will be placed adjacent to Johnnycake Road to capture and treat runoff. Drainage within Johnnycake Road will be collected by the proposed storm drain system, connecting into the existing public system.

Typical building shown on these single family lots attached dwelling dictate a specific orientation which allow compliance with BCZR. Should the orientation change, the setbacks required by Section 1801.2C.b must be met.

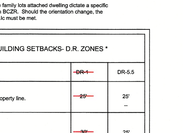
RESIDENTIAL BUILDING SETBACKS- D.R. ZONES *

	~~DR-1~~	DR-5.5
From front building face to: Public street right-of-way or property line. Arterial or collector	~~25'~~	25' --
From side building face to side building face: Public street right-of-way	~~30'~~ ~~25'~~	25' 25'
From rear building face to: Rear property line Public street right-of-way	~~30'~~ ~~50'~~	30' 50'
Any building face to: tract boudary		30'
Additional setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.		50'
This table lists minimum setback requirements and building heights for urban residential use. For a fuller explanation of these and other requirements, consult the Comprehensive Manual of Development Policies (CMDP).		

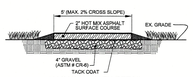
* Subject to variance requests.

FIRE DEPARTMENT NOTES

*IF ATTACHED		
x	1.	Where fire protection water supplies are required to be provided shall be installed and made available for use not later than the time when construction of any individual dwelling unit is under roof. A crusher run roadway for access to dwellings and fire hydrants shall be available for and usable by emergency fire apparatus and capable of handling emergency apparatus weighing 70,000 lbs. when construction of any dwelling is under roof, in accordance with the Baltimore County Fire Prevention Code, County Bill No. 3-17, Section 1; 16.4.3.1.3
x	2.	The proposed roadways throughout the development shall not be obstructed in any manner for emergency apparatus, including the parking of vehicles. Also any trees planted shall not be the type that would interfere with emergency apparatus access when they mature. 2015 NFPA 1 Fire Code Section 18.2.4.2
x	3.	The Baltimore County Fire Marshal's Office has requested that street signs be installed when the first house is under roof.
x	4.	All Fire Hydrants spacing shall be in accordance with the Baltimore County Standard Design Manual.
x	5.	The fire hydrants shall be painted "Orange" for public hydrants and "Osha RED" for private hydrants in accordance with the Baltimore County Fire Prevention Code, County Bill No. 3-17 Section;1;5;5.33.3
x	6.	A separate building permit is required for the installation of a residential sprinkler system for each individual dwelling unit. The sprinkler contractor shall have a Maryland sprinkler license through the Maryland State Fire Marshal's Office.
x	7.	The Baltimore County Fire Prevention Code, County Bill No. 3-17, Section 1;10.11.3.3, requires that the address size for residential occupancies be a minimum of three "3" inches. The development is also required to display addresses be on the front and back of each dwelling unit. See lot numbers below.
x	8.	The proposed buildings shall be designed and constructed as to meet the applicable provisions of the Baltimore County Prevention Fire Code, County Bill No. 3-17.
x	9.	All the on-site fire hydrant must be a minimum distance of 40 feet away from any building.
x	10.	A fire hydrant is required to be within 100 feet of a fire department connection [FDC]. A fire hydrant with a distance of 150 feet is permissible, if the total distance is drivable by the emergency apparatus.
x	11.	A separate building permit is required for the installation of any underground fire line and shall be reviewed by the Plans Review Section of Baltimore County prior to the installation.
x	12.	A separate building permit is required for the installation of any automatic sprinkler systems.
x	13.	Temporary address signage shall be installed at the driveway entrance to assist emergency apparatus in the event of an emergency during the construction phase.
x	14.	Hydrants every 300' for townhouse development.

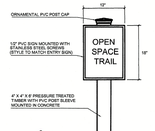


SCHEMATIC GANG MAILBOX STYLE
N.T.S.
(SUBJECT TO USPS)



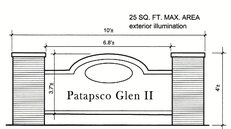
MACADAM PATH DETAIL
N.T.S.

FENCE DETAIL
(AS SHOWN OR SIMILAR)
N.T.S.

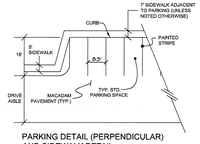


TRAIL SIGN DETAIL
N.T.S.

PRIVACY FENCE DETAIL
(AS SHOWN OR SIMILAR)
N.T.S.

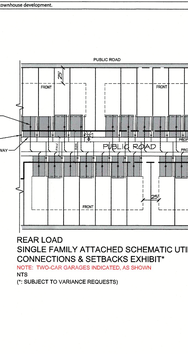


SCHEMATIC SIGNAGE/ENTRY FEATURE
N.T.S.
(NOTE: MASONRY COMPONENT TO MATCH BUILDING)

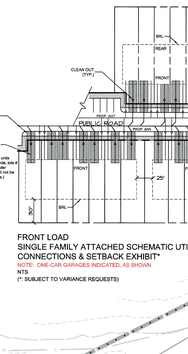


PARKING DETAIL (PERPENDICULAR) AND SIDEWALK DETAIL
N.T.S.

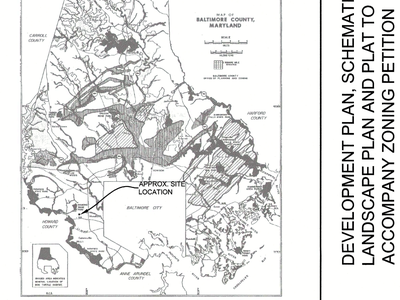
TYPICAL PARKING SPACE DETAIL
N.T.S.

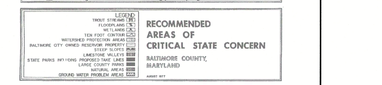


REAR LOAD
SINGLE FAMILY ATTACHED SCHEMATIC UTILITY HOUSE CONNECTIONS & SETBACK EXHIBIT*
NOTE: TWO-CAR GARAGES INDICATED, AS SHOWN
NTS
(* SUBJECT TO VARIANCE REQUESTS)



FRONT LOAD
SINGLE FAMILY ATTACHED SCHEMATIC UTILITY HOUSE CONNECTIONS & SETBACK EXHIBIT*
NOTE: ONE-CAR GARAGES INDICATED, AS SHOWN
NTS
(* SUBJECT TO VARIANCE REQUESTS)





SUITABLE OUTFALL EVALUATION

An unnamed tributary to Patapsco River passes through the northeast corner of the property and continues downslope to the northwest. Eco-Science Professionals, Inc. has made a visual examination of the stream system. The stream channel is well-defined and heavily vegetated with mature trees lining the stream banks. The stream is protected by a Baltimore County 100-Year Floodplain Reservation.

Most site runoff is captured in proposed closed networks that convey storm flows to three (3) submerged gravel wetlands (BMPs #1- #3). Discharges will outfall into open areas maximized upgrade of the Forest Buffer and Forest Conservation Areas west and north of the development. Riprap velocity dissipaters will be provided at discharge flows entering the buffer. Backs of Lots 1-32 will be graded to allow runoff from roofs, yards, and open spaces to flow overland into six grass swales.

With the inclusion of Environmental Site Design practices, it is our opinion that there will be no significant adverse change in the rate, velocity or degree of concentration of the runoff from these facilities as it enters the existing forests. Therefore, we conclude that the outfalls are "suitable" based on criteria provided by the Baltimore County Department of Public Works and the Department of Environmental Protection and Sustainability.

ZONING HISTORY:

CASE #99-426-SPHX

WHEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of August, 1999 that the Petition for Special Hearing to approve an illuminated sign, 20 sq.ft. in dimension, and accessory parking in a D.R.5.5 zone for the proposed golf driving range, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception for a golf driving range in a R.C.5 zone, pursuant to Section 1A02.2.B(3) of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Prior to the issuance of any permits, the Petitioners shall submit a detailed lighting plan, as described herein, for review and approval by the Office of Planning. Said plan shall be similar to that approved in the Maryland Golf Academy case.

3) The Petitioners shall be required to make modest road improvements to the frontage of their property along Johnnycake Road to insure a safe means of access to the site is provided. I will leave it to the expertise of Developer's Plans Review/Department of Public Works to determine the precise nature of any road improvements to the frontage of the property along Johnnycake Road.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

tabbies®
EXHIBIT
1B

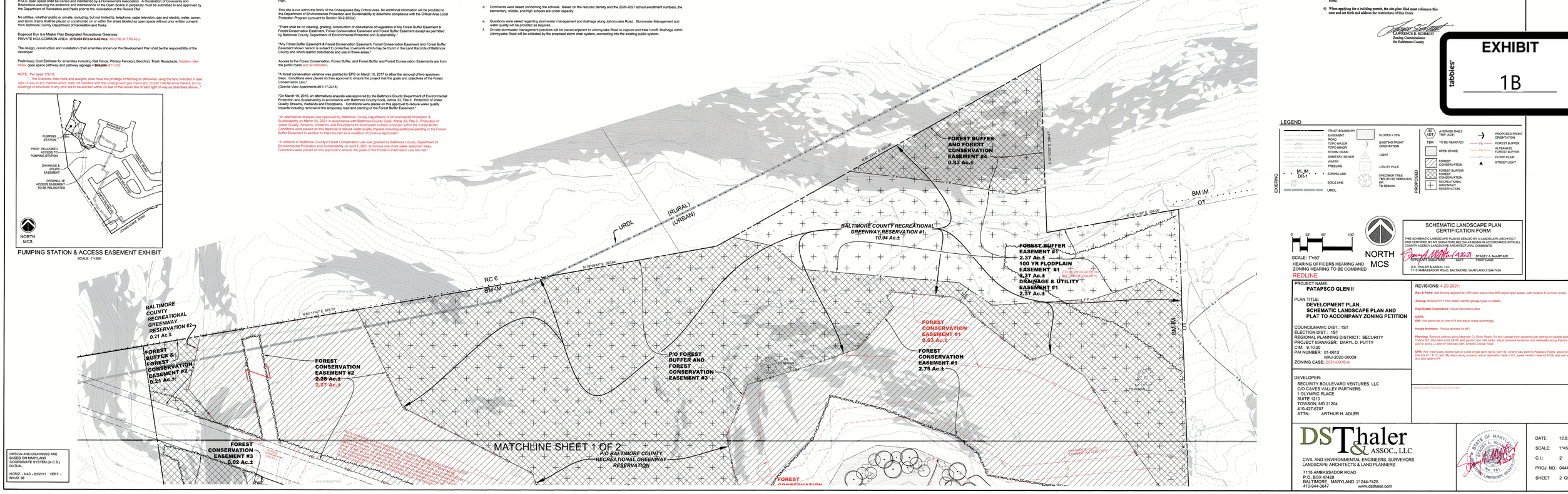

LEGEND
EXISTING
TRACT BOUNDARY
EASEMENT
ROAD
TOPO MAJOR
TOPO MINOR
STORM DRAIN
SANITARY SEWER
WATER
TREELINE
ZONING LINE
SOILS LINE
URDL
SLOPES > 25%
EXISTING FRONT ORIENTATION
LIGHT
UTILITY POLE
SPECIMEN TREE TBR (TO BE REMOVED) OR TO REMAIN
PROPOSED
AVERAGE DAILY TRIP (ADT)
TBR TO BE REMOVED
OPEN SPACE
FOREST CONSERVATION
FOREST BUFFER/ FOREST CONSERVATION
RECREATIONAL GREENWAY RESERVATION
PROPOSED FRONT ORIENTATION
FOREST BUFFER
ALTERNATE FOREST BUFFER
FLOOD PLAIN
STREET LIGHT
BALTIMORE COUNTY RECREATIONAL GREENWAY RESERVATION #1 10.94 Ac.±
FOREST BUFFER AND FOREST CONSERVATION EASEMENT #4 0.83 Ac.±
FOREST BUFFER EASEMENT #1 2.37 Ac.±
100 YR FLOODPLAIN EASEMENT #1 2.37 Ac.±
DRAINAGE & UTILITY EASEMENT #1 2.37 Ac.±
(TO BE DEDICATED TO BALTIMORE COUNTY)
BALTIMORE COUNTY RECREATIONAL GREENWAY RESERVATION #2 0.21 Ac.±
FOREST BUFFER & FOREST CONSERVATION EASEMENT #2 0.21 Ac.±
FOREST CONSERVATION EASEMENT #2 2.28 Ac.± 2.21 Ac.±
P/O FOREST BUFFER AND FOREST CONSERVATION EASEMENT #3
FOREST CONSERVATION EASEMENT #1 0.83 Ac.±
FOREST CONSERVATION EASEMENT #1 2.75 Ac.±
FOREST CONSERVATION EASEMENT #3 0.02 Ac.±
P/O BALTIMORE COUNTY RECREATIONAL GREENWAY RESERVATION
MATCHLINE SHEET 1 OF 2
URDL (RURAL) (URBAN)
RC 6
BM IM
BM IM OT
N 78°01'40" E 224.06'
N 78°01'40" E 402.46'
S 00°13'00" E 284.47'
N 78°01'40" E 787.64'
N 80°11'42" E 578.72'
N 11°58'20" W 30.00'
S 78°01'40" W 30.00'
S 11°58'20" E 30.00'
S 78°01'40" W 30.00'
N 11°58'20" W 30.00'
S 78°01'40" W 30.00'
S 11°58'20" E 30.00'
N 78°01'40" E 30.00'
N 11°58'20" W 30.00'
N 78°01'40" E 30.00'
S 11°58'20" E 30.00'
S 78°01'40" W 30.

EXHIBIT
2

PROFESSIONAL QUALIFICATIONS
Stacey A. McArthur, R.L.A.

D.S. THALER & ASSOC., LLC
Vice President
7115 Ambassador Road, P.O. Box 47428
Baltimore, Maryland 21244-7428

EDUCATION

BLA, Iowa State University, 1984

PROFESSIONAL REGISTRATION

- Registered Landscape Architect
  Maryland Registration No. 761

- Registered Landscape Architect
  Texas Registration No. 1415

EMPLOYMENT HISTORY

Vice President, *D.S. Thaler & Assoc., LLC* – 1987 to Present
- As a Landscape Architect, specialize in the planning phases of residential and commercial design. Responsibilities include all phases of project development from site feasibility analyses and site planning to final design, as well as County and State processing for approvals.

Landscape Architect, *Danze and Davis Architects*- Austin, TX – 1984 to 1987
- All phases of project development from conceptual planning and layout to final design, Local and State processing for approvals and construction coordination. Experienced in residential and commercial site planning and landscape design, construction coordination and document preparation.

EXHIBIT

tabbies

3

NORTH

BENS RUN

DOGWOOD RUN

DOGWOOD ROAD

SITE

NEIGHBORHOOD

ROLLING RUN CT

NORTH ROLLING ROAD

SECURITY BOULEVARD

MEADOWGATE COURT

JOHNNYCAKE ROAD

CANTWELL ROAD

CROSS TRAILS ROAD

OLD STONE ROAD

MAURY ROAD

WINDING BROOK WAY

FAIRBROOK ROAD

WINDER ROAD

GREENGAGE ROAD

BROOKDALE ROAD

(WEST BOUND)
INTERSTATE-70

INTERSTATE-70
(EAST BOUND)

NEIGHBORHOOD MAP
PATAPSCO GLEN II

4.29.2021 SCALE: 1" = 400'

DSThaler & ASSOC., LLC

CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS
LANDSCAPE ARCHITECTS & LAND PLANNERS

7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
410-944-3647 www.dsthaler.com

File name: U:\Johnnycake II-Lennar\400 CAD\X10 Active\Exhibits\Planning\Patterbrook\Neighborhood Images\Neighborhood Map 10.dwg Layout:Neighborhood Map (2x3) Apr 23, 2021 - 11:04am pfc

PATAPSCO GLEN II

DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN AND PLAT TO ACCOMPANY ZONING PETITION

EXHIBIT

4

tabbies'

MATCHLINE SHEET 2 OF 2
FOREST CONSERVATION EASEMENT #3 0.02 Ac.±
FOREST BUFFER & FOREST CONSERVATION EASEMENT #1 0.80 Ac.±
P/O BALTIMORE COUNTY RECREATIONAL GREENWAY RESERVATION
P/O FOREST CONSERVATION EASEMENT #2
FOREST CONSERVATION EASEMENT #4 0.23 Ac.±
FOREST BUFFER AND FOREST CONSERVATION EASEMENT #3 7.56 Ac.±
P/O PRIVATE HOA COMMON AREA #19
HOA OPEN SPACE #4 199,937 SF± 4.59 Ac.±
P/O PRIVATE HOA COMMON AREA #18
STORM WATER MANAGEMENT EASEMENT #1 0.91 Ac.±
STORM WATER MANAGEMENT EASEMENT #2 1.00 Ac.±
STORM WATER MANAGEMENT EASEMENT #3 0.95 Ac.±
STORM WATER MANAGEMENT EASEMENT #4 0.02 Ac.±
STORM WATER MANAGEMENT EASEMENT #5 0.03 Ac.±
STORM WATER MANAGEMENT EASEMENT #6 0.01 Ac.±
STORM WATER MANAGEMENT EASEMENT #7 0.02 Ac.±
STORM WATER MANAGEMENT EASEMENT #8 0.02 Ac.±
FOREST BUFFER EASEMENT #2 1.58 Ac.±
HOA OPEN SPACE #2 6,347 SF± 0.15 Ac±
HOA OPEN SPACE #1 20,571 SF± 0.47 Ac±
P/O PRIVATE HOA COMMON AREA #17
P/O PRIVATE HOA COMMON AREA #16
PRIVATE HOA COMMON AREA #15
BALTIMORE COUNTY PUMPING STATION PARCEL 0.93 Ac.± (TO REMAIN) (TO BE DEDICATED TO BALTIMORE COUNTY)
MEANDER CT
OXBOW RD
COBBLESTONE CT
MARBLE RD
HIDDEN DALE RD
CONSTELLATION RD
TORSK RD
HARBORSIDE CT
ESTUARY RD
DUNDEE RD (PUBLIC)
RIVER REACH ROAD (PUBLIC)
SMITH ISLAND RD
REEVES ROAD
PALOMA ROAD
JOHNNYCAKE ROAD (PUBLIC)
PARK TRAIL ROAD
MEADOWGATE COURT (PUBLIC)
GLADSTONE ROAD
CORNERSTONE WAY
PATAPSCO GLEN
(Currently under construction)
FUTURE PATAPSCO FIELDS PUD
(BY OTHERS)
DR 3.5
DR 5.5
DR 3.5 OR 2
OT
MXD-3
MXD-6
MXD-3 SDO
MXD-6 SDO
MXD-3 AREA 2
MXD-6 AREA 2
MXD-3 AREA 3
MXD-6 AREA 3
MXD-3 AREA 4
MXD-6 AREA 4
MXD-3 AREA 5
MXD-6 AREA 5
MXD-3 AREA 6
MXD-6 AREA 6
MXD-3 AREA 7
MXD-6 AREA 7
MXD-3 AREA

EXHIBIT

tabbies

5A

Revised: 4.21.2021
March, 2021
PAI # 01-0613

Patapsco Glen II

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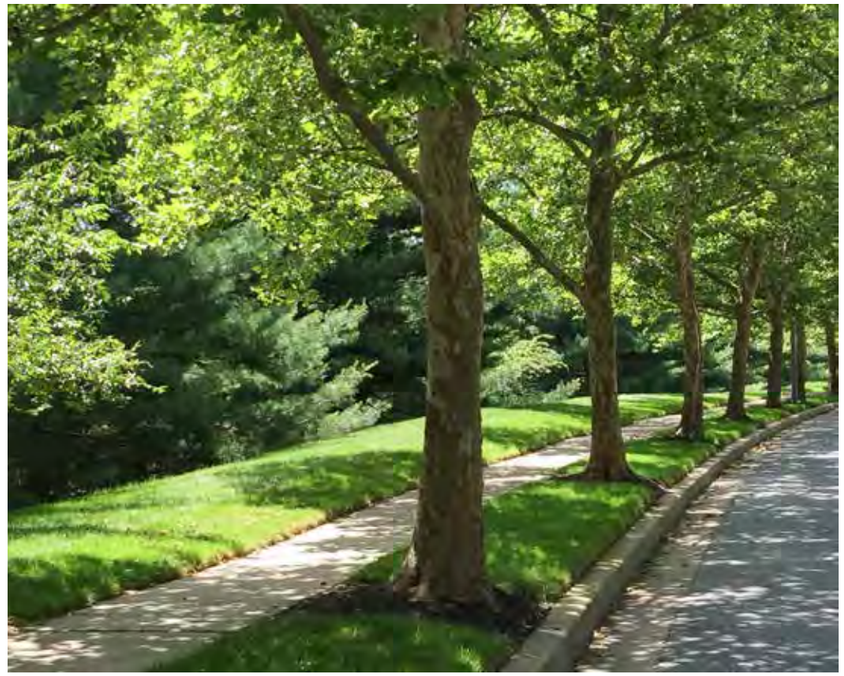
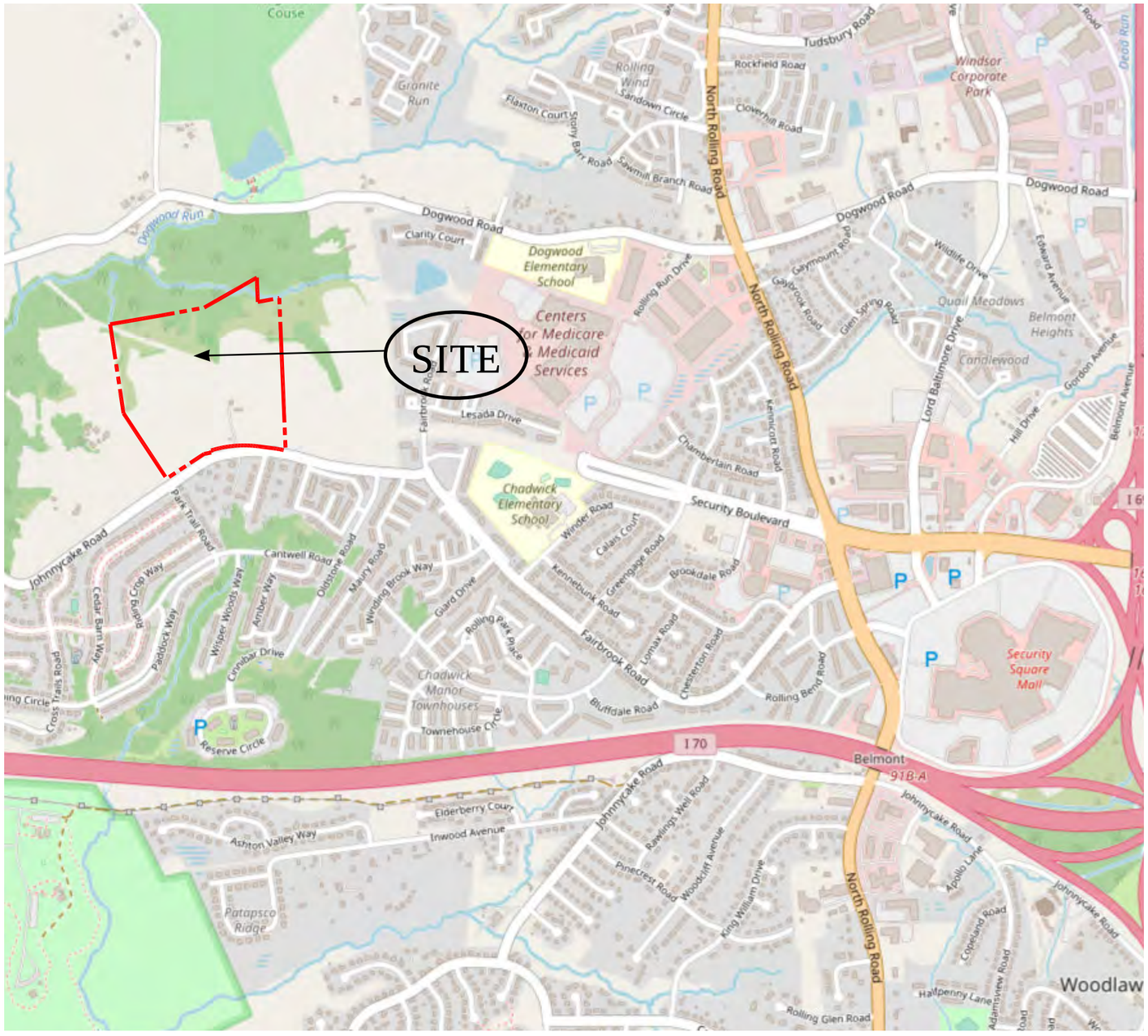


Note:

The information as shown is the expectation of the finished project. It is intended that this development will be constructed in a manner consistent with the representations herein. Modifications may be required as the project evolves to final design.

After the approval of the Development Plan, the Director of the Department of Planning shall have discretion to administratively approve non-material modifications to the Plan and Pattern Book. Any modifications will be subject to review by the Department of Planning, which may require a hearing before the Administrative Law Judge.

Introduction - Vicinity Map



Development Team

Applicant

Security Boulevard Ventures LLC
c/o Caves Valley Partners
1 Olympic Place
Suite 1210
Towson, Maryland 21204
410.427.6707
Contact: Mr. Arthur H. Adler

Civil Engineer

D.S. Thaler & Assoc., LLC
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Contact: Stacey A. McArthur
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Attorney

Venable, LLP
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Suite #500
Towson, Maryland 21204
410.494.6200
Contact: Christopher D. Mudd., ESQ.

Architect

Lennar
7035 Albert Einstein Dr.
Suite 200
Columbia, Maryland 21046

Existing Conditions Map / Background Information

Site Address	Northside of Johnnycake Road, between Park Trail Road and Meadow Lake Court
Gross Acreage	58.29 Acres +/-
Net Acreage	57.39 Acres +/-
Current Zoning	DR-3.5, DR-5.5, OT, BM-IM
Existing Land Use	Vacant and Johnnycake Road Sewage Pumping Station
Proposed Land Use	Single Family Attached
Election District	1
Councilmanic District	1
ADC Map Location	32-H8, 32-H9
Zoning Map	GIS tile 087B3 & 094B1
Tax Map	0087
Parcel	333,768,8
Lots	-
Section	-
Watershed	Patapsco River
Regional Planning District	Security
Land Management Area	Community Conservation/Resource Protection
Schools	Dogwood Elementary Windsor Mill Middle Woodlawn High

Existing Conditions

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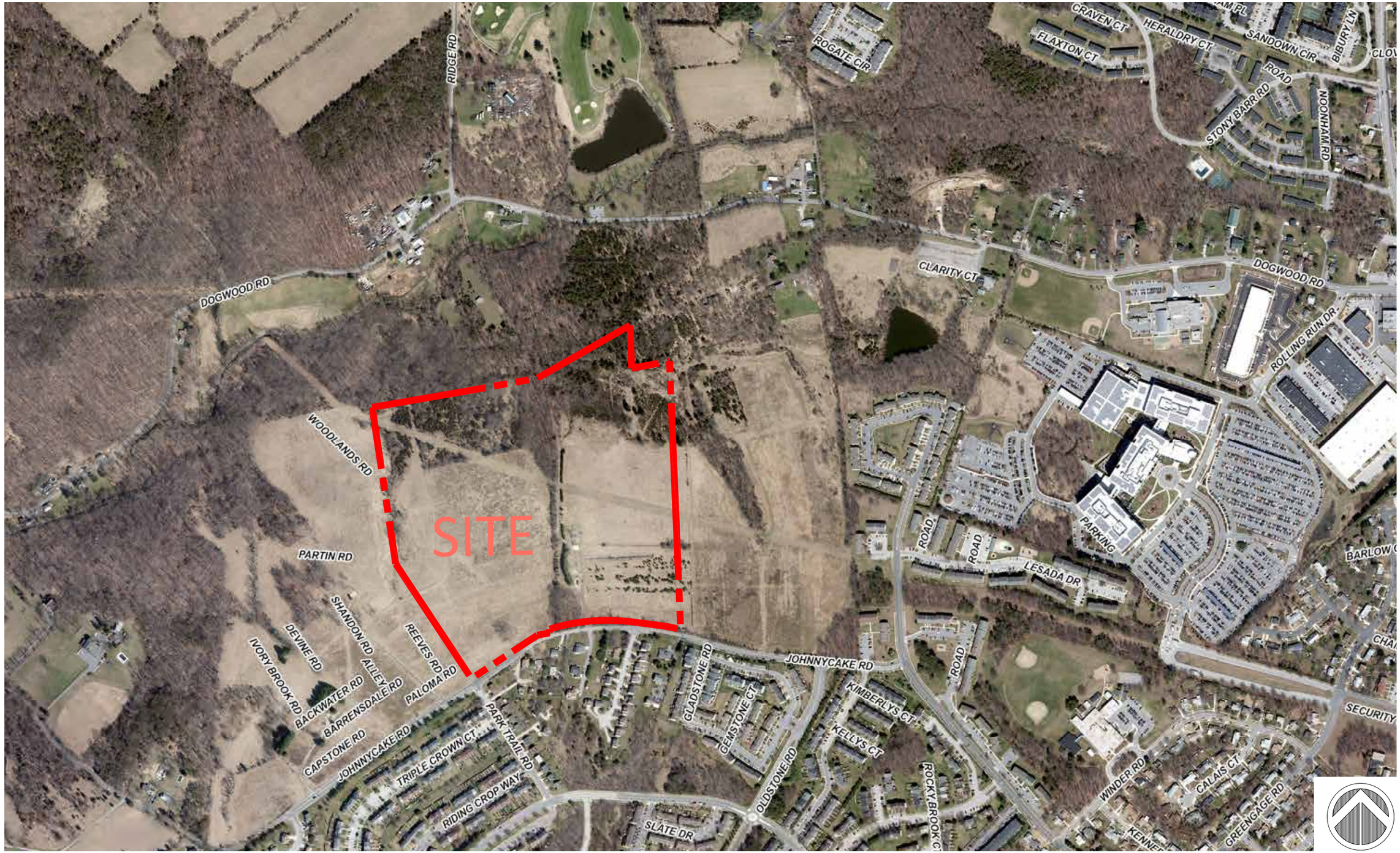

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Site Proposal:

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MAJOR DECIDUOUS TREE

- Oak Sp.
- Village Green Zelkova
- Little Leaf Linden
- Liberty Elm

MINOR DECIDUOUS TREE

- Crab Sp.
- Serviceberry
- Hawthorn
- Flowering Dogwood
- Crapemyrtle Sp.
- Japanese Tree Lilac
- Amur Maple

EVERGREEN TREE

- Leyland Cypress
- Holly Sp.
- Norway Spruce
- Colorado Blue Spruce
- Eastern White Pine

SHRUBS

- Forsythia
- Japanese Holly
- Cherry Laurel
- Spreading English Yew
- Viburnum Sp.
- Holly Sp.
- Bayberry
- Knock Out Rose

GROUND COVER/VINES

- Day Lilly
- Liriope Sedum
- Clematis
- Grape
- Morning Glory

N.T.S.

Site Proposal:

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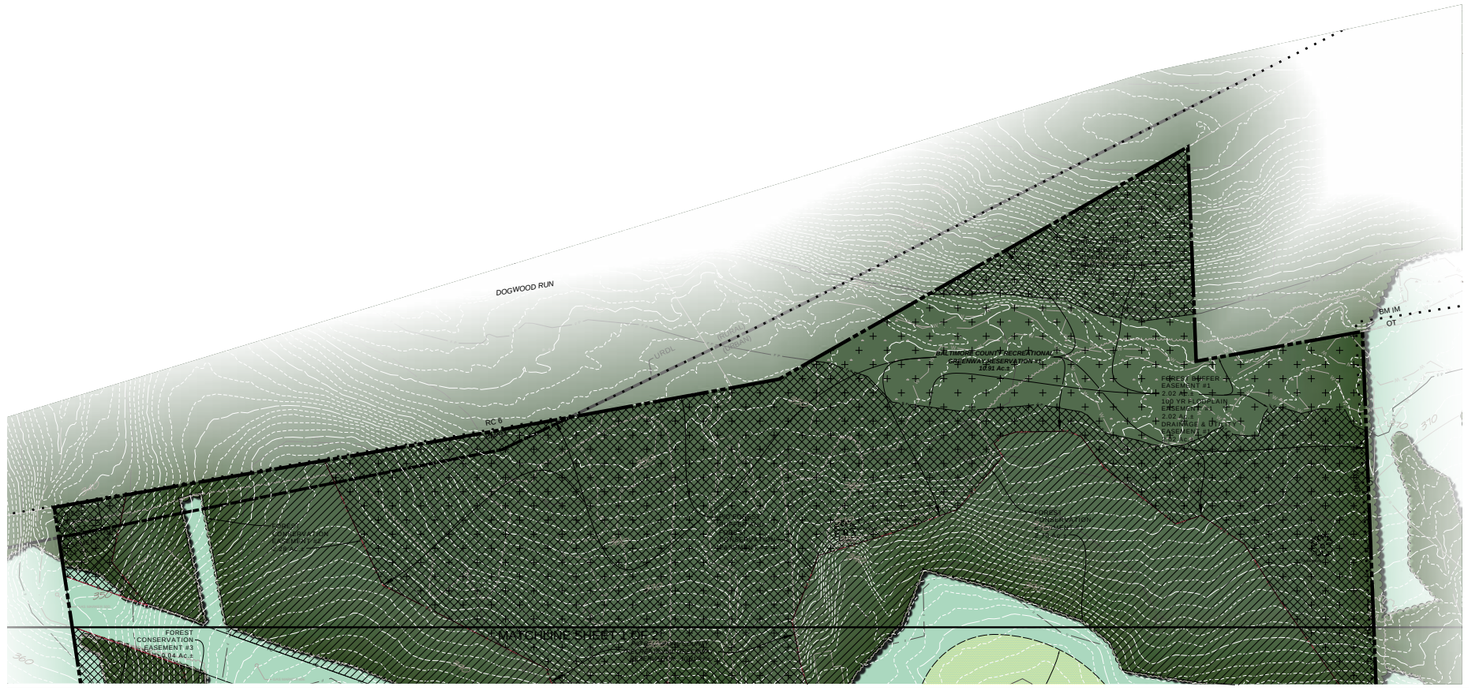

MAJOR DECIDUOUS TREE

Oak Sp.
Village Green Zelkova
Little Leaf Linden
Liberty Elm

MINOR DECIDUOUS TREE

Crab Sp.
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Colorado Blue Spruce
Eastern White Pine

SHRUBS

Forsythia
Japanese Holly
Cherry Laurel
Spreading English Yew
Viburnum Sp.
Holly Sp.
Bayberry
Knock Out Rose

GROUND COVER/VINES

Day Lilly
Liriope Sedum
Clematis
Grape
Morning Glory

N.T.S.

Architecture

TOWNHOMES

Three-story, single family townhomes are all sited to face the street with one and two-car garage units. All garage doors will be “carriage style.” The building style is traditional/transitional with materials and color palette designed to be compatible with the existing family of materials found within the community. The treatment of the front facades varies, but share similar elements, e.g., decorative headers above windows and garage doors, a mix of full siding elevations, full height brick, brick water tables, two panel craftsman style entry doors, and white trim throughout.

In recognition that townhome buildings are visually dominant structures, we have included architectural enhancements, such as bay windows, turned gables, dormers, and forward and rearward offsets to add interest and hierarchy to the front facades and roof planes. All roofing materials on the main structure will be architectural asphalt shingles, uniform in color, with standing seam metal roof accents on the bays and roof skirts.

The side facades of the models meet the number of required architectural elements set forth is Section 260 of the Baltimore County Zoning requirement. In general, this requirement is met by the quantity of windows on each side façade.

1. Orient the front of the dwelling toward the street and incorporate prominent entries such as porches or stoops into front building facades.

2. Adhere to a staggered setback for all dwellings on the same street or square, so that the fronts of dwellings define the individual units.

3. Design decks, balconies and porches as components of the building following dominant building lines, proportions and style, and in a scale appropriate to the available space on the site.

4. Carry all attached façade materials down to finish grade elevation on all sides of the building.

5. Use similar design elements on all building façades and articulate all building facades using coordinated architectural features such as porches, windows, doors, chimneys, gables, dormers or other manufactured features.

6. Side Building Façade – For purposes of these regulations, an interior side façade is a façade that does not face a public or private right-of-way, or public or HOA open space. For example, an interior side façade may face another building or wooded open area, etc.

Any interior side facing façade shall incorporate various architectural features so as not to be left as blank walls. Architectural elements shall be allowed to encroach up to 2 feet into any required yard setback.

7. Street Frontage Side Façades. A street frontage side façade is a façade that faces a public or private road right-of-way or open space. These street façades are visible to the general public from a street.

Any side façade that faces a public or private road right-of-way shall incorporate various architectural feature so as not to be left as blank walls.

To ensure walls will not be left blank, any side façade facing a public or private road right-of-way shall be subject to 6 elements based on the unit's side square footage.

Other high visibility side facades may be identified by the Office of Planning as street frontage side facades where they are highly visible due to topography, road curvature, etc.

Below is a list of architectural features that are appropriate and their use is encouraged. Since each element below adds a unique architectural interest, each element counts towards the minimum architectural elements required. The elements are as follows yet may not be limited to only these items.

ARCHITECTURAL ELEMENTS

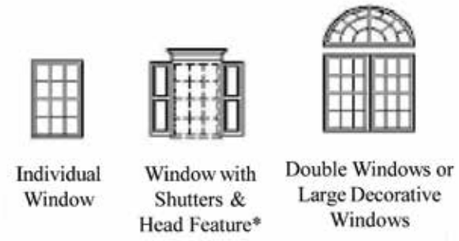
1 - Chimney-Masonry, Chimney extending above the roof.
1 - Chimney-Vinyl chimney extending above the roof.
1 - Faux Shutter window with Header.
1 - Gable vent.
1 - Gas fireplace with a reverse gable.
1 - Head feature over window (Header).
1 - Masonry- Corner masonry wrap on side elevation.
1 - Masonry- Full side (stone or brick).
1 - Masonry- Watertable up to 2nd floor (stone or brick).
1 - Roof- full roof return.
1 - Roof - Partial roof return on each end (bird boxes).
1 - Shutters on all single windows (where possible).
1 - Side main entry.
1 - Side main entry with porch.
1 - Siding - Cementitious or similar.
1 - Siding - Upgraded vinyl-beaded, shake or scallop.
1 - Bay.
1 - Window- Box bay.
1 - Window- Double or large decorative.
1 - Window - Faux.
1- Window- Individual. Less than 10SF acceptable when used in combination with other elements.
1 - Window - Triple.
1 - Wrap- around of Porch (5 ft min. wrap)
1 -12" Roof overhang when used in combination with other elements.

Varies ** - Other elements not contemplated here.
** - Other architectural elements not contemplated above shall be reviewed and approved by the Office of Planning.

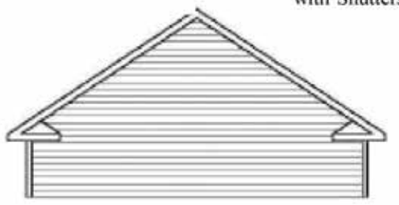
8.A window pattern that is uniform and well organized shall be required on the front façade and side elevations facing a public or private right-of-way. Windows on the side elevations shall be provided on multiple floors and the window configuration shall be aligned in a uniform pattern unless a floor plan demonstrates that this not possible. Providing additional elements is strongly encouraged.

9. Lots # 1, 15, 16, 21, 22, 33, 34, 50, 59, 66, 67, 74, 75, 80, 81, 84, 85, 99, 100, 115, 126, 127, 136, 137, 146, 150, 151, 154, 155, 165, 166, 197, 210, 211, 223, 224, 234, 235, 243, 244 and 253 are designated as high visibility lots. Lots 1-33, 75-99 and 197-243 shall incorporate enhanced rear architectural features as recommended by Department of Planning. Remaining lots reflect enhanced rear architectural features as recommended by the builder.

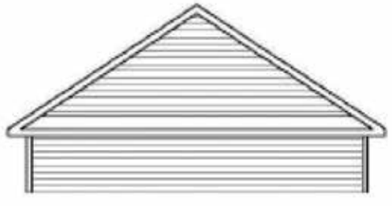
10. Design of all garage doors shall include carriage style with multiple panels, multiple window panes, decorative handle and hinge hardware Garage Doors, or equal.



* For shutters and head pieces to count as an element, they must be applied to at least three windows on a single facade.



Partial Roof Return on Each End (Bird Box)



Full Roof Return

LOT 1
ARCADIA STANDARD
BRICK: LOGAN
SIDING : TUSCAN CLAY
DOOR: TRICORN BLACK (SW 6258)
SHUTTERS: BLACK (002)

LOT 2
ARCADIA STANDARD
BRICK: ROSENEATH
SIDING: STERLING GRAY
DOOR: PERLE NOIR (SW 9154)

LOT 3
ARCADIA STANDARD
SIDING: GLACIER WHITE
DOOR: CRABBY APPLE (SW 7592)

LOT 4
ARCADIA STANDARD
SIDING: MIDNIGHT BLUE
DOOR: CITYSCAPE (SW 7067)
SHUTTERS: BLACK (002)

LOT 5
ARCADIA STANDARD
BRICK: LOGAN
SIDING: TUSCAN CLAY
DOOR: TRICORN BLACK (SW 6258)
SHUTTERS: BLACK (002)

LOT 6
ARCADIA REVERSE
BRICK: ASHCROFT ROSE
SIDING: STERLING GRAY
DOOR: NAVAL (SW 6244)

SAMPLE STRIP ELEVATION - ARCADIA FL MODEL

BUILDING NOTES:
ALL TRIM, WINDOWS, AND GARAGE DOORS TO BE WHITE
SECONDARY DOORS TO MATCH TRIM
BLACK IRON RAILINGS AT ENTRY
CHARCOAL STANDING SEAM METAL & SHINGLE ROOF
*ALL FOURTH FLOOR LOFTS AND REAR DECKS ARE OPTIONAL

LOT 6
ARCADIA REVERSE
BRICK: ASHCROFT ROSE
SIDING: STERLING GRAY
DOOR: NAVAL (SW 6244)

LOT 5
ARCADIA STANDARD
BRICK: LOGAN
SIDING: TUSCAN CLAY
DOOR: TRICORN BLACK (SW 6258)
SHUTTERS: BLACK (002)

LOT 4
ARCADIA STANDARD
SIDING: MIDNIGHT BLUE
DOOR: CITYSCAPE (SW 7067)
SHUTTERS: BLACK (002)

LOT 3
ARCADIA STANDARD
SIDING: GLACIER WHITE
DOOR: CRABBY APPLE (SW 7592)

LOT 2
ARCADIA STANDARD
BRICK: ROSENEATH
SIDING: STERLING GRAY
DOOR: PERLE NOIR (SW 9154)

LOT 1
ARCADIA STANDARD
BRICK: LOGAN
SIDING : TUSCAN CLAY
DOOR: TRICORN BLACK (SW 6258)
SHUTTERS: BLACK (002)

SAMPLE STRIP ELEVATION - ARCADIA FL MODEL

BUILDING NOTES:
ALL TRIM, WINDOWS, AND GARAGE DOORS TO BE WHITE
SECONDARY DOORS TO MATCH TRIM
BLACK IRON RAILINGS AT ENTRY
CHARCOAL STANDING SEAM METAL & SHINGLE ROOF
*ALL FOURTH FLOOR LOFTS AND REAR DECKS ARE OPTIONAL

LOT 1 - HI-VIS SIDE
ARCADIA STANDARD
BRICK: LOGAN
SIDING : TUSCAN CLAY
DOOR: TRICORN BLACK (SW 6258)
SHUTTERS: BLACK (002)

LOT 6 - STANDARD SIDE
ARCADIA REVERSE
BRICK: ASHCROFT ROSE
SIDING: STERLING GRAY
DOOR: NAVAL (SW 6244)

SAMPLE STRIP ELEVATION - ARCADIA FL MODEL

BUILDING NOTES:
ALL TRIM, WINDOWS, AND GARAGE DOORS TO BE WHITE
SECONDARY DOORS TO MATCH TRIM
BLACK IRON RAILINGS AT ENTRY
CHARCOAL STANDING SEAM METAL & SHINGLE ROOF
*ALL FOURTH FLOOR LOFTS AND REAR DECKS ARE OPTIONAL

LOT 6 - STANDARD SIDE
(STAIR-SIDE END UNIT)
ARCADIA REVERSE
BRICK: ASHCROFT ROSE
SIDING: STERLING GRAY
DOOR: NAVAL (SW 6244)

SAMPLE STRIP ELEVATION - ARCADIA FL MODEL

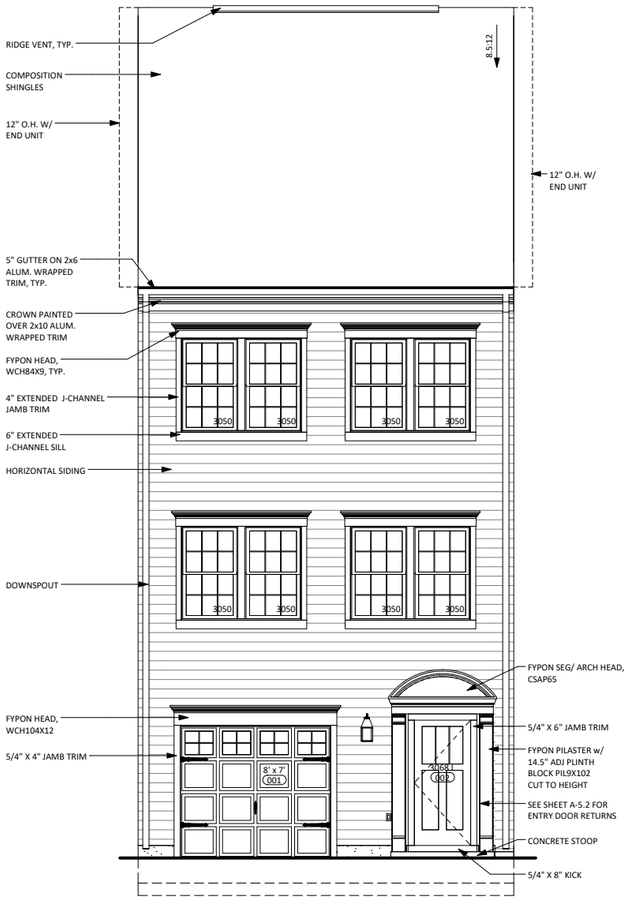
BUILDING NOTES:
ALL TRIM, WINDOWS, AND GARAGE DOORS TO BE WHITE
SECONDARY DOORS TO MATCH TRIM
BLACK IRON RAILINGS AT ENTRY
CHARCOAL STANDING SEAM METAL & SHINGLE ROOF
*ALL FOURTH FLOOR LOFTS AND REAR DECKS ARE OPTIONAL

NOTE:

All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim

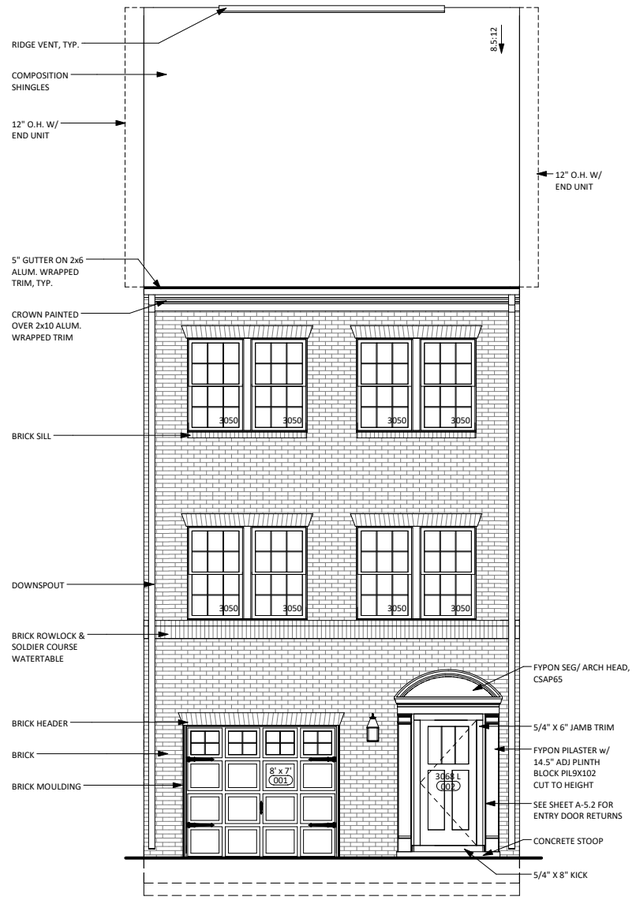
NOTE:

$$\frac{\text{8' (garage door)}}{\text{20' (façade)}} = 40\ \% \pm$$



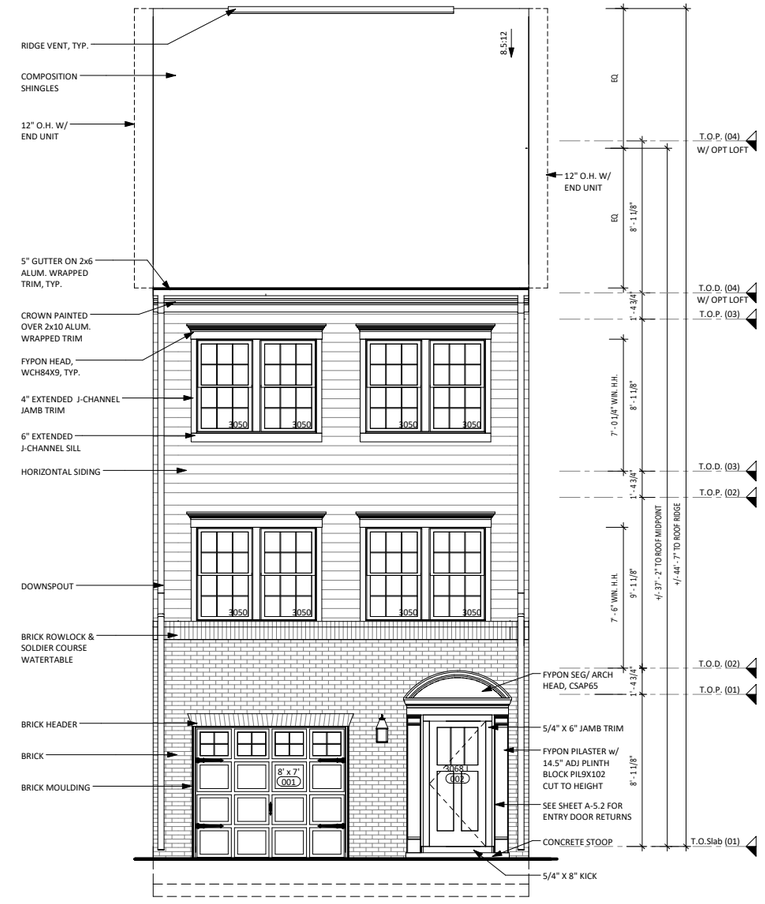
FRONT ELEVATION "1A" - WITH FULL SIDING

1 | A-4.0 | 1/8" = 1'-0"



FRONT ELEVATION "1B" - WITH FULL BRICK

2 | A-4.0 | 1/8" = 1'-0"



FRONT ELEVATION "1C" - SIDING WITH BRICK WATER TABLE

3 | A-4.0 | 1/8" = 1'-0"

Architecture

Arcadia - Front Load

NOTE:

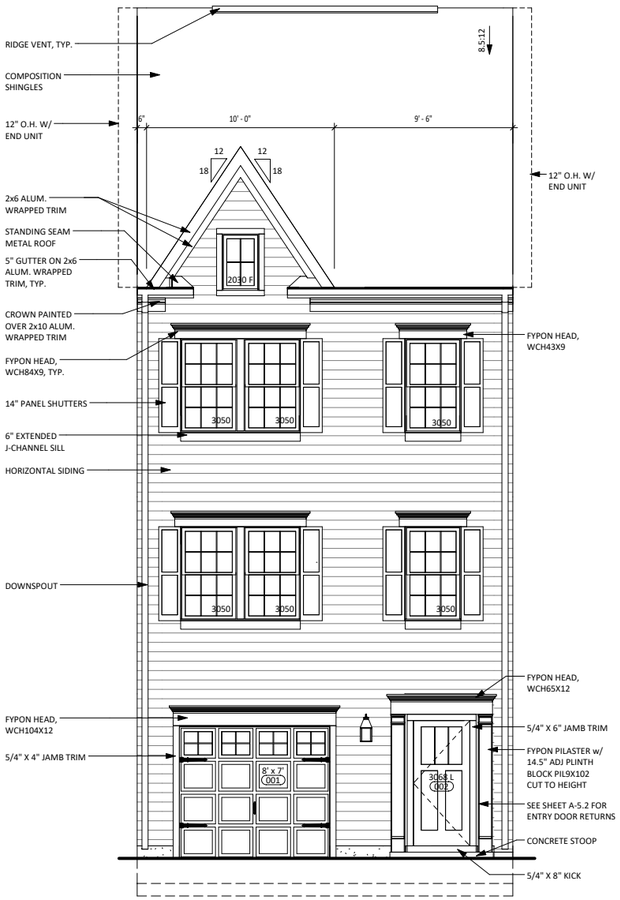
All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim

NOTE:

$$\frac{\text{8' (garage door)}}{\text{20' (façade)}} = 40\ \% \pm$$

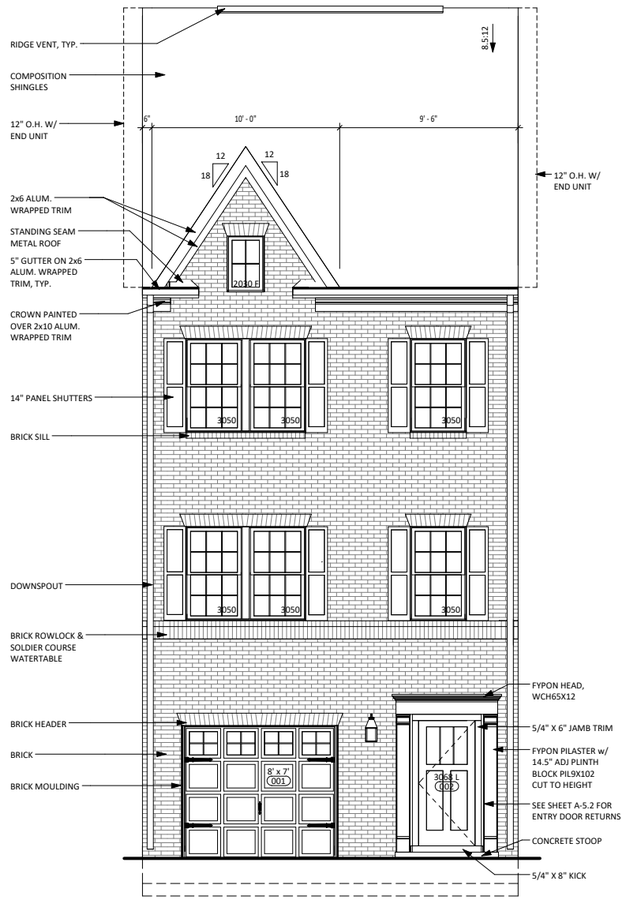
NOTE:

Rooflines on all end units shall have architectural treatments to include gables or dormers



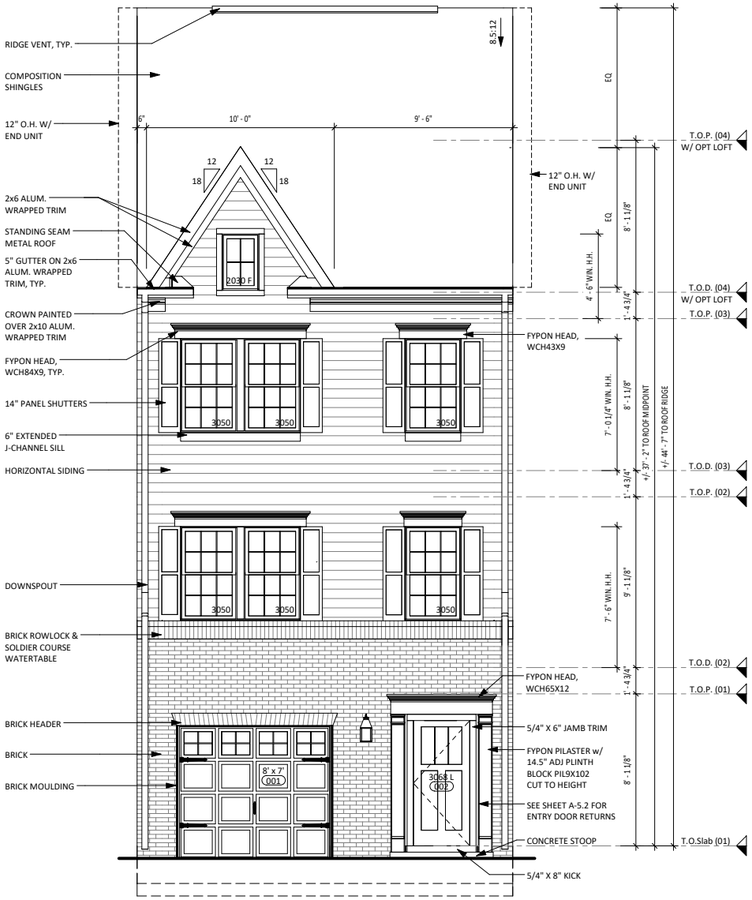
FRONT ELEVATION "2A" - WITH FULL SIDING

1 A-4.1 | 1/8" = 1'-0"



FRONT ELEVATION "2B" - WITH FULL BRICK

2 A-4.1 | 1/8" = 1'-0"



FRONT ELEVATION "2C" - SIDING WITH BRICK WATER TABLE

3 A-4.1 | 1/8" = 1'-0"

NOTE:

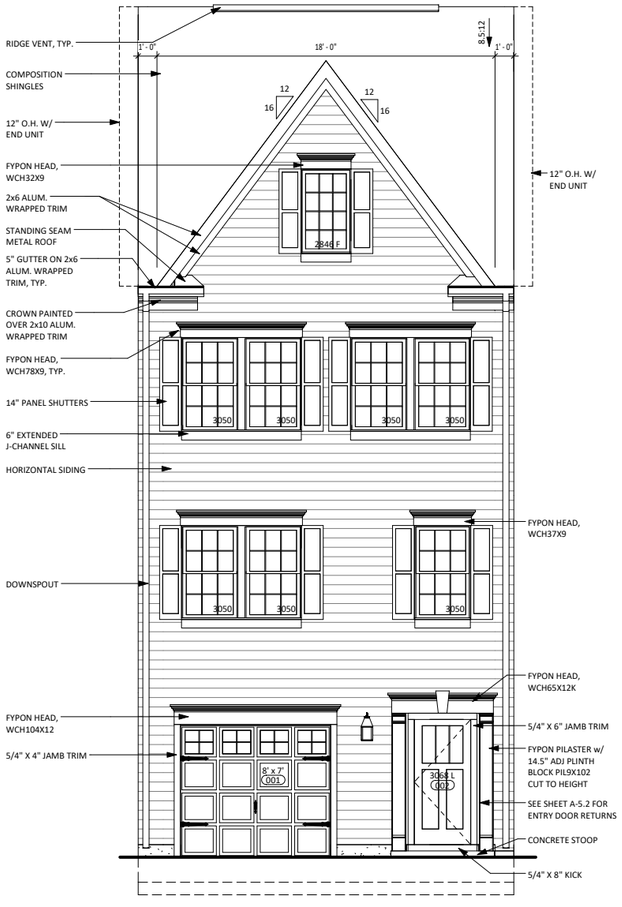
All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim

NOTE:

8’ (garage door) / 20’ (façade) = 40 % ±

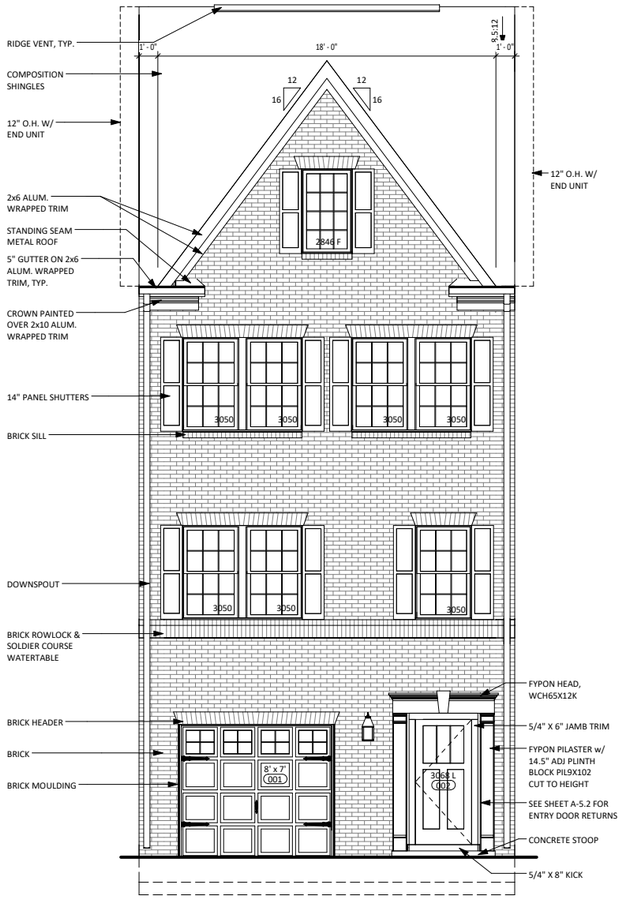
NOTE:

Rooflines on all end units shall have architectural treatments to include gables or dormers



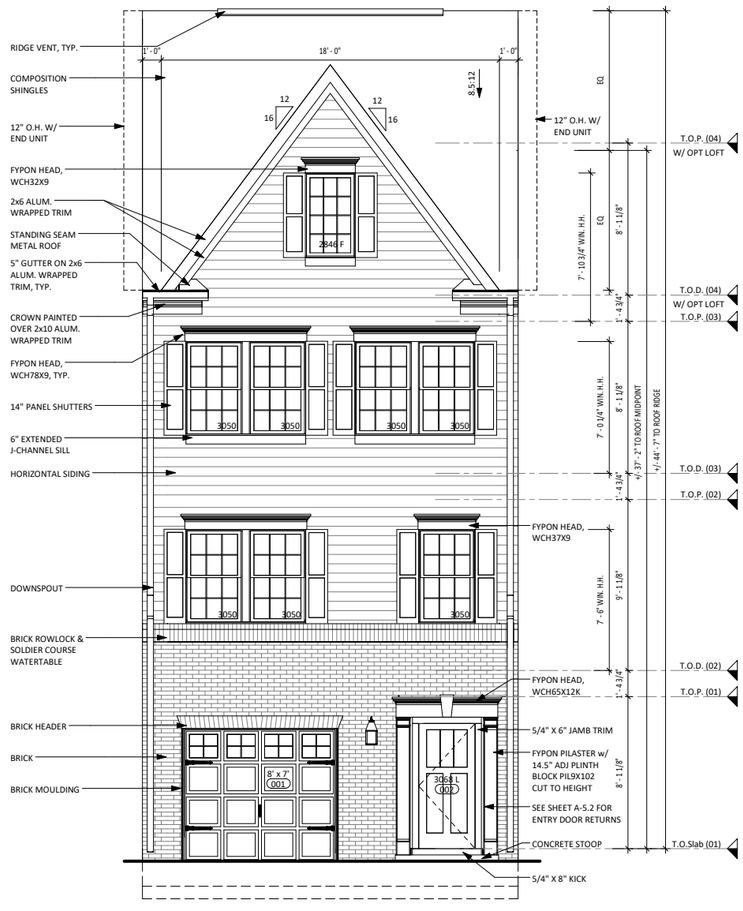
FRONT ELEVATION "3A" - WITH FULL SIDING

1 A-4.2 | 1/8" = 1'-0"



FRONT ELEVATION "3B" - WITH FULL BRICK

2 A-4.2 | 1/8" = 1'-0"



FRONT ELEVATION "3C" - SIDING WITH BRICK WATER TABLE

3 A-4.2 | 1/8" = 1'-0"

Architecture

Arcadia - Front Load

NOTE:

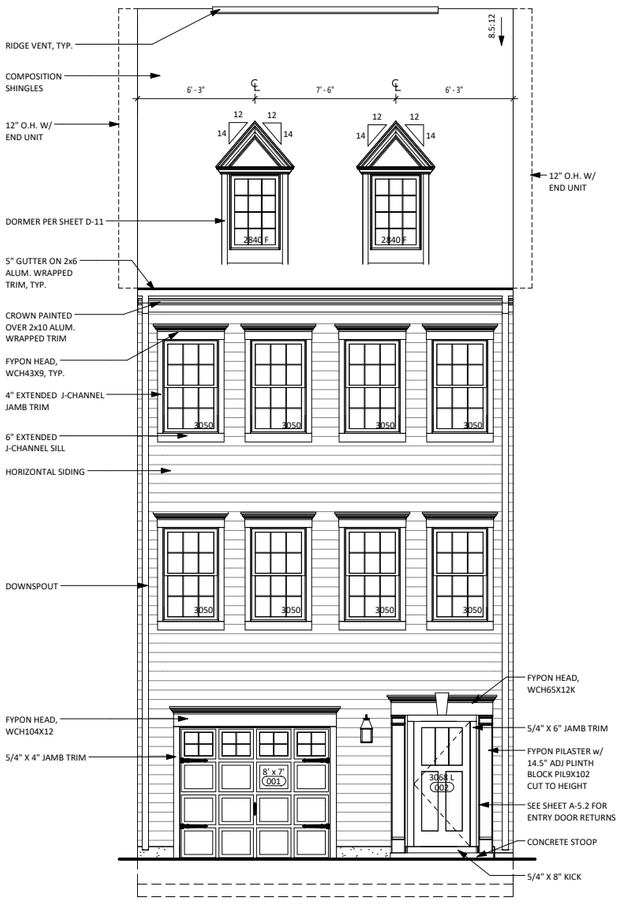
Rooflines on all end units shall have architectural treatments to include gables or dormers

NOTE:

$$\frac{\text{8' (garage door)}}{\text{20' (façade)}} = 40\ \% \pm$$

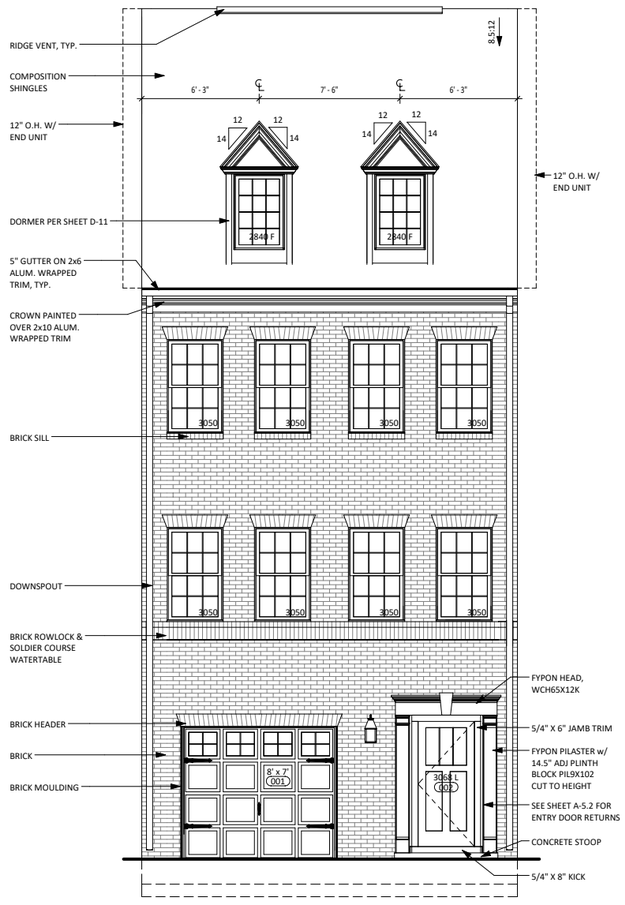
NOTE:

All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim



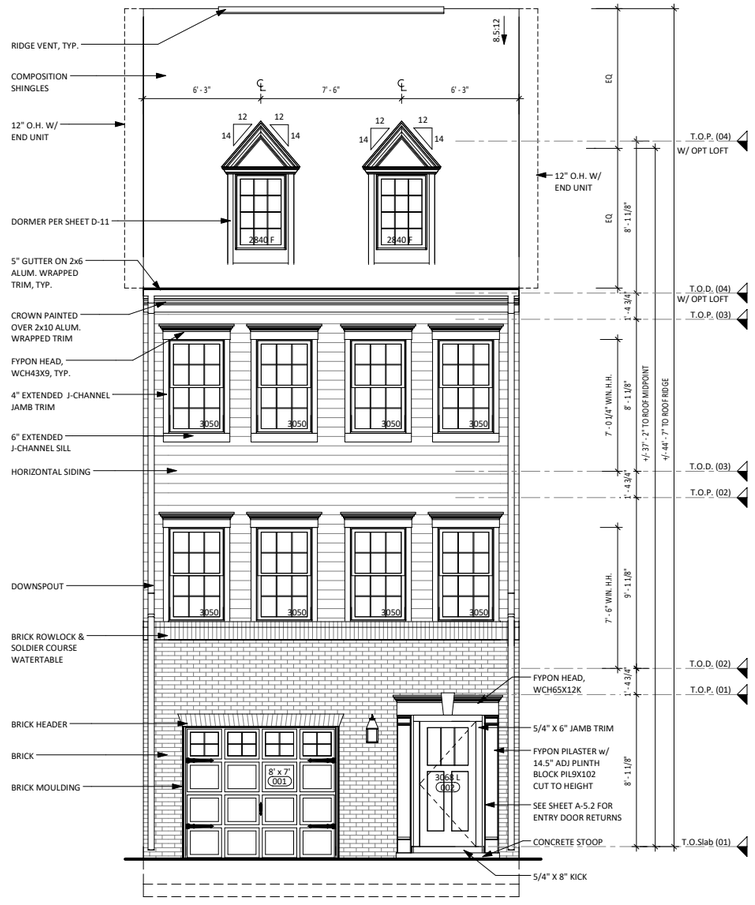
FRONT ELEVATION "4A" - WITH FULL SIDING

1 A-4.3 | 1/8" = 1'-0"



FRONT ELEVATION "4B" - WITH FULL BRICK

2 A-4.3 | 1/8" = 1'-0"



FRONT ELEVATION "4C" - SIDING WITH BRICK WATERTABLE

3 A-4.3 | 1/8" = 1'-0"

Architecture

Arcadia - Front Load

NOTE:

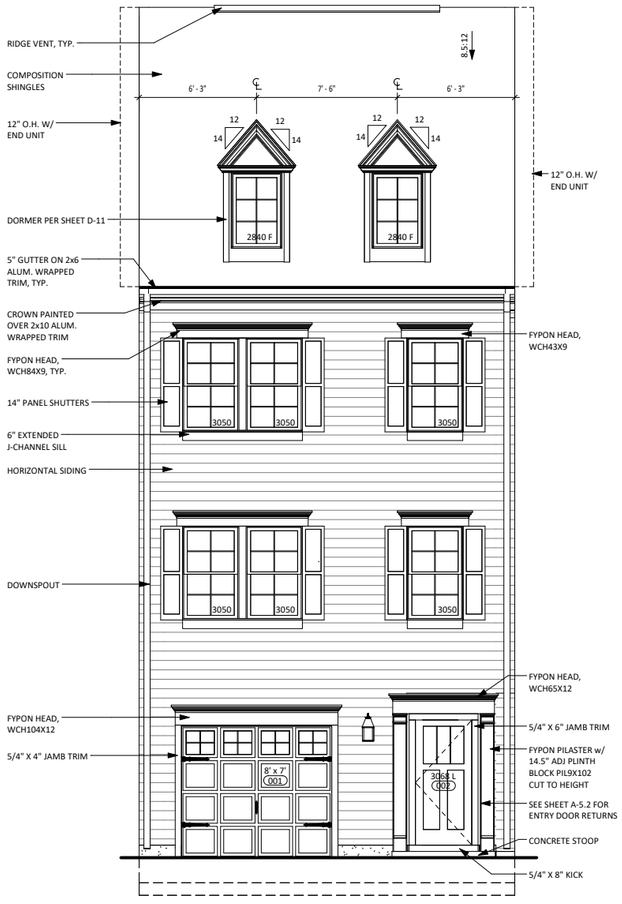
Rooflines on all end units shall have architectural treatments to include gables or dormers

NOTE:

8’ (garage door) / 20’ (façade) = 40 % ±

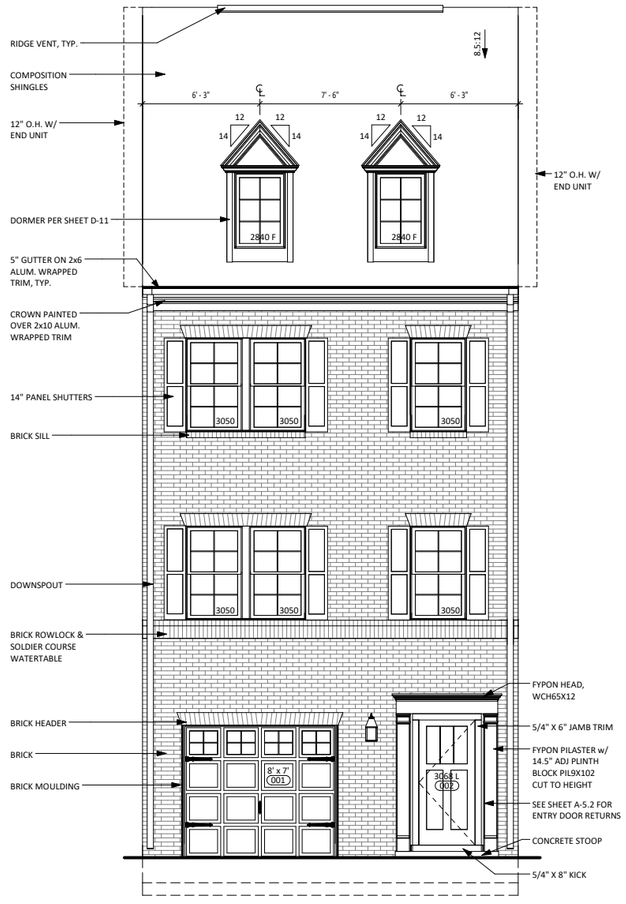
NOTE:

All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim



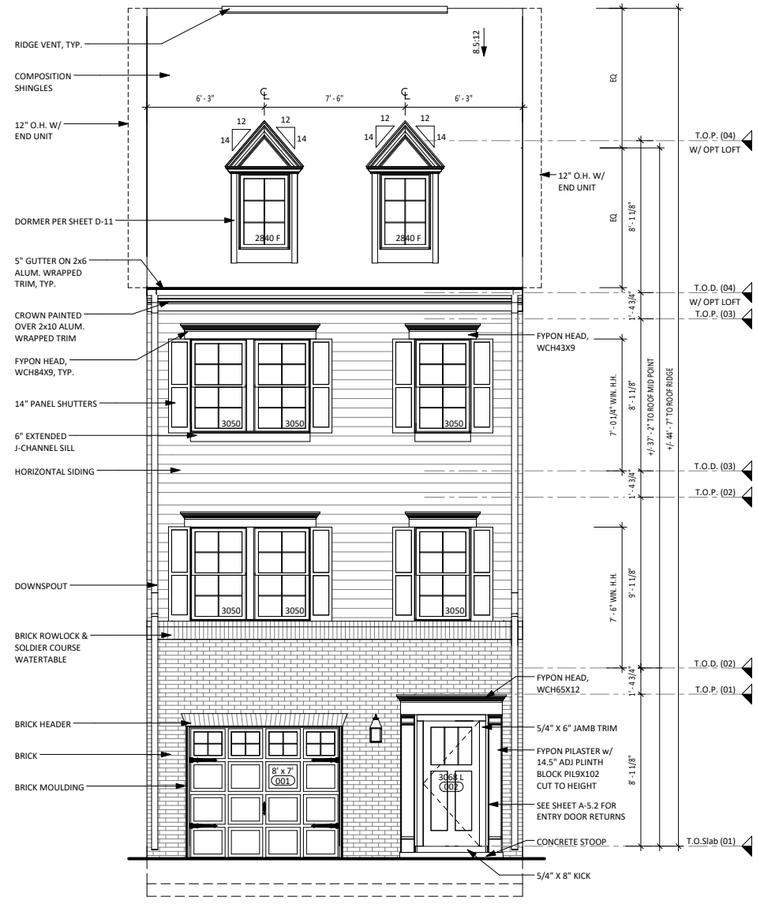
FRONT ELEVATION "5A" - WITH FULL SIDING

1 A-4.4 | 1/8" = 1'-0"



FRONT ELEVATION "5B" - WITH FULL BRICK

2 A-4.4 | 1/8" = 1'-0"



FRONT ELEVATION "5C" - SIDING WITH BRICK WATERTABLE

3 A-4.4 | 1/8" = 1'-0"

Architecture

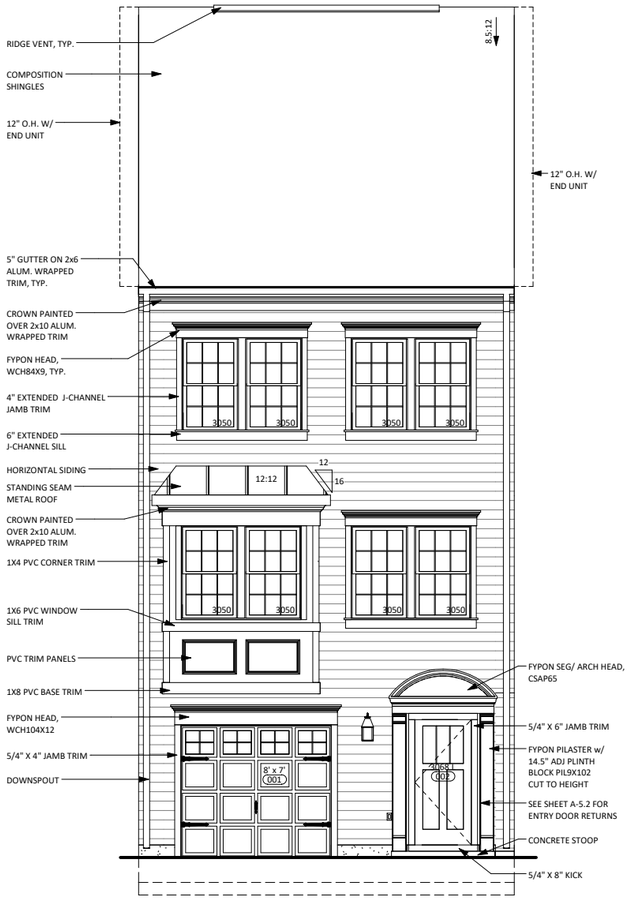
Arcadia - Front Load

NOTE:

$$\frac{\text{8' (garage door)}}{\text{20' (façade)}} = 40\ \% \pm$$

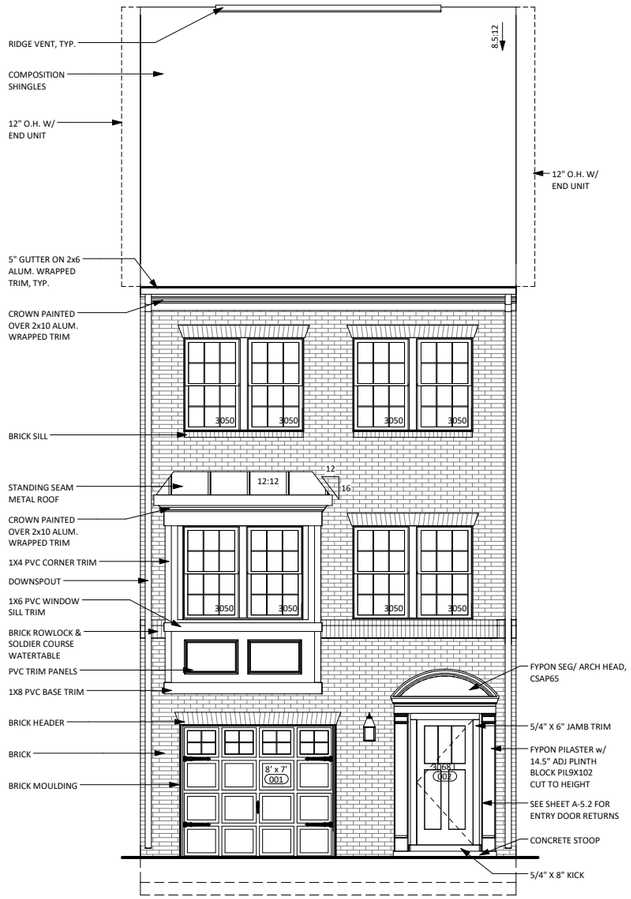
NOTE:

All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim



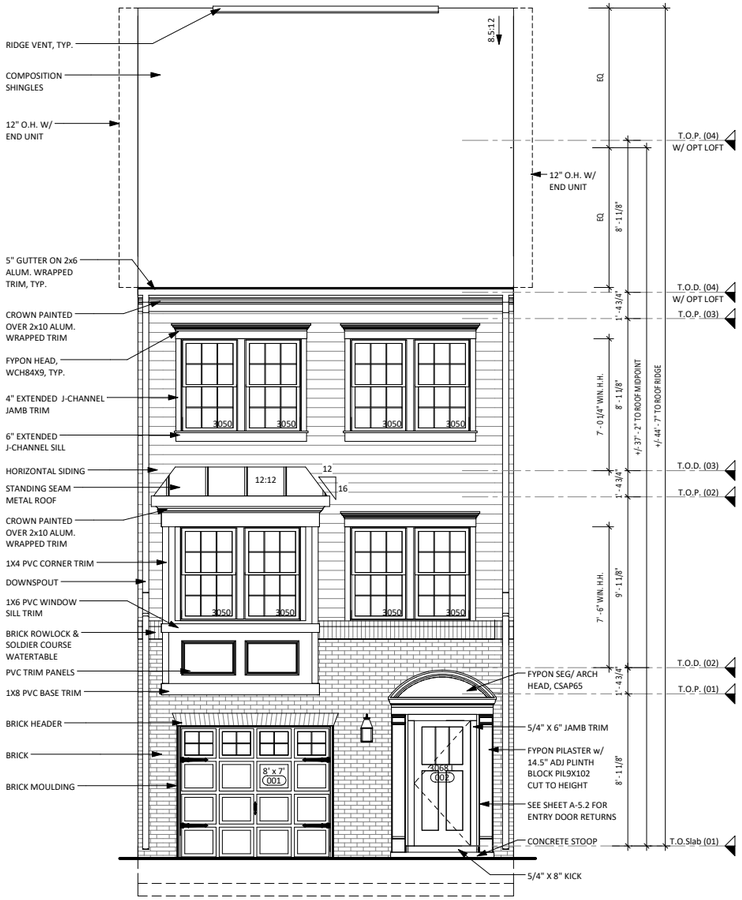
FRONT ELEVATION "6A" -
WITH FULL SIDING

1 A-4.5 | 1/8" = 1'-0"



FRONT ELEVATION "6B" -
WITH FULL BRICK

2 A-4.5 | 1/8" = 1'-0"



FRONT ELEVATION "6C" -
SIDING WITH BRICK WATERTABLE

3 A-4.5 | 1/8" = 1'-0"

Architecture
Arcadia - Front Load

NOTE:

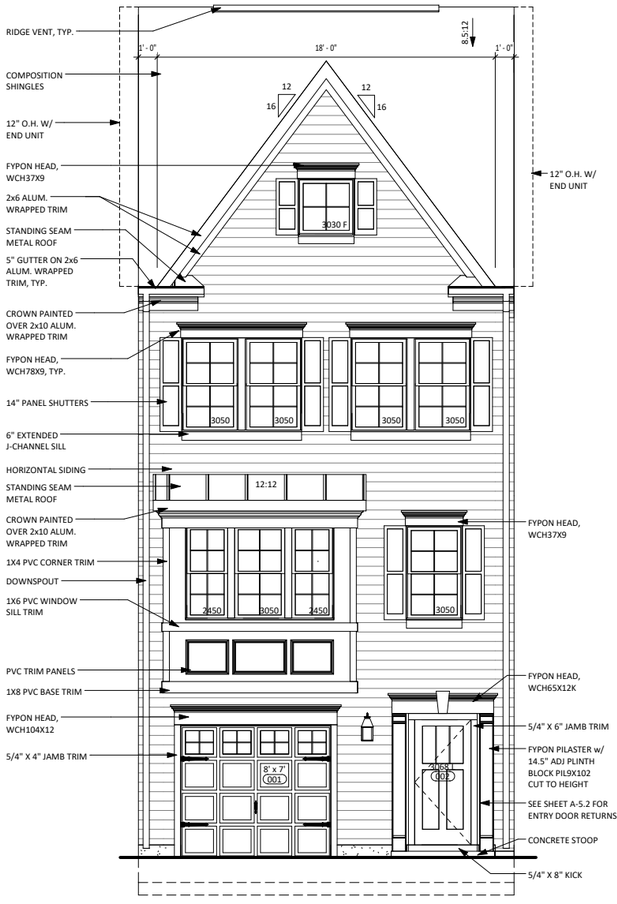
Rooflines on all end units shall have architectural treatments to include gables or dormers

NOTE:

8' (garage door) / 20' (façade) = 40 % ±

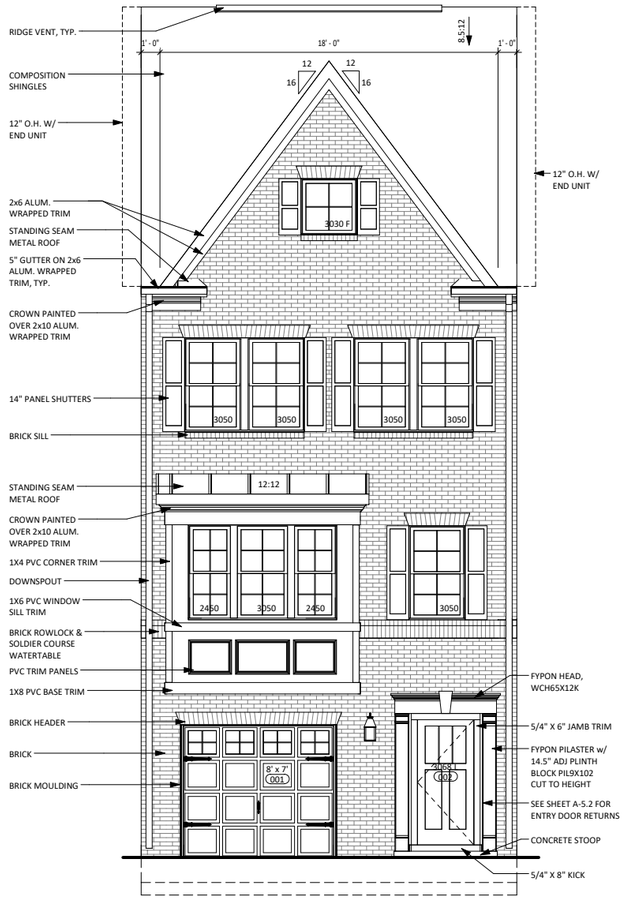
NOTE:

All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim



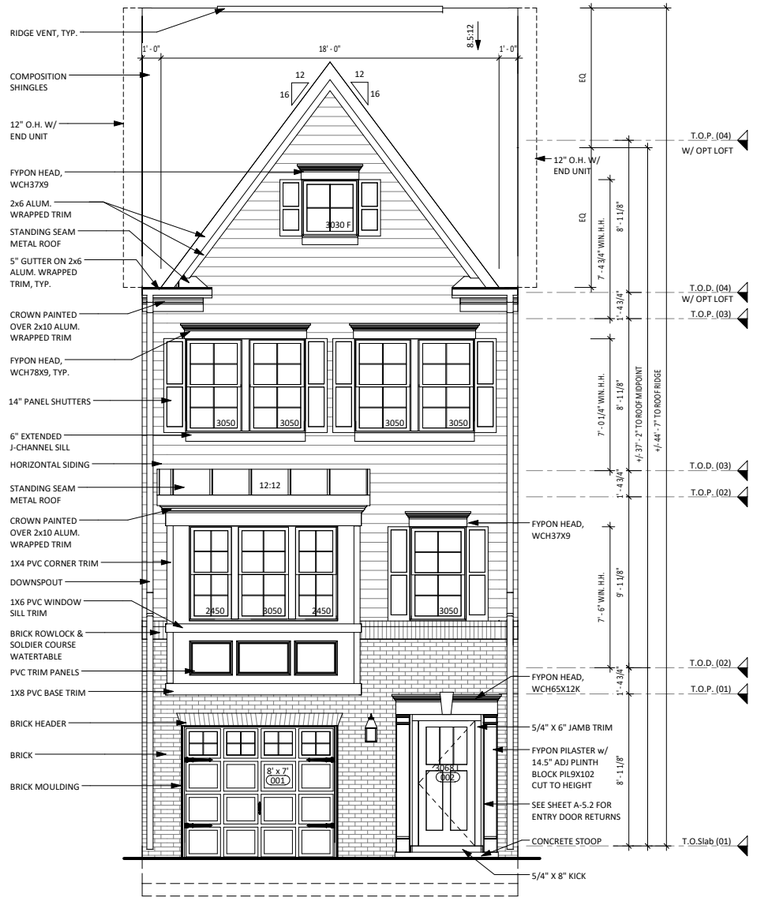
FRONT ELEVATION "7A" - WITH FULL SIDING

1 A-4.6 | 1/8" = 1'-0"



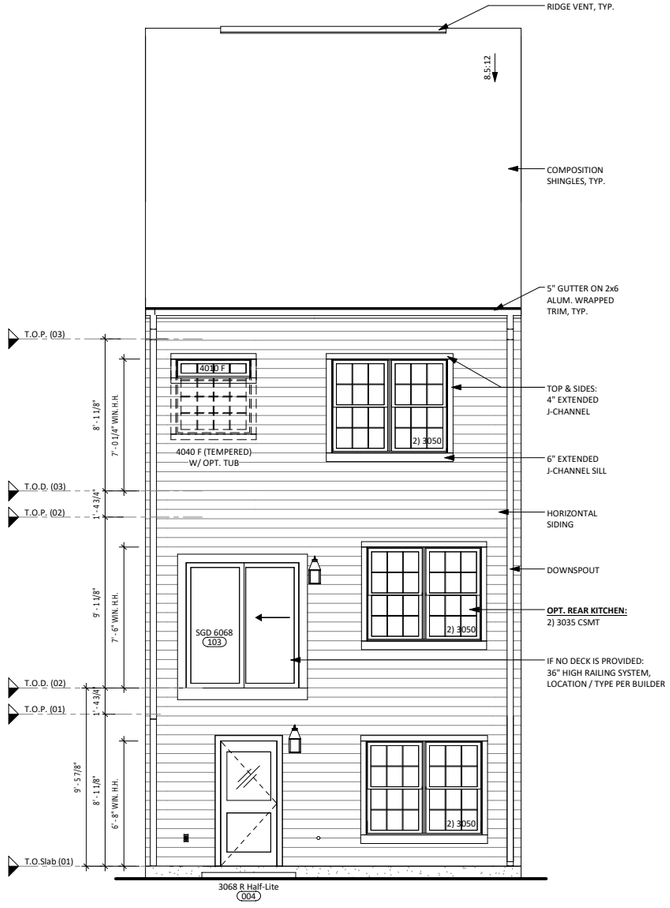
FRONT ELEVATION "7B" - WITH FULL BRICK

2 A-4.6 | 1/8" = 1'-0"

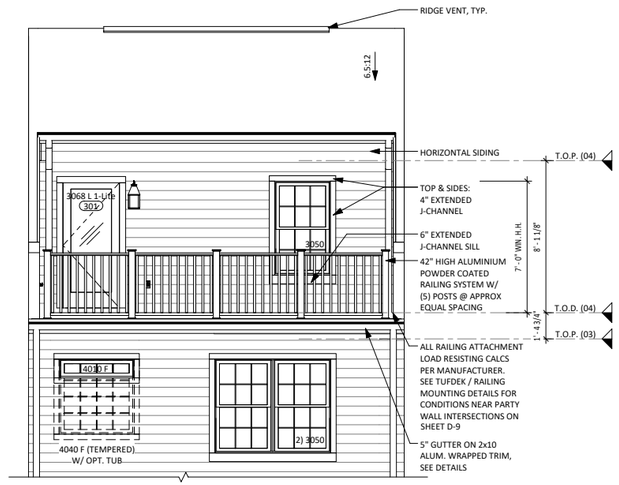


FRONT ELEVATION "7C" - SIDING WITH BRICK WATERTABLE

3 A-4.6 | 1/8" = 1'-0"



REAR ELEVATION -
2 WITH WALK OUT CONDITION
A-4.7 | 1/8" = 1'-0"



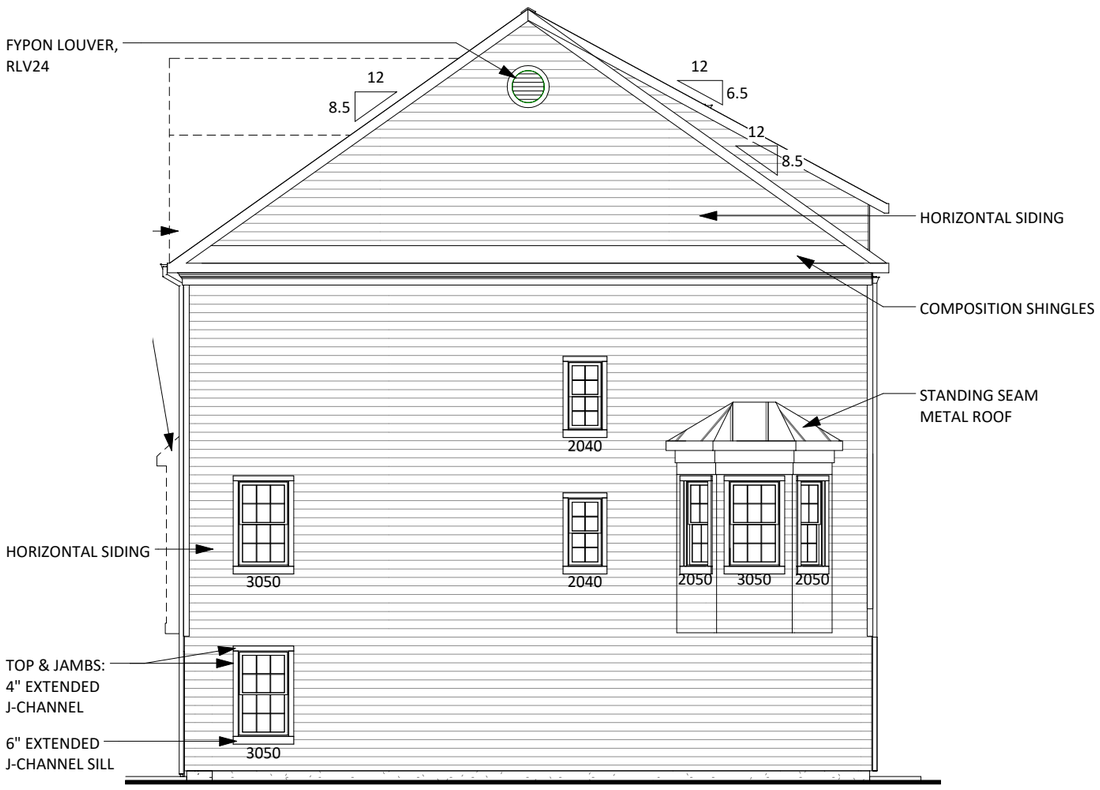
REAR ELEVATION
3 WITH OPT. OPEN LOFT OR OPT. BEDROOM
A-4.7 | 1/8" = 1'-0"

Architecture
Arcadia - Front Load

Note:
Per Section 260(BCZR),
Architectural Elements Required:
INTERIOR SIDE FACADE: 5
HIGH VISIBILITY SIDE FACADE: 6

Side Elevation: 1474 SF±

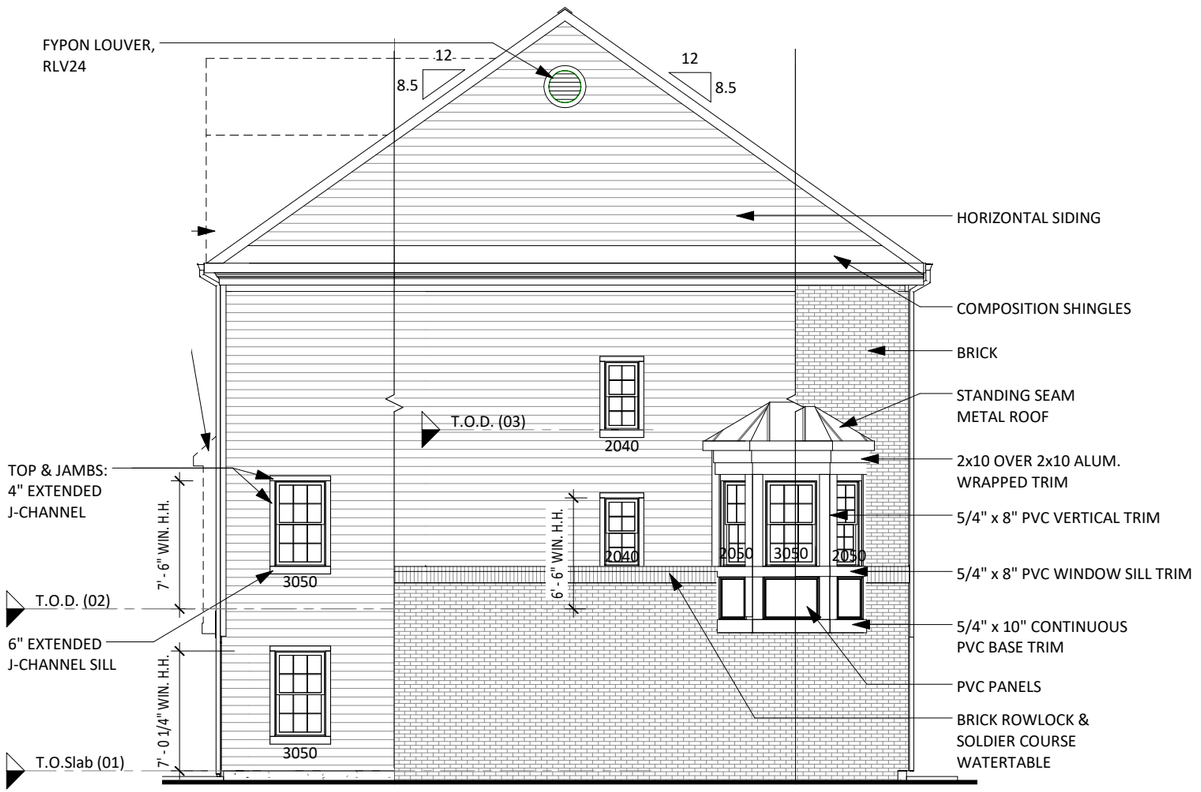
Note:
Architectural Elements
Indicated: 7



STANDARD END UNIT

6 | **RIGHT ELEVATION WITH OPT. LOFT**

Note:
Architectural Elements
Indicated: 8



HIGH VISIBILITY CONDITIONS

WITH FRONT ELEV. "B" (FULL BRICK)

WITH FRONT ELEV. "C" (PARTIAL BRICK)

WITH FRONT ELEV. "A" (FULL SIDING)

RIGHT ELEVATION WITHOUT OPT. LOFT

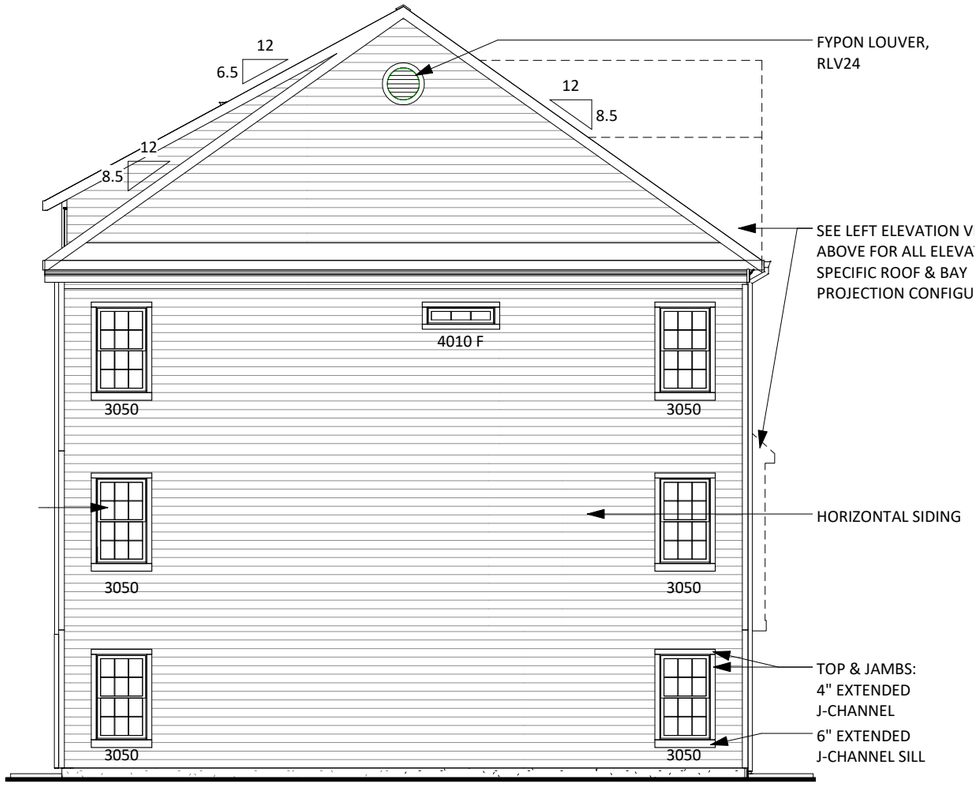
7 | **(SHOWN WITH HIGH VISIBILITY CONDITIONS)**

Architecture
Arcadia - Front Load

Note:
Per Section 260(BCZR),
Architectural Elements Required:
INTERIOR SIDE FACADE: 5
HIGH VISIBILITY SIDE FACADE: 6

Side Elevation: 1474 SF±

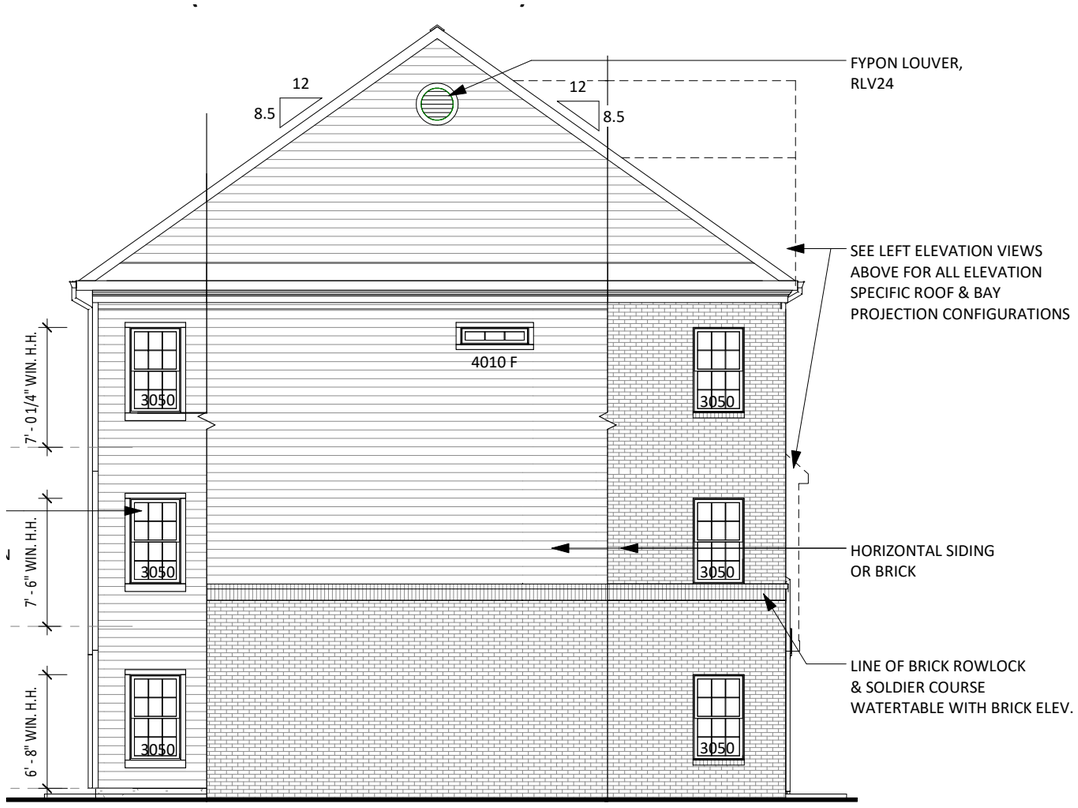
Note:
Architectural Elements
Indicated: 9



STANDARD END UNIT

3 **LEFT ELEVATION WITH OPT. LOFT**

Note:
Architectural Elements
Indicated: 10



HIGH VISIBILITY CONDITIONS

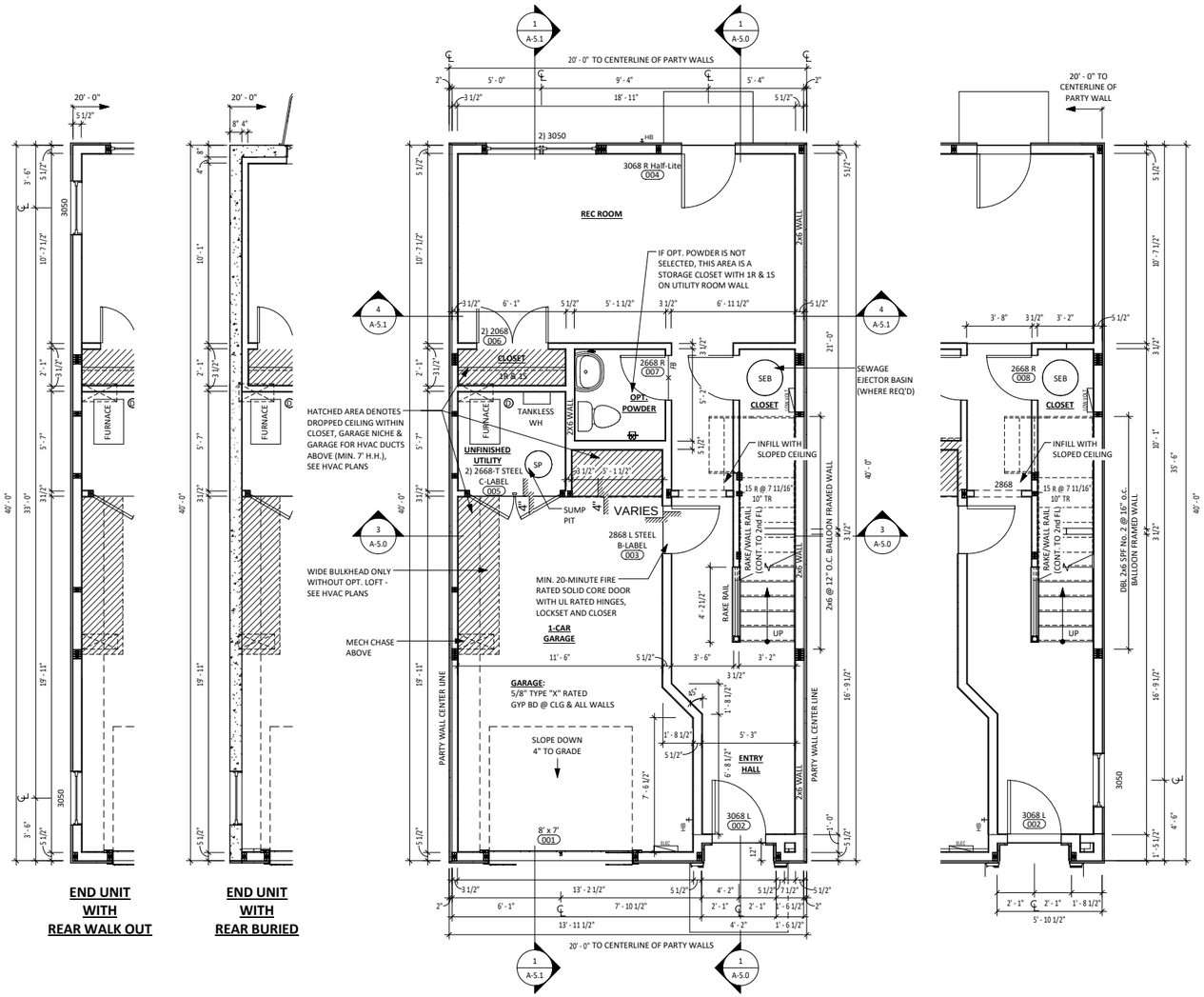
WITH FRONT ELEV. "A" (FULL SIDING)

WITH FRONT ELEV. "C" (PARTIAL BRICK)

WITH FRONT ELEV. "B" (FULL BRICK)

4 **LEFT ELEVATION WITHOUT OPT. LOFT (SHOWN WITH HIGH VISIBILITY CONDITIONS)**
A-4.8

HIGH VISIBILITY HOME SITES ARE LIMITED TO THE FOLLOWING LOTS:



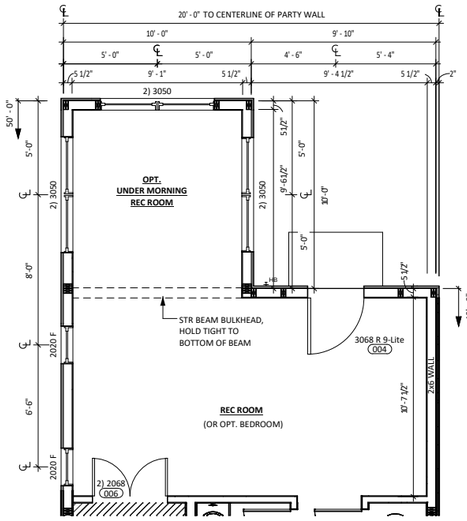
2 | END UNITS
A-0.0 | 1/8" = 1'-0"

FIRST FLOOR PLAN -
1 | STD. REC ROOM WITH POWDER
A-0.0 | 1/8" = 1'-0"

3 | END UNITS
A-0.0 | 1/8" = 1'-0"

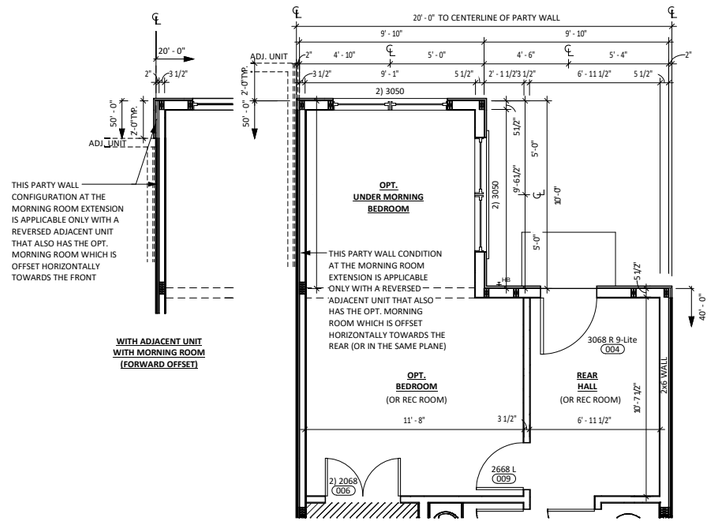
OPT. MORNING ROOM IS ONLY APPLICABLE WITH THE MID KITCHEN LAYOUT

END UNIT MORNING ROOM EXTENSION	INTERIOR UNIT MORNING ROOM EXTENSION WITH ADJACENT UNIT'S MORNING ROOM	INTERIOR UNIT MORNING ROOM EXTENSION WITHOUT ADJACENT UNIT'S MORNING ROOM



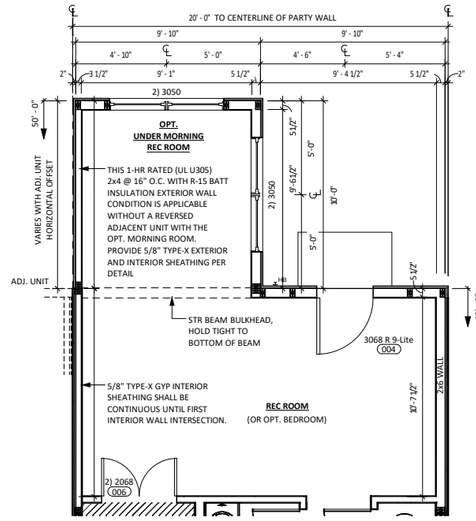
1ST FL PLAN - REAR WALK OUT (END UNIT)
OPT. MORNING ROOM EXTENSION
WITH STD. REC ROOM

6 A-0.1 | 1/8" = 1'-0"



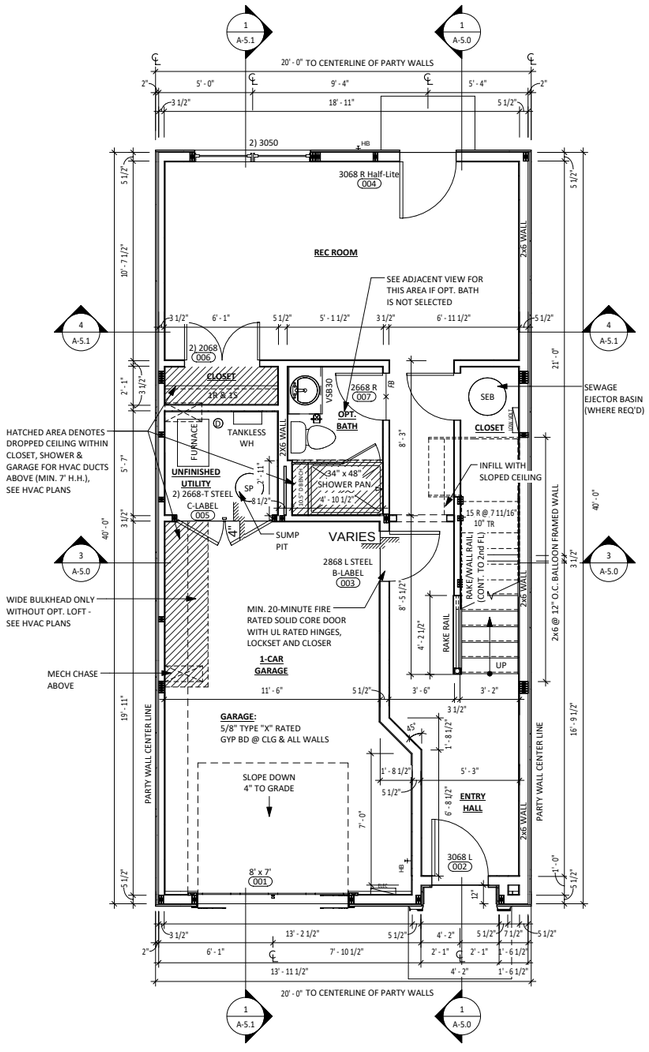
1ST FL PLAN - REAR WALK OUT
OPT. MORNING ROOM EXTENSION
(SHOWN WITH OPT. BEDROOM)

4 A-0.1 | 1/8" = 1'-0"

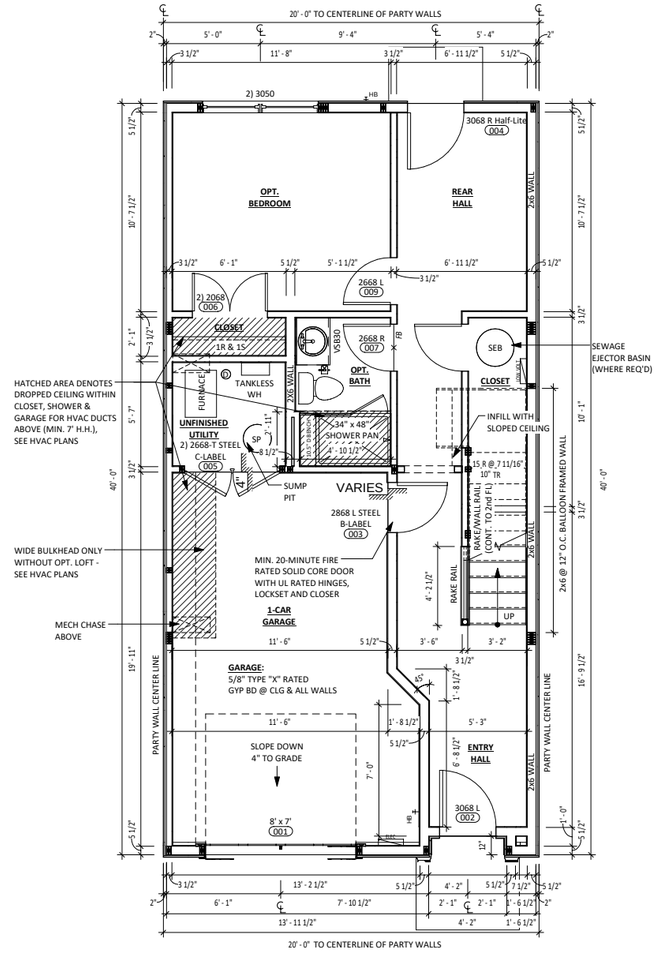


1ST FL PLAN - REAR WALK OUT
OPT. MORNING ROOM EXTENSION
(SHOWN WITH STD. REC ROOM)

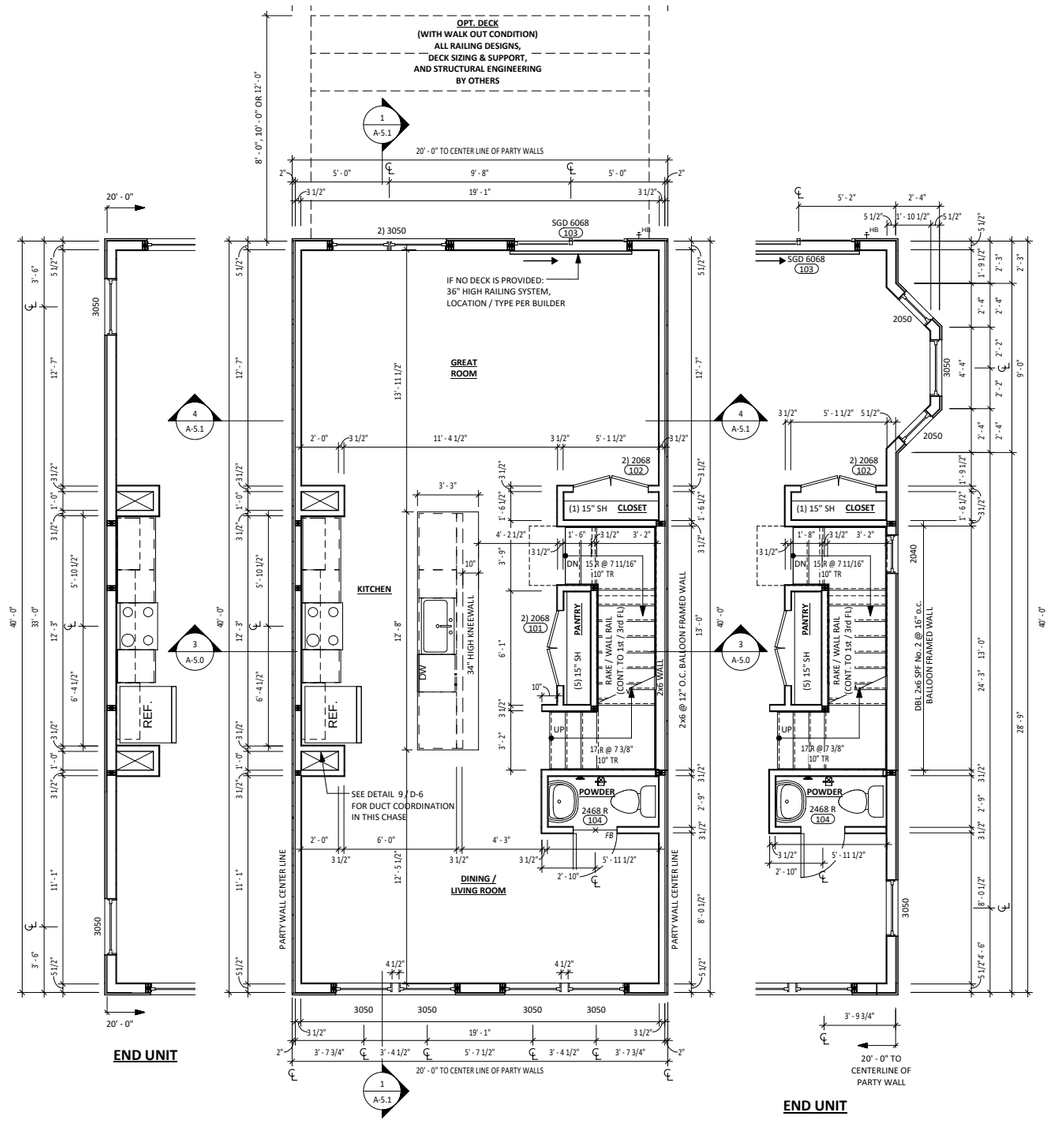
1 A-0.1 | 1/8" = 1'-0"



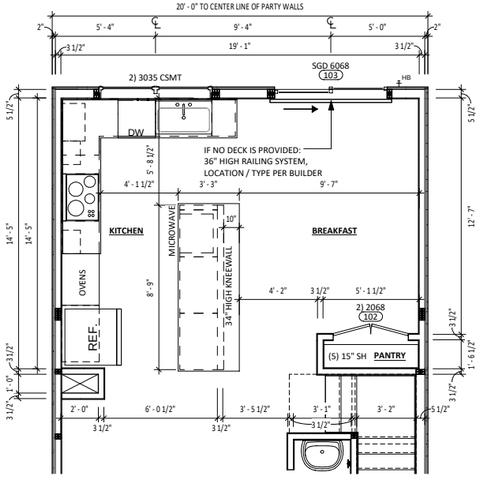
FIRST FLOOR PLAN -
1 STD. REC ROOM WITH OPT. FULL BATH
A-0.1 | 1/4" = 1'-0"



FIRST FLOOR PLAN -
2 WITH OPT. BEDROOM & FULL BATH
A-0.1 | 1/8" = 1'-0"

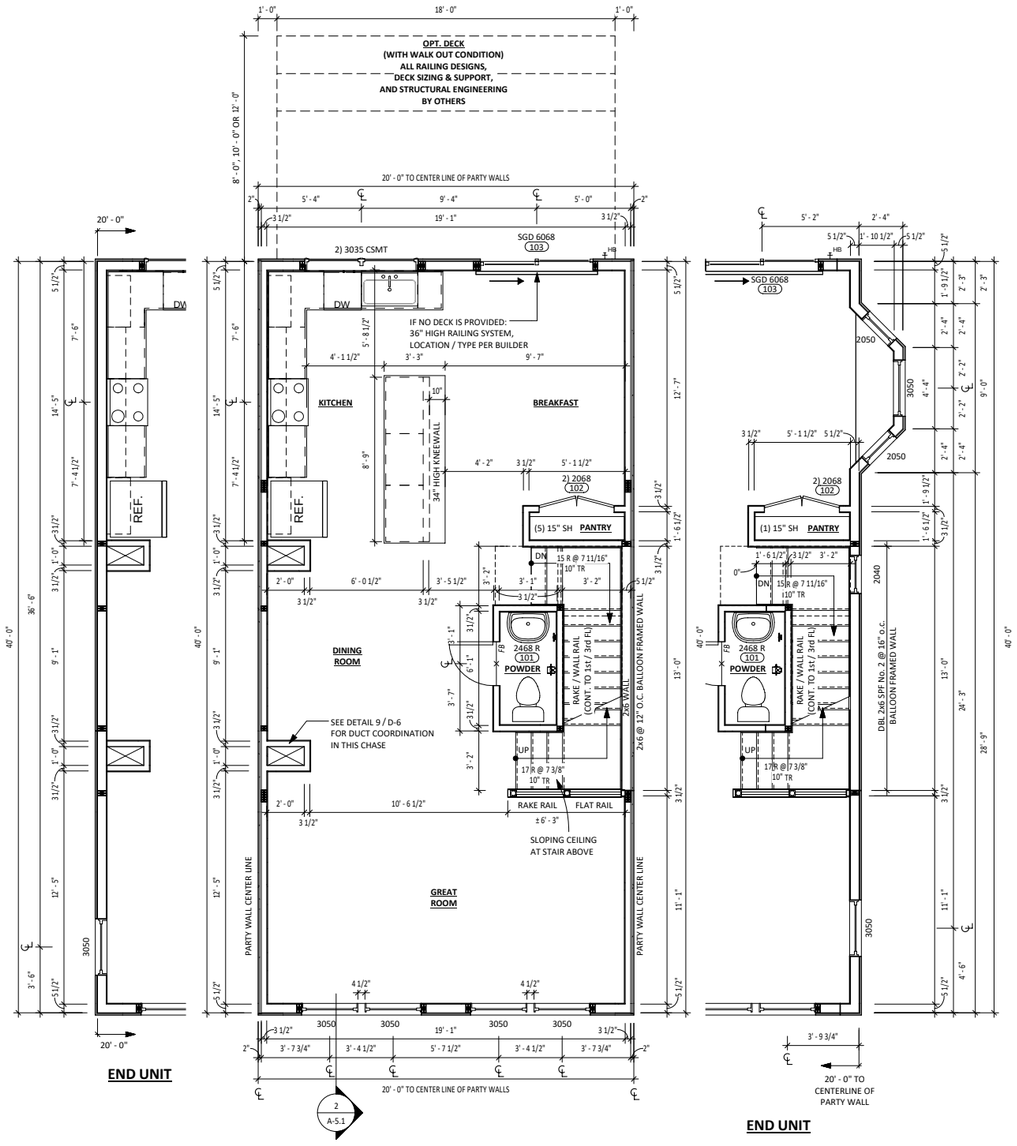


SECOND FLOOR PLAN - WITH MID-KITCHEN LAYOUT
(SHOWN W/ ELEV. "1")
1/8" = 1'-0"



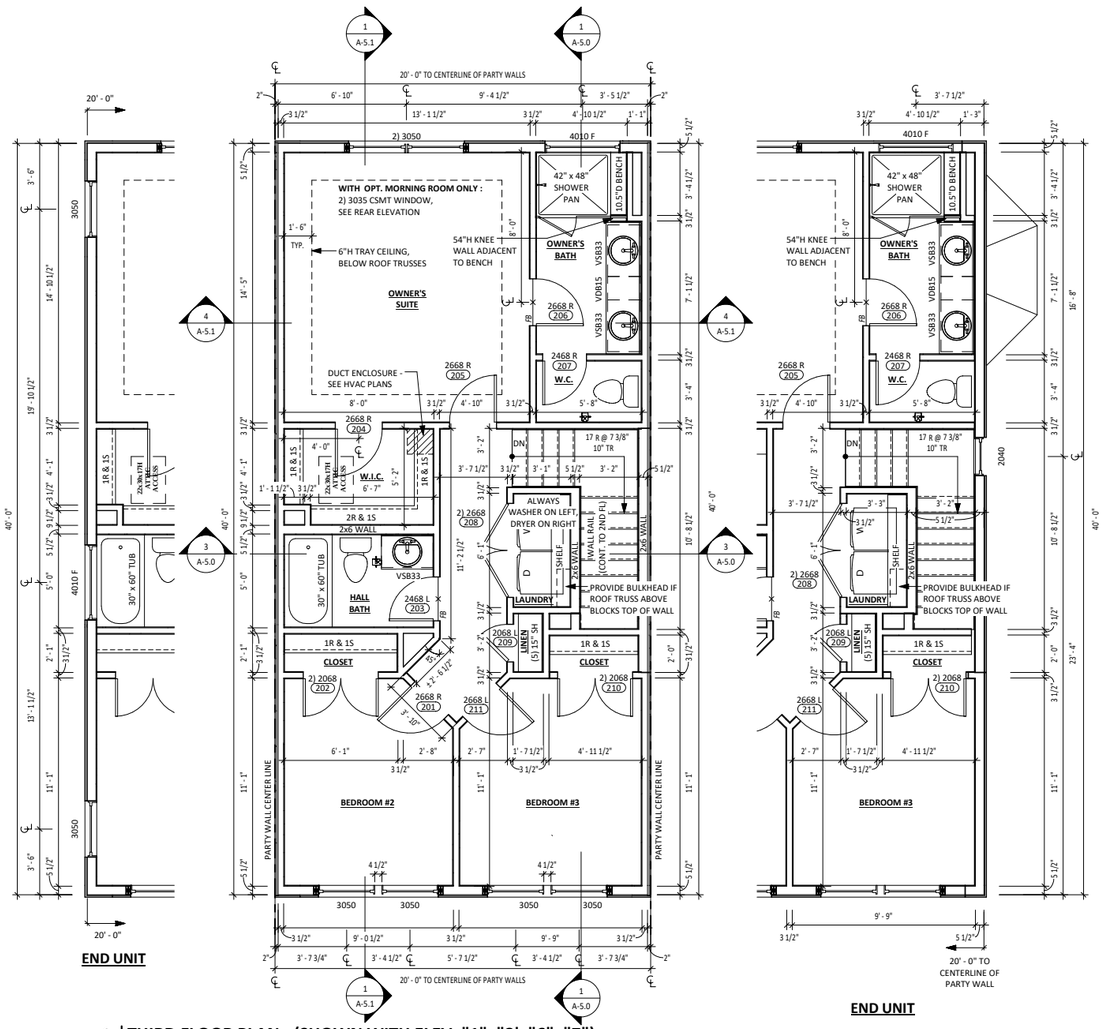
OPT. REAR KITCHEN - DESIGNER SELECT SPEC

2 | A-1.1 | 1/4" = 1'-0"

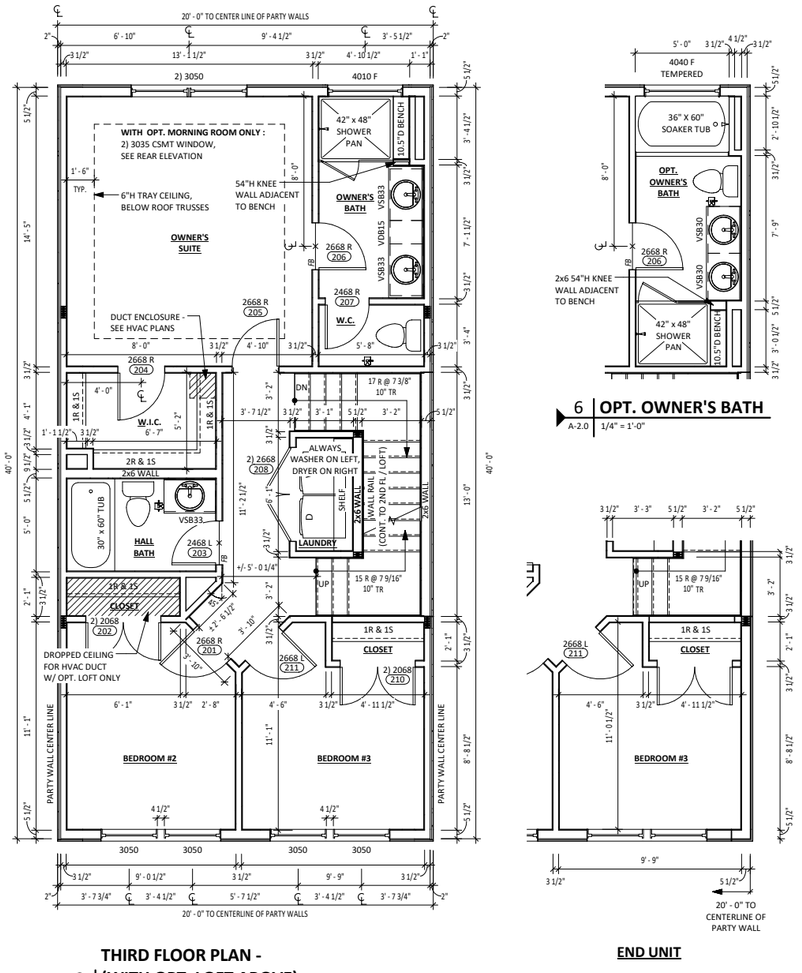


SECOND FLOOR PLAN - WITH OPT. REAR KITCHEN LAYOUT (SHOWN WITH ELEV. "1")

1 | A-1.1 | 1/8" = 1'-0"

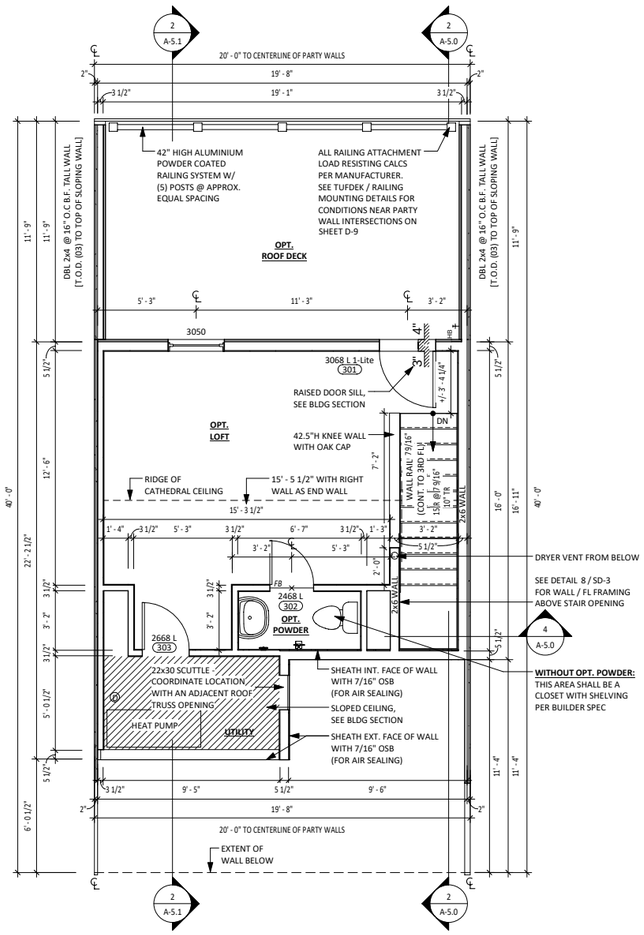


1 | THIRD FLOOR PLAN - (SHOWN WITH ELEV. "1", "3", "6", "7")
A-2.0 | 1/8" = 1'-0"

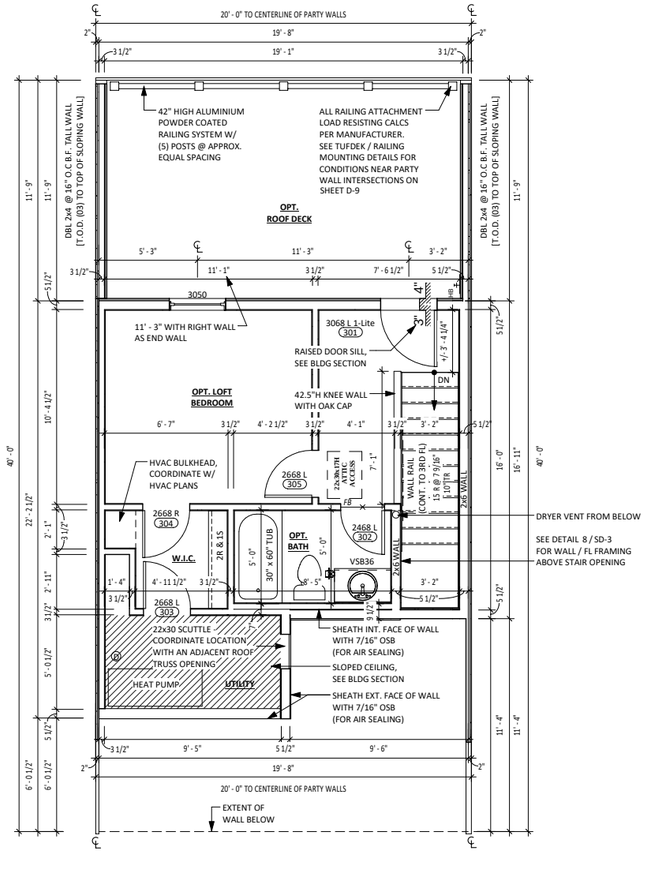


2 | THIRD FLOOR PLAN - (WITH OPT. LOFT ABOVE)
A-2.0 | 1/8" = 1'-0"

6 | OPT. OWNER'S BATH
A-2.0 | 1/4" = 1'-0"



1 | **OPT. OPEN LOFT PLAN**
A-3.0 | 1/8" = 1'-0"



2 | **OPT. LOFT BEDROOM PLAN**
A-3.0 | 1/8" = 1'-0"

LOT 1
ARCADIA STANDARD
BRICK: LOGAN
SIDING: STERLING GRAY
DOOR: TRICORN BLACK (SW 6258)
SHUTTERS: BLACK (002)

LOT 2
ARCADIA STANDARD
SIDING: PLATINUM GRAY
DOOR: NAVAL (SW 6244)
SHUTTERS: BLACK (002)

LOT 3
ARCADIA STANDARD
BRICK: SILVERVIEW
SIDING: NATURAL LINEN
DOOR: PERLE NOIR (SW 9154)

LOT 4
ARCADIA STANDARD
BRICK: LOGAN
SIDING: HARBOR BLUE
DOOR: URBANE BRONZE (SW 7048)

LOT 5
ARCADIA STANDARD
SIDING: STERLING GRAY
DOOR: NAVAL (SW 6244)
SHUTTERS: BLACK (002)

LOT 6
ARCADIA REVERSE
BRICK: ASHCROFT ROSE
SIDING: PLATINUM GRAY
DOOR: TRICORN BLACK (SW 6258)

SAMPLE STRIP ELEVATION - ARCADIA RL MODEL

BUILDING NOTES:
ALL TRIM, WINDOWS, AND GARAGE DOORS TO BE WHITE
SECONDARY DOORS TO MATCH TRIM
BLACK IRON RAILINGS AT ENTRY
CHARCOAL STANDING SEAM METAL & SHINGLE ROOF
*ALL FOURTH FLOOR LOFTS AND REAR DECKS ARE OPTIONAL

LOT 6
ARCADIA REVERSE
BRICK: ASHCROFT ROSE
SIDING: PLATINUM GRAY
DOOR: TRICORN BLACK (SW 6258)

LOT 5
ARCADIA STANDARD
SIDING: STERLING GRAY
DOOR: NAVAL (SW 6244)
SHUTTERS: BLACK (002)

LOT 4
ARCADIA STANDARD
BRICK: LOGAN
SIDING: HARBOR BLUE
DOOR: URBANE BRONZE
(SW 7048)

LOT 3
ARCADIA STANDARD
BRICK: SILVERVIEW
SIDING: NATURAL LINEN
DOOR: PERLE NOIR (SW 9154)

LOT 2
ARCADIA STANDARD
SIDING: PLATINUM GRAY
DOOR: NAVAL (SW 6244)
SHUTTERS: BLACK (002)

LOT 1
ARCADIA STANDARD
BRICK: LOGAN
SIDING: STERLING GRAY
DOOR: TRICORN BLACK (SW 6258)
SHUTTERS: BLACK (002)

GARAGE DOOR @
ENHANCED REAR UNIT
LOCATIONS

SAMPLE STRIP ELEVATION - ARCADIA RL MODEL

BUILDING NOTES:
ALL TRIM, WINDOWS, AND GARAGE DOORS TO BE WHITE
SECONDARY DOORS TO MATCH TRIM
BLACK IRON RAILINGS AT ENTRY
CHARCOAL STANDING SEAM METAL & SHINGLE ROOF
*ALL FOURTH FLOOR LOFTS AND REAR DECKS ARE OPTIONAL

LOT 1 - HI-VIS SIDE
ARCADIA STANDARD
BRICK: LOGAN
SIDING: STERLING GRAY
DOOR: TRICORN BLACK (SW 6258)
SHUTTERS: BLACK (002)

LOT 6 - STANDARD SIDE
ARCADIA REVERSE
BRICK: ASHCROFT ROSE
SIDING: PLATINUM GRAY
DOOR: TRICORN BLACK (SW 6258)

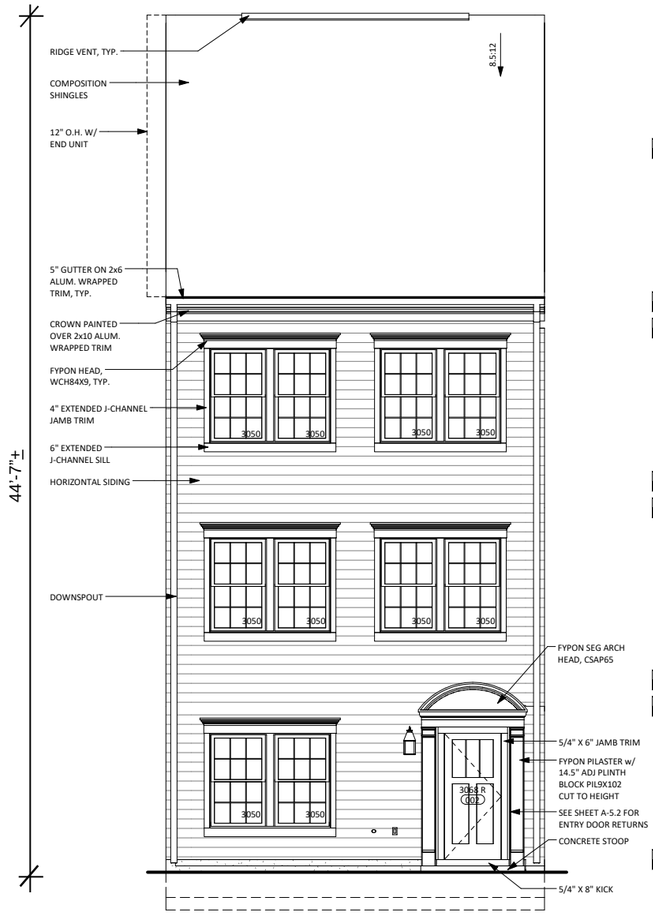
SAMPLE STRIP ELEVATION - ARCADIA RL MODEL

BUILDING NOTES:
ALL TRIM, WINDOWS, AND GARAGE DOORS TO BE WHITE
SECONDARY DOORS TO MATCH TRIM
BLACK IRON RAILINGS AT ENTRY
CHARCOAL STANDING SEAM METAL & SHINGLE ROOF
*ALL FOURTH FLOOR LOFTS AND REAR DECKS ARE OPTIONAL

LOT 1 - HI-VIS SIDE
(STAIR-SIDE END UNIT)
ARCADIA STANDARD
BRICK: LOGAN
SIDING: STERLING GRAY
DOOR: TRICORN BLACK (SW 6258)
SHUTTERS: BLACK (002)

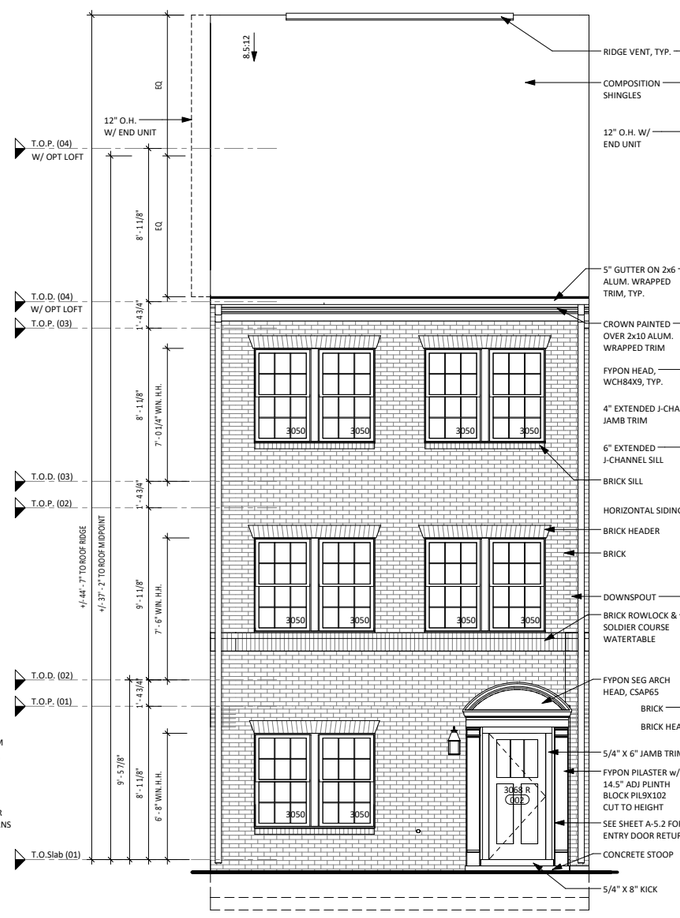
SAMPLE STRIP ELEVATION - ARCADIA RL MODEL

BUILDING NOTES:
ALL TRIM, WINDOWS, AND GARAGE DOORS TO BE WHITE
SECONDARY DOORS TO MATCH TRIM
BLACK IRON RAILINGS AT ENTRY
CHARCOAL STANDING SEAM METAL & SHINGLE ROOF
*ALL FOURTH FLOOR LOFTS AND REAR DECKS ARE OPTIONAL



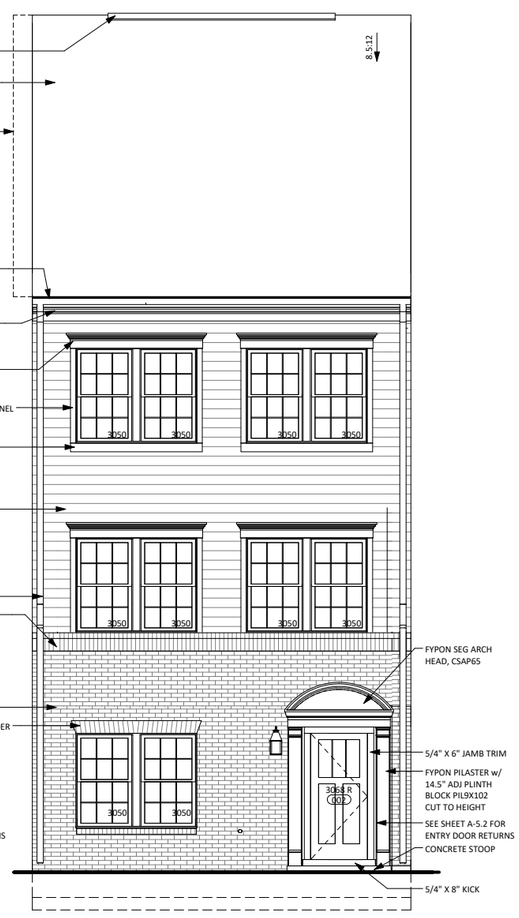
FRONT ELEVATION "1A" - WITH FULL SIDING

1 A-4.0 | 1/8" = 1'-0"



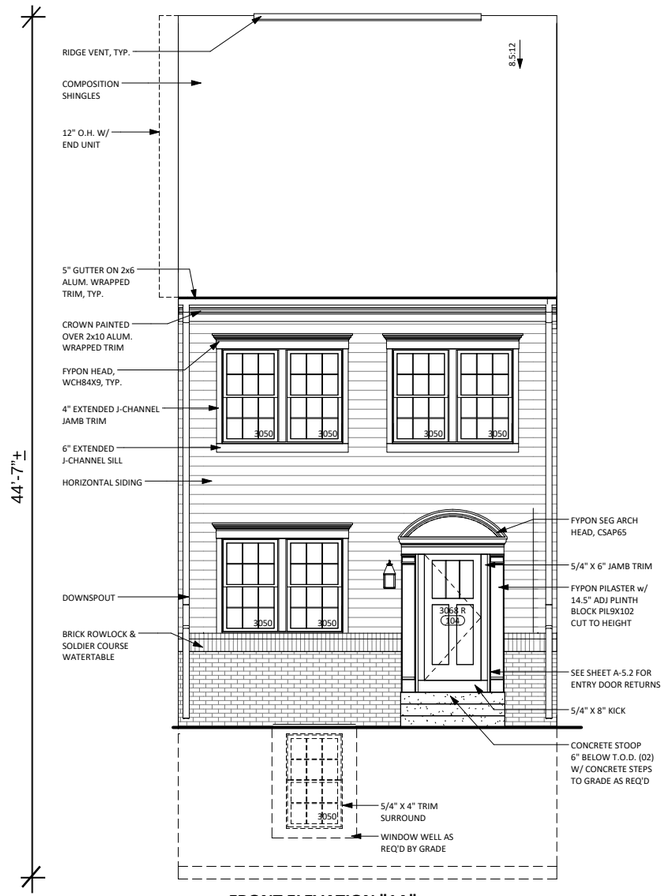
FRONT ELEVATION "1B" - WITH FULL BRICK

2 A-4.0 | 1/8" = 1'-0"



FRONT ELEVATION "1C" - SIDING WITH BRICK WATER TABLE

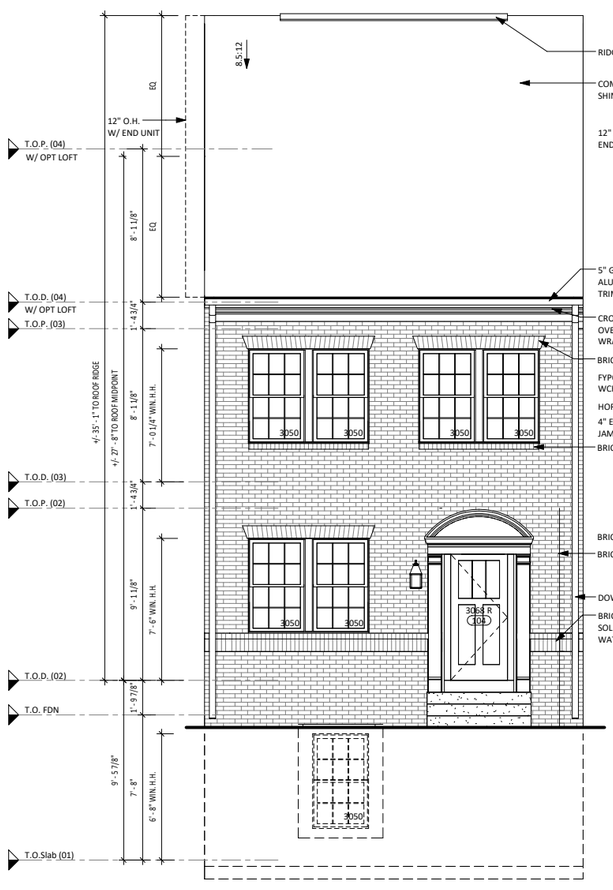
3 A-4.0 | 1/8" = 1'-0"



FRONT ELEVATION "1A" - WITH BRICK WATERTABLE

1 A-4.08 **AT 2nd FL ENTRY CONDITION**

1/8" = 1'-0"



FRONT ELEVATION "1B" - WITH FULL BRICK

2 A-4.08 **AT 2nd FL ENTRY CONDITION**

1/8" = 1'-0"

FRONT ELEVATION "1C" - WITH 1-STORY BRICK

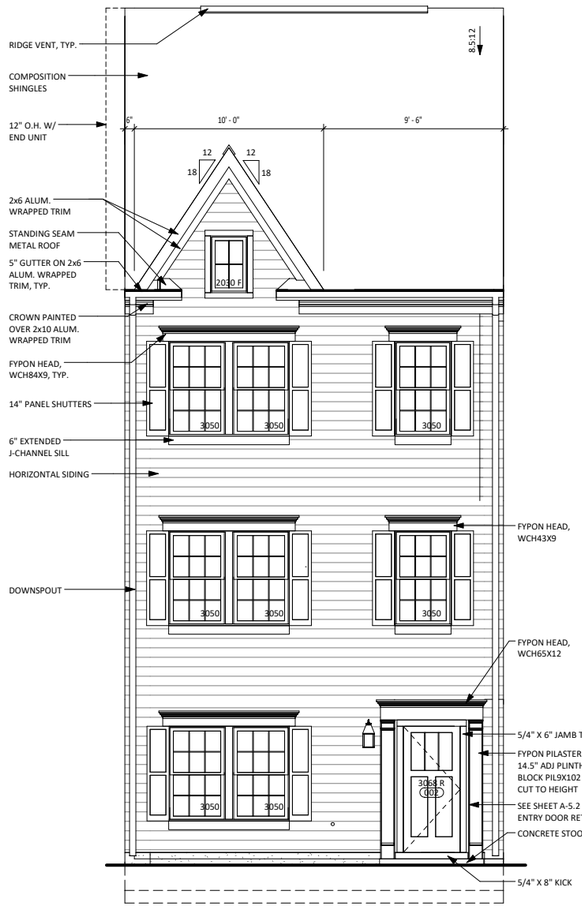
3A A-4.08 **AT 2nd FL ENTRY CONDITION**

1/8" = 1'-0"

Architecture
Arcadia - Rear Load

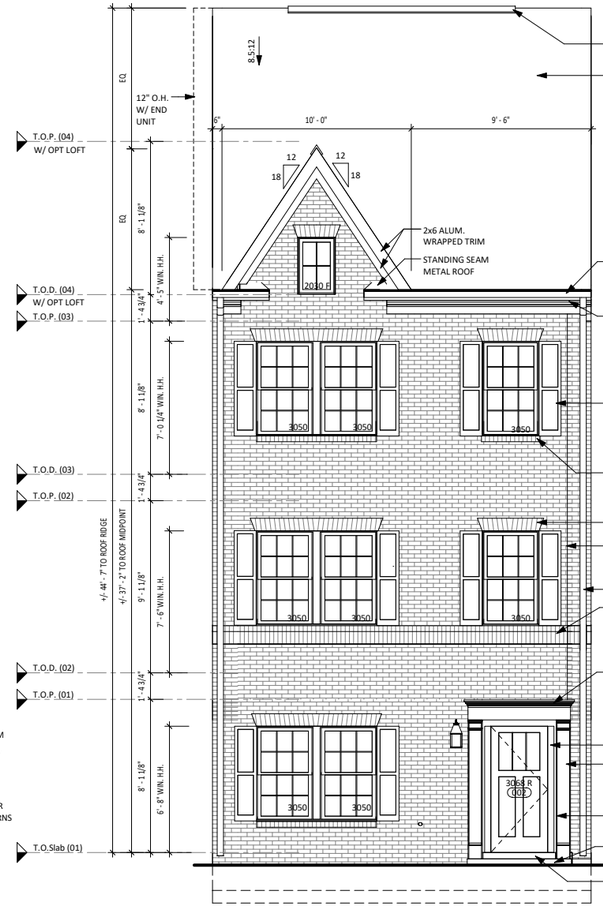
NOTE:

Rooflines on all end units shall have architectural treatments to include gables or dormers



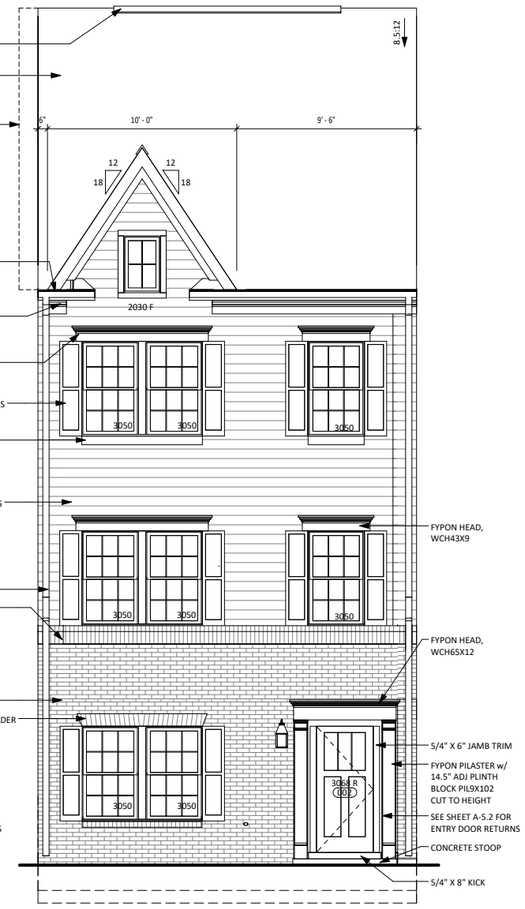
FRONT ELEVATION "2A" - WITH FULL SIDING

1 A-4.1 | 1/8" = 1'-0"



FRONT ELEVATION "2B" - WITH FULL BRICK

2 A-4.1 | 1/8" = 1'-0"



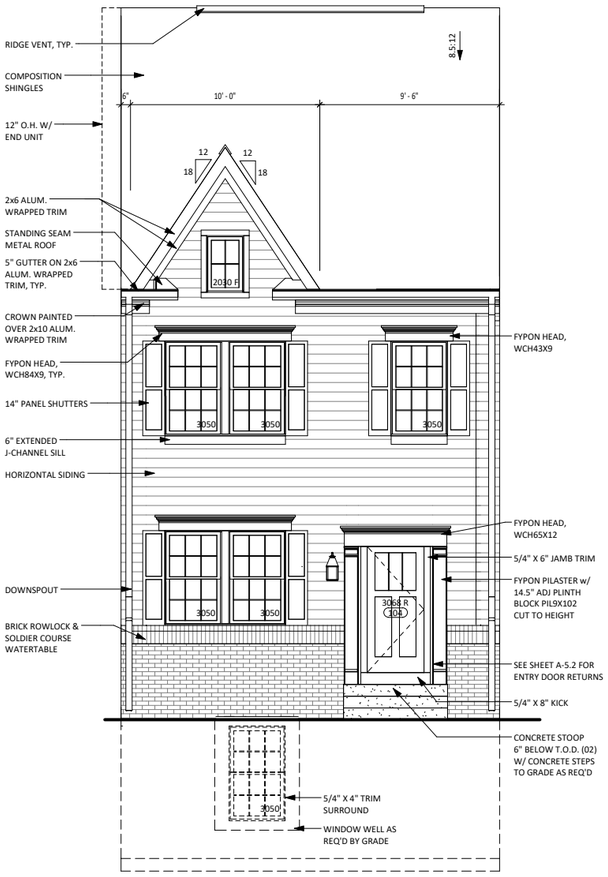
FRONT ELEVATION "2C" - SIDING WITH BRICK WATER TABLE

3 A-4.1 | 1/8" = 1'-0"

Architecture
Arcadia - Rear Load

NOTE:

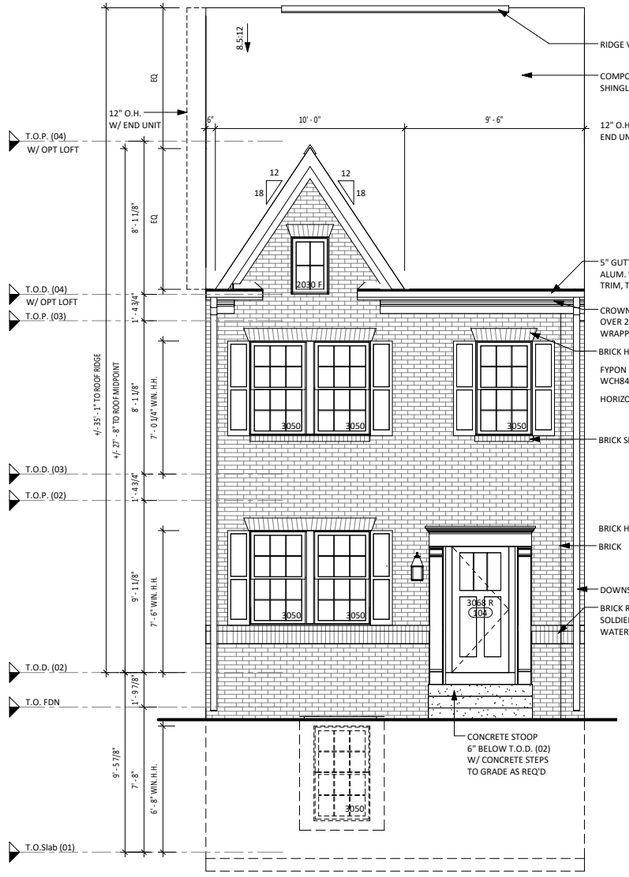
Rooflines on all end units shall have architectural treatments to include gables or dormers



FRONT ELEVATION "2A" - WITH BRICK WATERTABLE

1 A-4.1B **AT 2nd FL ENTRY CONDITION**

1/8" = 1'-0"



FRONT ELEVATION "2B" - WITH FULL BRICK

2 A-4.1B **AT 2nd FL ENTRY CONDITION**

1/8" = 1'-0"

FRONT ELEVATION "2C" - WITH 1-STORY BRICK

3 A-4.1B **AT 2nd FL ENTRY CONDITION**

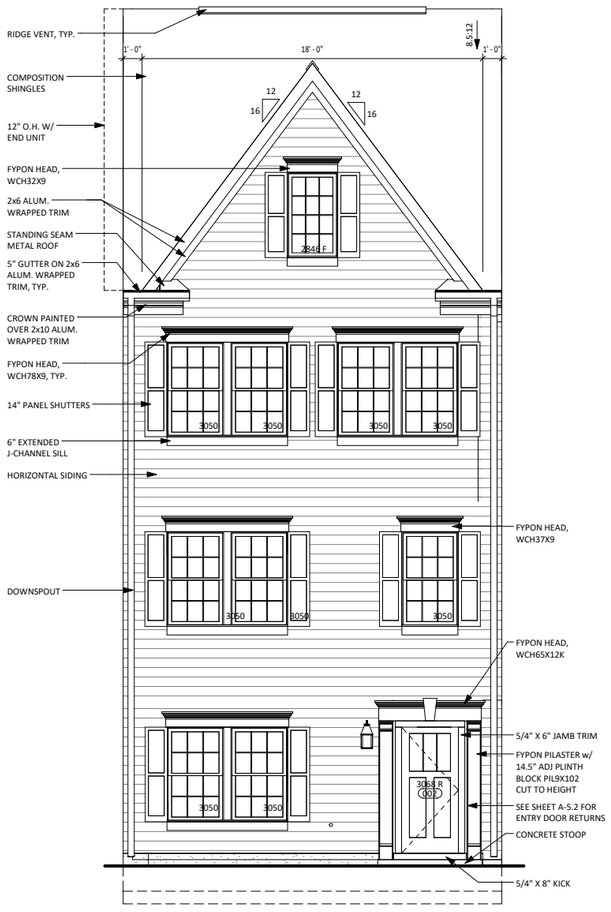
1/8" = 1'-0"

Architecture

Arcadia - Rear Load

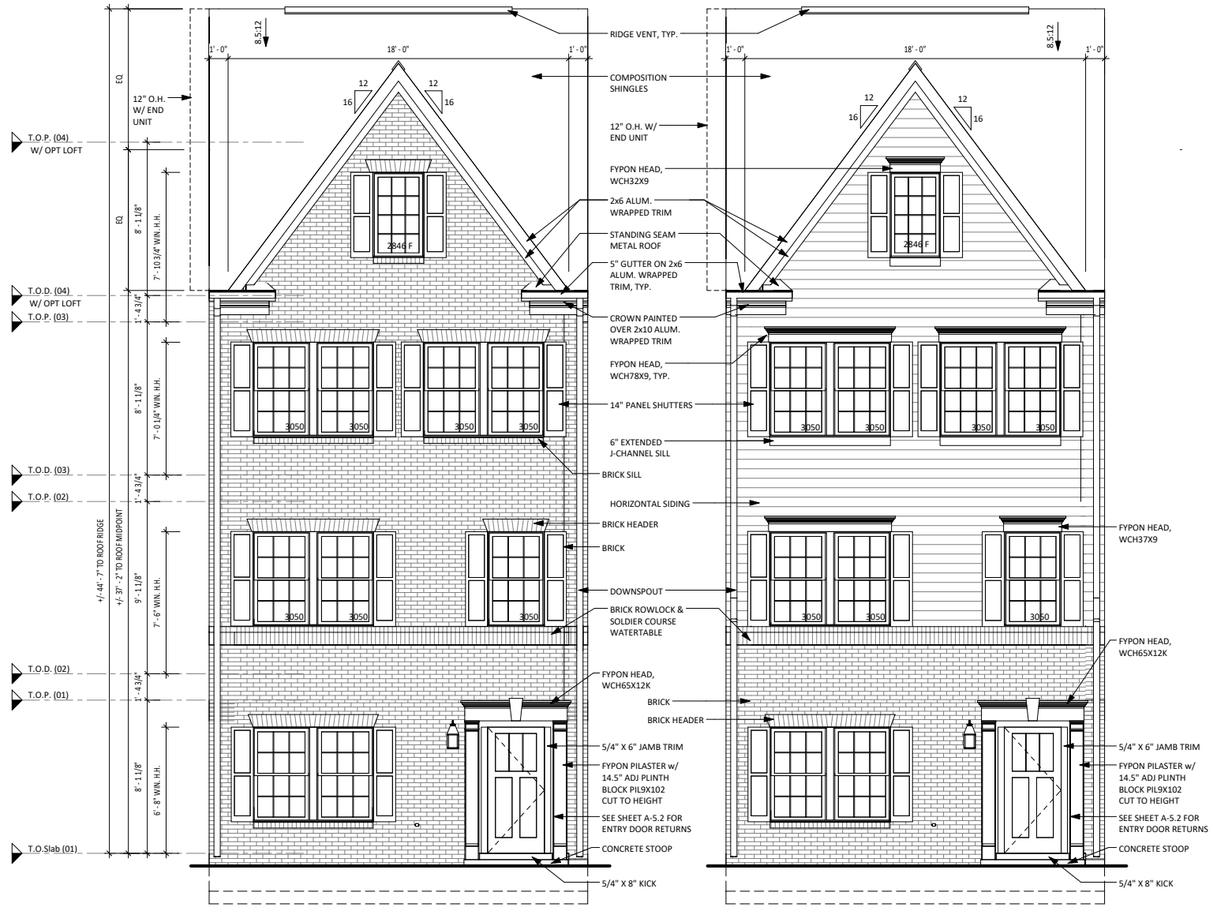
NOTE:

Rooflines on all end units shall have architectural treatments to include gables or dormers



FRONT ELEVATION "3A" - WITH FULL SIDING

1 A-4.2 | 1/8" = 1'-0"



FRONT ELEVATION "3B" - WITH FULL BRICK

2 A-4.2 | 1/8" = 1'-0"

FRONT ELEVATION "3C" - SIDING WITH BRICK WATER TABLE

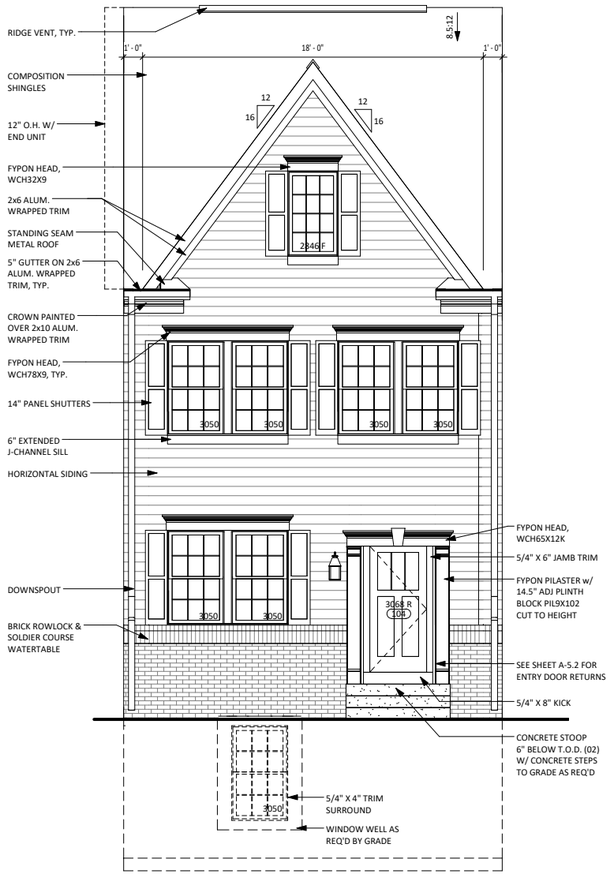
3 A-4.2 | 1/8" = 1'-0"

Architecture

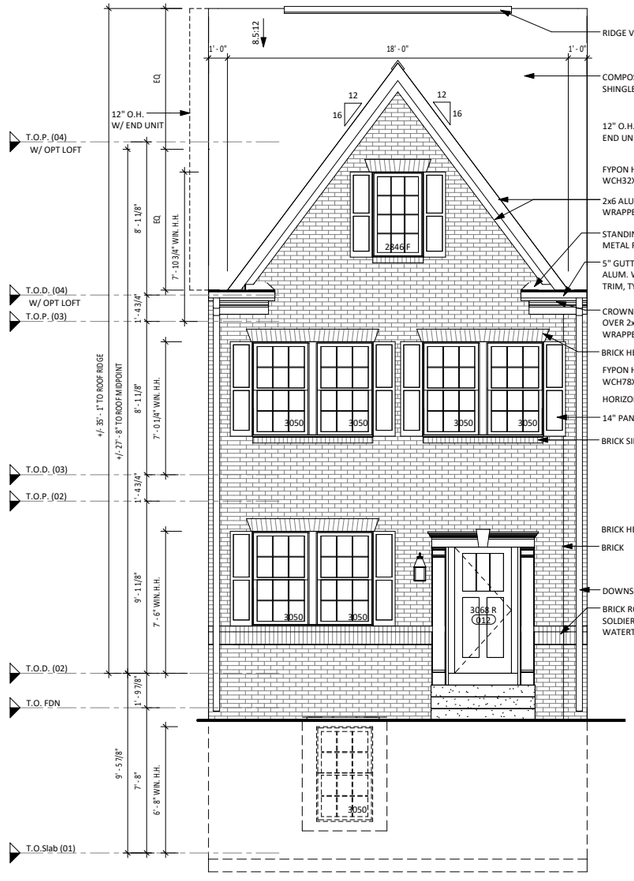
Arcadia - Front Load

NOTE:

Rooflines on all end units shall have architectural treatments to include gables or dormers



FRONT ELEVATION "3A" -
WITH BRICK WATERTABLE
1 AT 2nd FL ENTRY CONDITION
A-4.2B 1/8" = 1'-0"



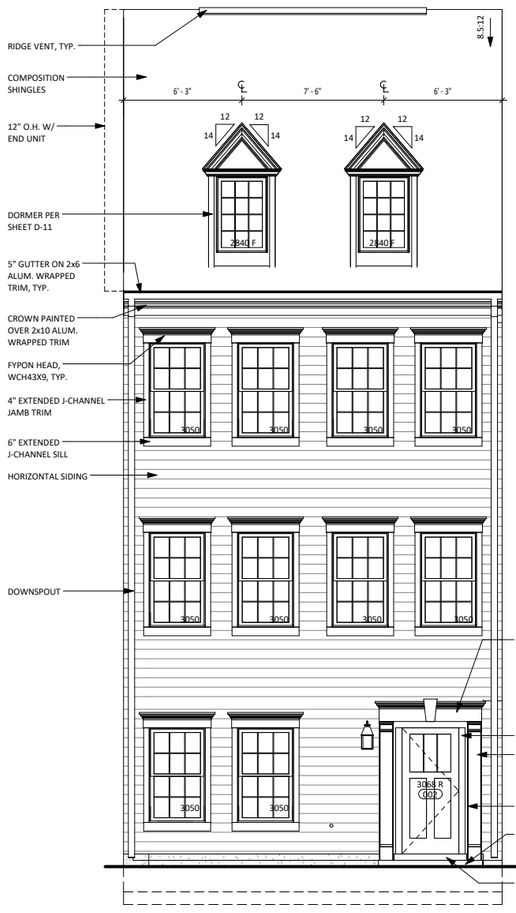
FRONT ELEVATION "3B" -
WITH FULL BRICK
2 AT 2nd FL ENTRY CONDITION
A-4.2B 1/8" = 1'-0"

FRONT ELEVATION "3C" -
WITH 1-STORY BRICK
3 AT 2nd FL ENTRY CONDITION
A-4.2B 1/8" = 1'-0"

Architecture
Arcadia - Rear Load

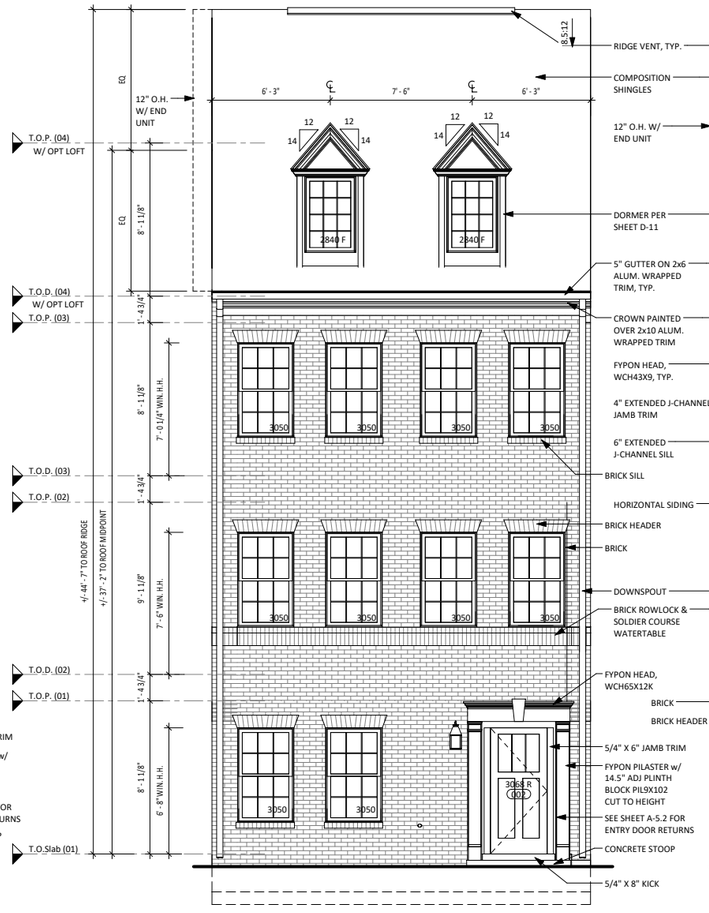
NOTE:

Rooflines on all end units shall have architectural treatments to include gables or dormers



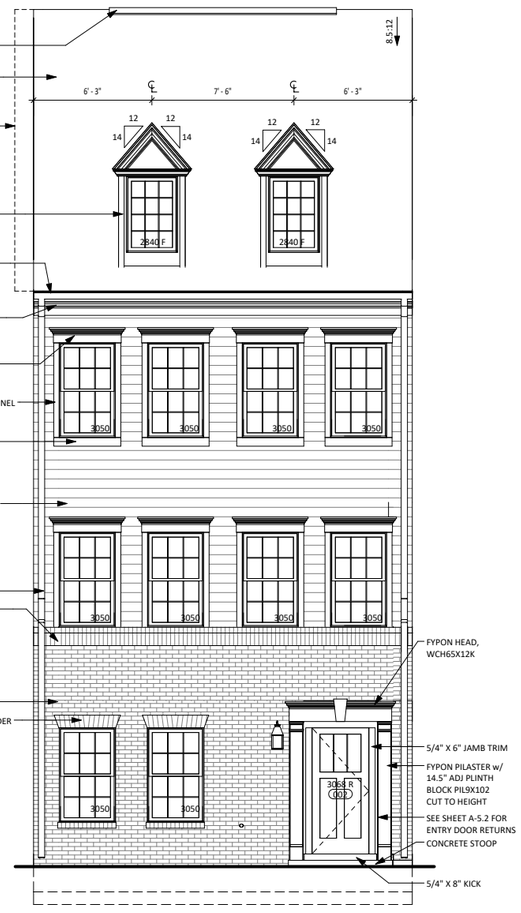
FRONT ELEVATION "4A" - WITH FULL SIDING

1 A-4.3 | 1/8" = 1'-0"



FRONT ELEVATION "4B" - WITH FULL BRICK

2 A-4.3 | 1/8" = 1'-0"

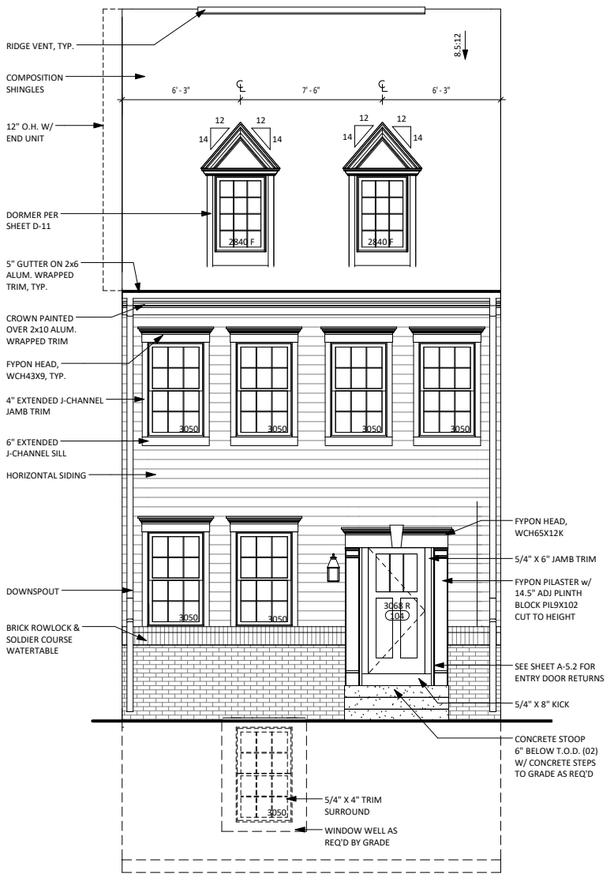


FRONT ELEVATION "4C" - SIDING WITH BRICK WATERTABLE

3 A-4.3 | 1/8" = 1'-0"

NOTE:

Rooflines on all end units shall have architectural treatments to include gables or dormers



FRONT ELEVATION "4A" - WITH BRICK WATERTABLE

1 A-4.3B | **AT 2nd FL ENTRY CONDITION**

1/8" = 1'-0"

FRONT ELEVATION "4B" - WITH FULL BRICK

2 A-4.3B | **AT 2nd FL ENTRY CONDITION**

1/8" = 1'-0"

FRONT ELEVATION "4C" - WITH 1-STORY BRICK

3 A-4.3B | **AT 2nd FL ENTRY CONDITION**

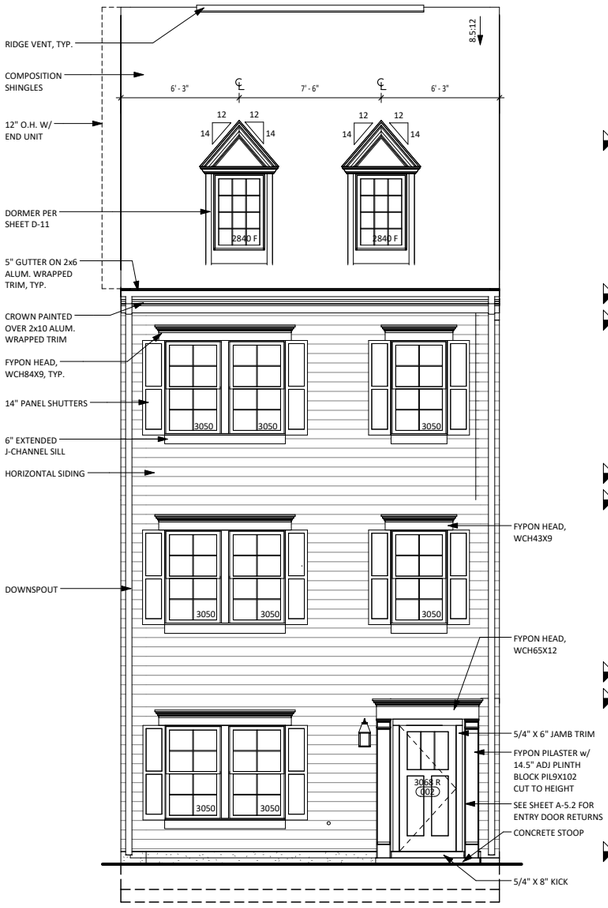
1/8" = 1'-0"

Architecture

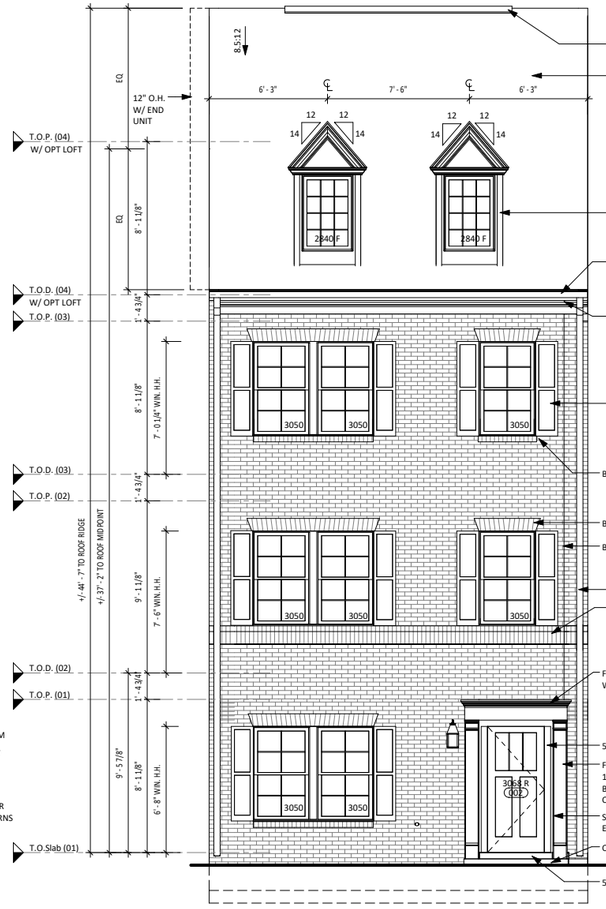
Arcadia - Rear Load

NOTE:

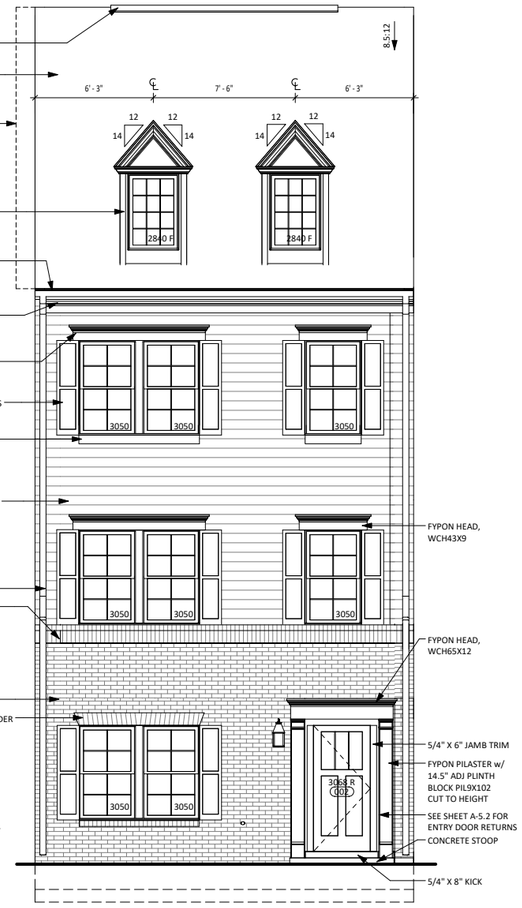
Rooflines on all end units shall have architectural treatments to include gables or dormers



FRONT ELEVATION "5A" -
1 WITH FULL SIDING
A-4.4 1/8" = 1'-0"



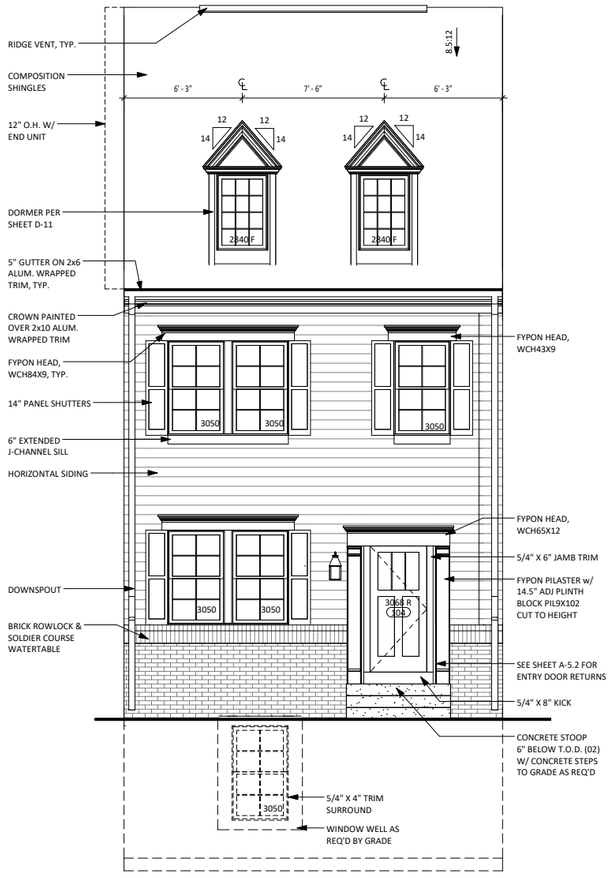
FRONT ELEVATION "5B" -
2 WITH FULL BRICK
A-4.4 1/8" = 1'-0"



FRONT ELEVATION "5C" -
3 SIDING WITH BRICK WATERTABLE
A-4.4 1/8" = 1'-0"

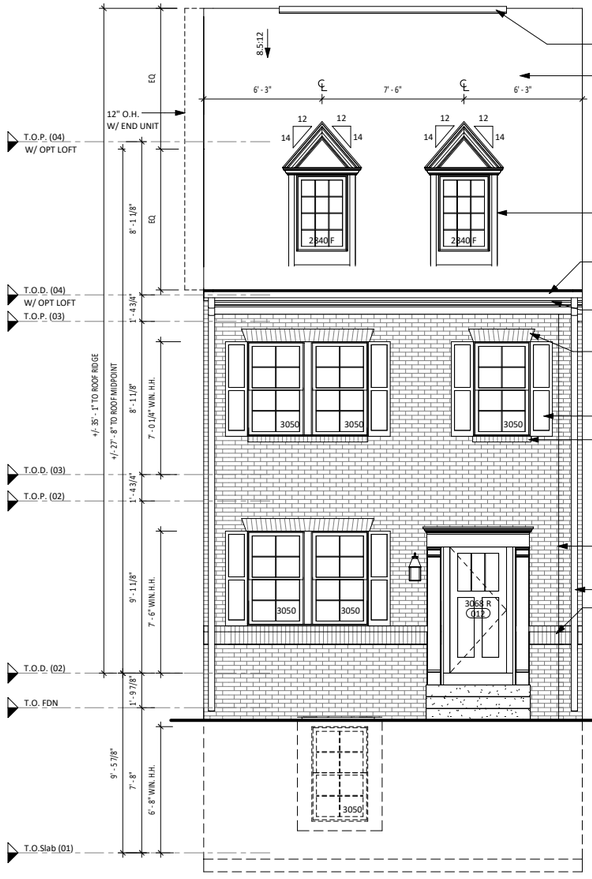
NOTE:

Rooflines on all end units shall have architectural treatments to include gables or dormers



FRONT ELEVATION "5A" - WITH BRICK WATERTABLE AT 2nd FL ENTRY CONDITION

1 A-4.4B | 1/8" = 1'-0"

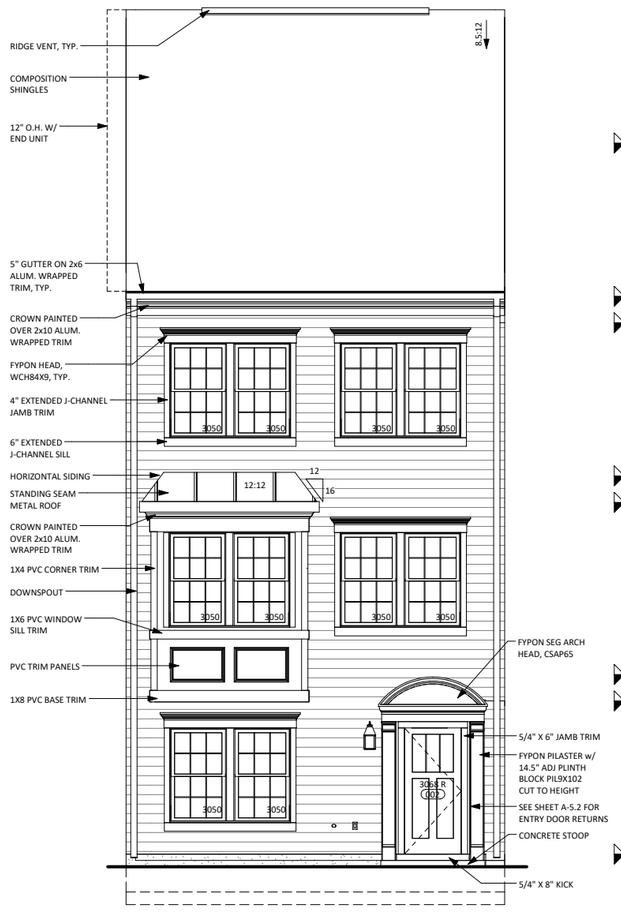


FRONT ELEVATION "5B" - WITH FULL BRICK AT 2nd FL ENTRY CONDITION

2 A-4.4B | 1/8" = 1'-0"

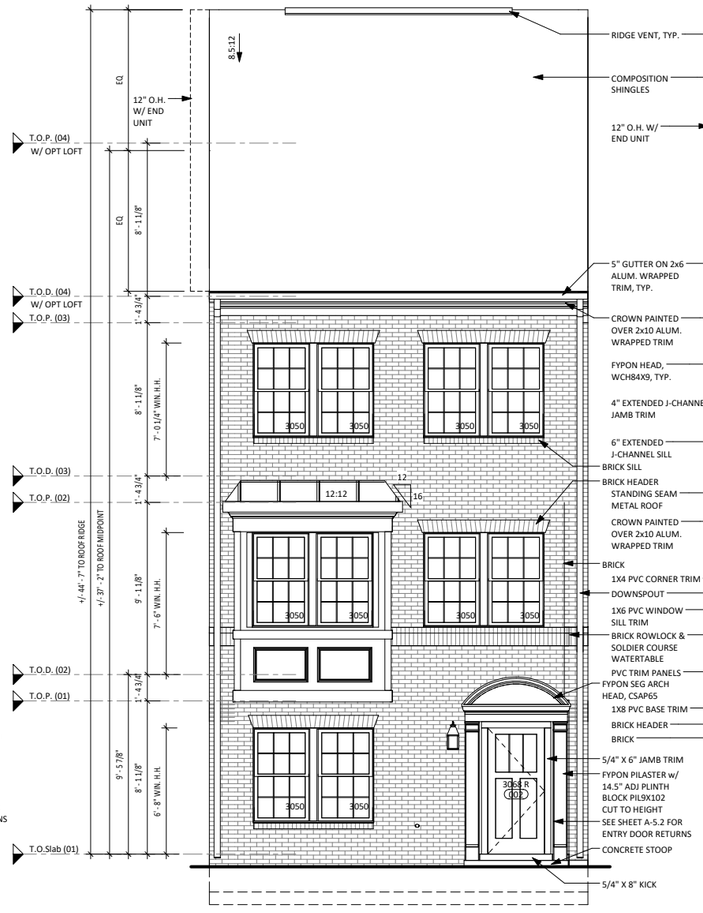
FRONT ELEVATION "5C" - WITH 1-STORY BRICK AT 2nd FL ENTRY CONDITION

3 A-4.4B | 1/8" = 1'-0"



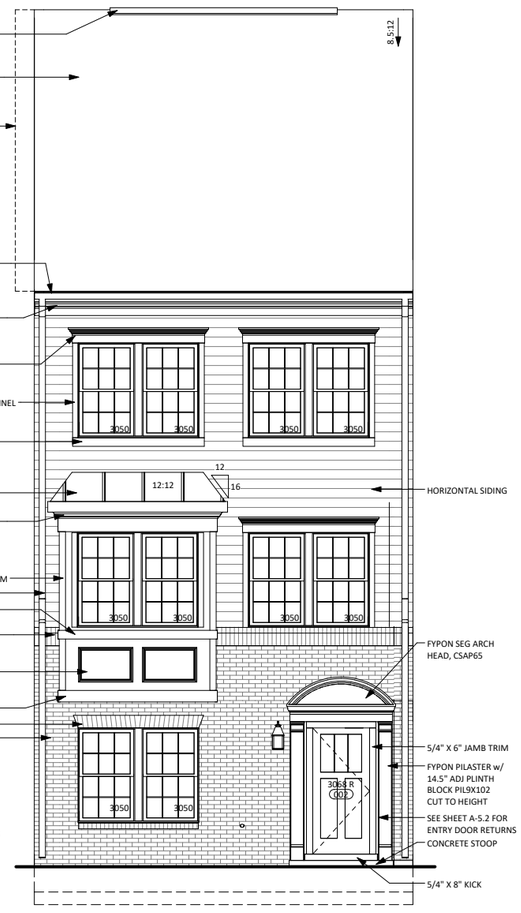
FRONT ELEVATION "6A" - WITH FULL SIDING

1 | 1/8" = 1'-0"



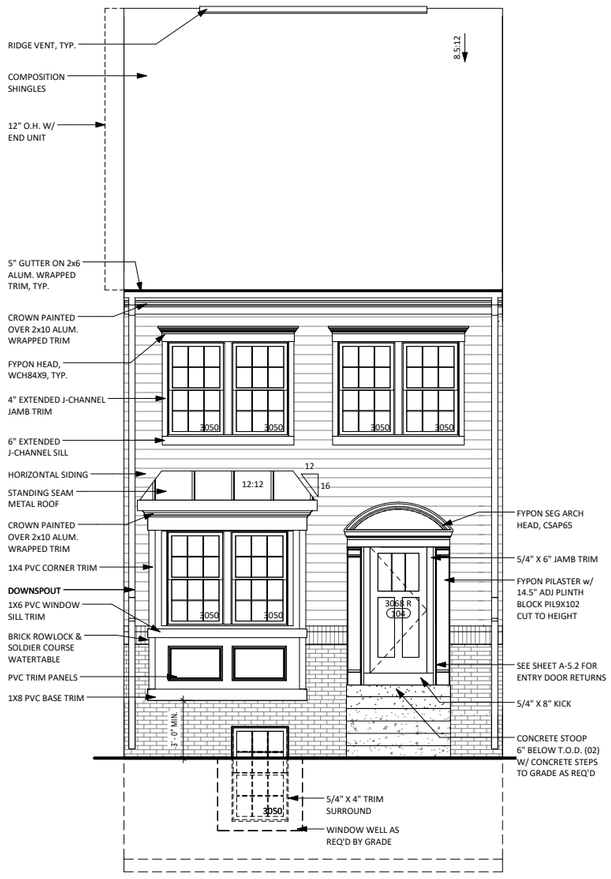
FRONT ELEVATION "6B" - WITH FULL BRICK

2 A-4.5 | 1/8" = 1'-0"



FRONT ELEVATION "6C" - SIDING WITH BRICK WATERTABLE

3 A-4.5 | 1/8" = 1'-0"

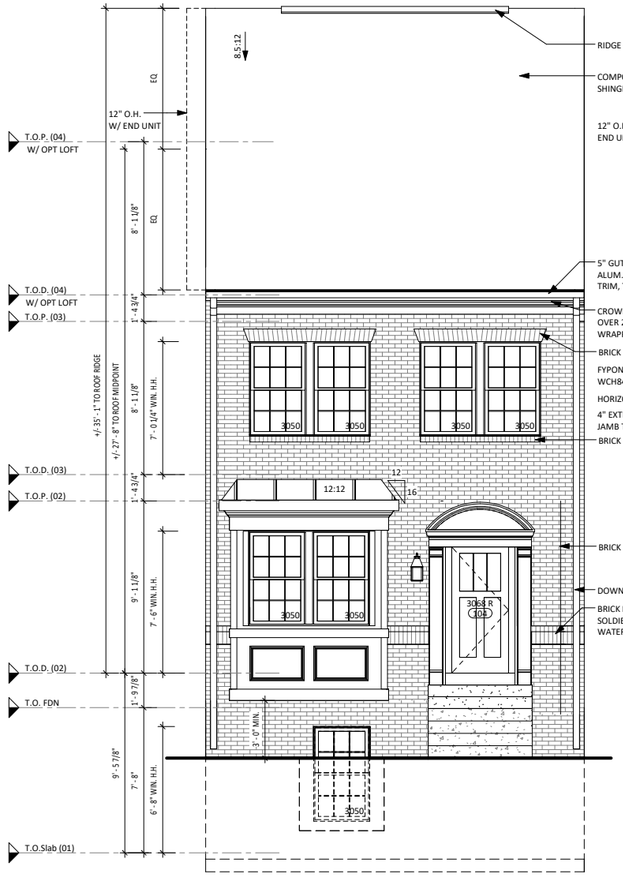


THIS ELEVATION MAY ONLY BE USED WHERE TOP OF FOUNDATION TO GRADE IS MINIMUM OF 3' - 0" FOR EGRESS PURPOSES UNLESS A DEEPER CONCRETE WINDOW WELL IS USED.

FRONT ELEVATION "6A" - WITH BRICK WATERTABLE

1 A-4.5B | **AT 2nd FL ENTRY CONDITION**

1/8" = 1'-0"



THIS ELEVATION MAY ONLY BE USED WHERE TOP OF FOUNDATION TO GRADE IS MINIMUM OF 3' - 0" FOR EGRESS PURPOSES UNLESS A DEEPER CONCRETE WINDOW WELL IS USED.

FRONT ELEVATION "6B" - WITH FULL BRICK

2 A-4.5B | **AT 2nd FL ENTRY CONDITION**

1/8" = 1'-0"

THIS ELEVATION MAY ONLY BE USED WHERE TOP OF FOUNDATION TO GRADE IS MINIMUM OF 3' - 0" FOR EGRESS PURPOSES UNLESS A DEEPER CONCRETE WINDOW WELL IS USED.

FRONT ELEVATION "6C" - WITH 1-STORY BRICK

3 A-4.5B | **AT 2nd FL ENTRY CONDITION**

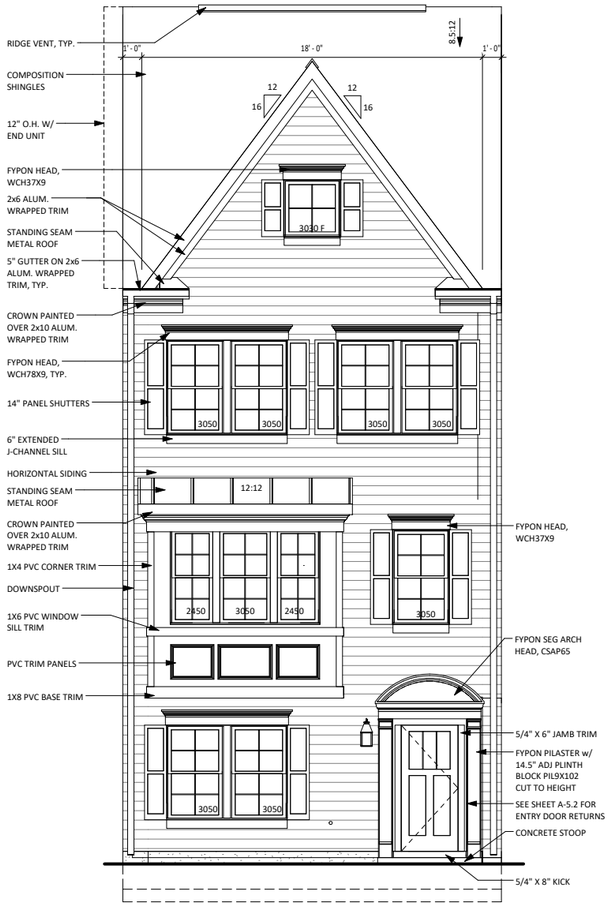
1/8" = 1'-0"

Architecture

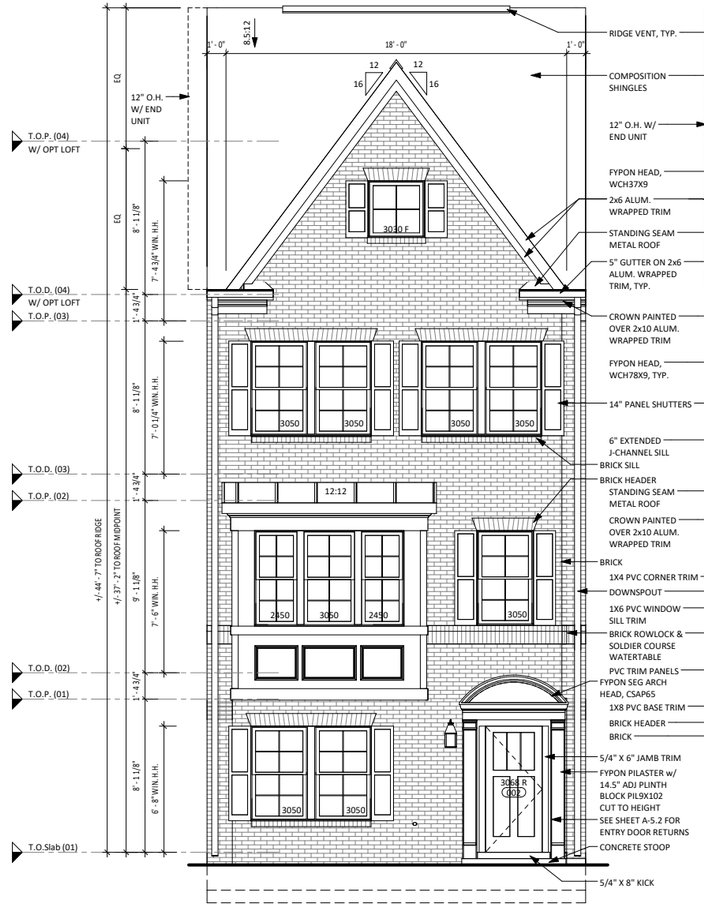
Arcadia - Rear Load

NOTE:

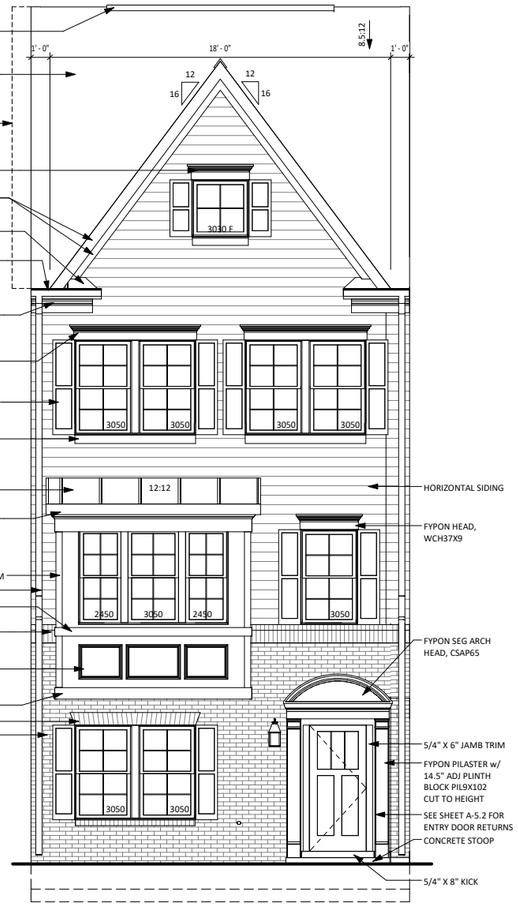
Rooflines on all end units shall have architectural treatments to include gables or dormers



FRONT ELEVATION "7A" -
1 WITH FULL SIDING
A-4.6 1/8" = 1'-0"



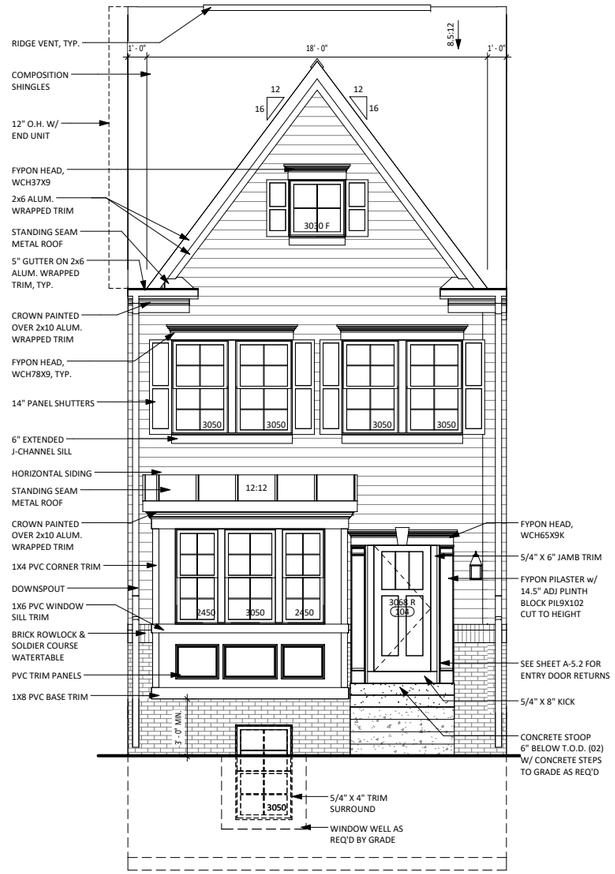
FRONT ELEVATION "7B" -
2 WITH FULL BRICK
A-4.6 1/8" = 1'-0"



FRONT ELEVATION "7C" -
3 SIDING WITH BRICK WATERTABLE
A-4.6 1/8" = 1'-0"

NOTE:

Rooflines on all end units shall have architectural treatments to include gables or dormers

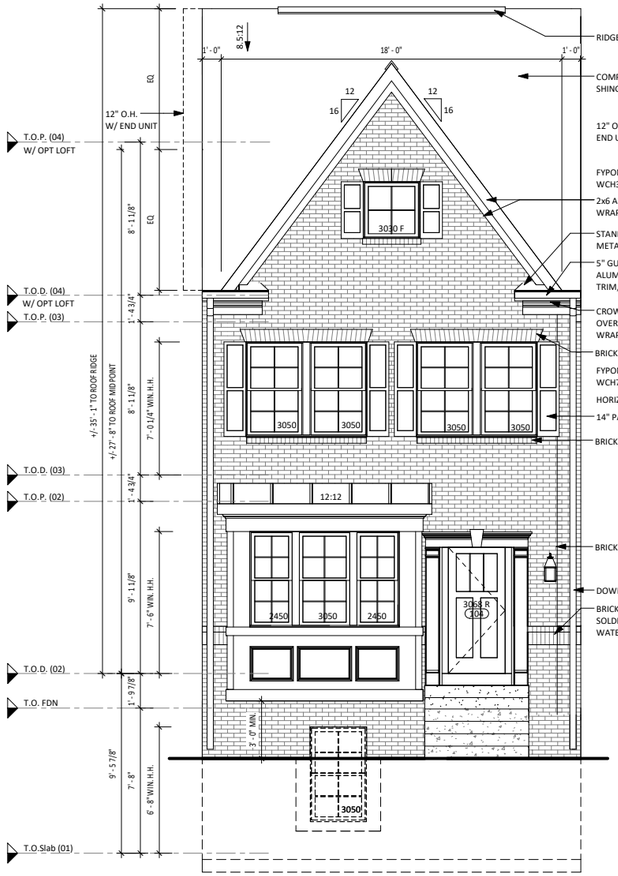


THIS ELEVATION MAY ONLY BE USED WHERE TOP OF FOUNDATION TO GRADE IS MINIMUM OF 3' - 0" FOR EGRESS PURPOSES UNLESS A DEEPER CONCRETE WINDOW WELL IS USED.

FRONT ELEVATION "7A" - WITH BRICK WATERTABLE

1 A-4.6B **AT 2nd FL ENTRY CONDITION**

1/8" = 1'-0"



THIS ELEVATION MAY ONLY BE USED WHERE TOP OF FOUNDATION TO GRADE IS MINIMUM OF 3' - 0" FOR EGRESS PURPOSES UNLESS A DEEPER CONCRETE WINDOW WELL IS USED.

FRONT ELEVATION "7B" - WITH FULL BRICK

2 A-4.6B **AT 2nd FL ENTRY CONDITION**

1/8" = 1'-0"

THIS ELEVATION MAY ONLY BE USED WHERE TOP OF FOUNDATION TO GRADE IS MINIMUM OF 3' - 0" FOR EGRESS PURPOSES UNLESS A DEEPER CONCRETE WINDOW WELL IS USED.

FRONT ELEVATION "7C" - WITH 1-STORY BRICK

3 A-4.6B **AT 2nd FL ENTRY CONDITION**

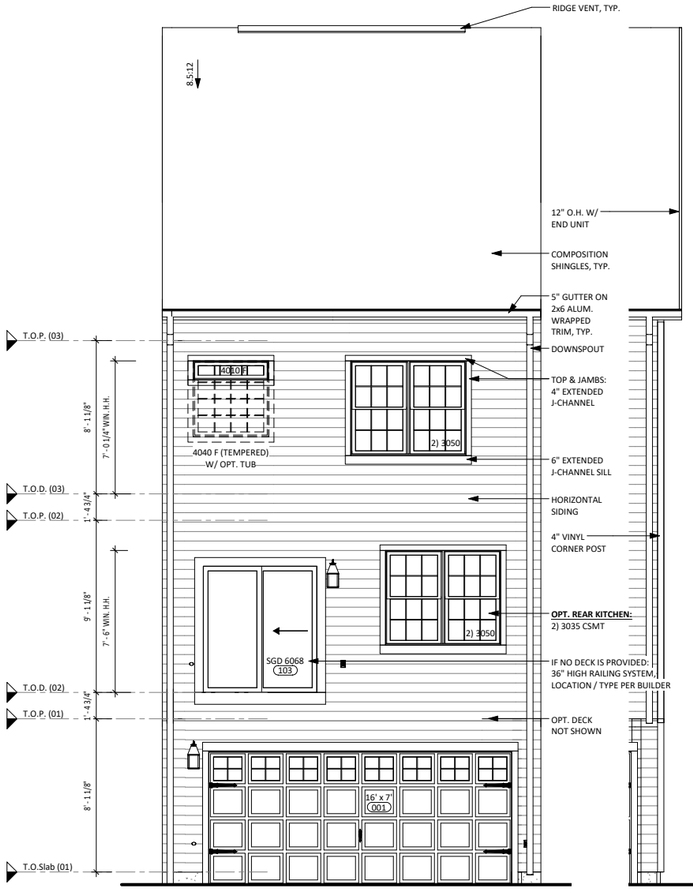
1/8" = 1'-0"

NOTE:

16’ (garage door) / 20’ (façade) = 80 % ±

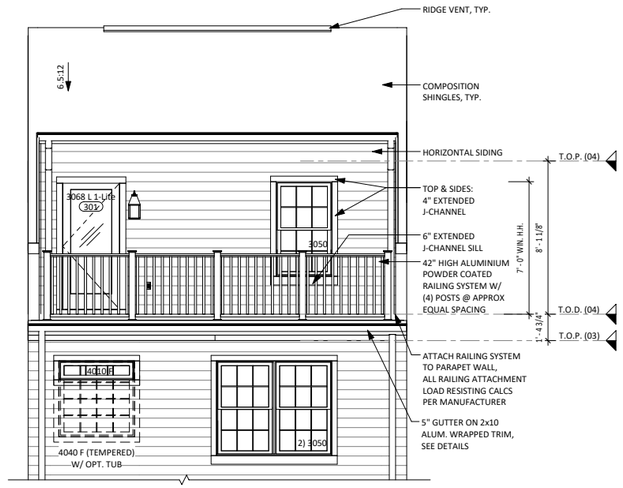
NOTE:

All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim



END UNIT

1 A-4.7 **REAR ELEVATION**
1/8" = 1'-0"



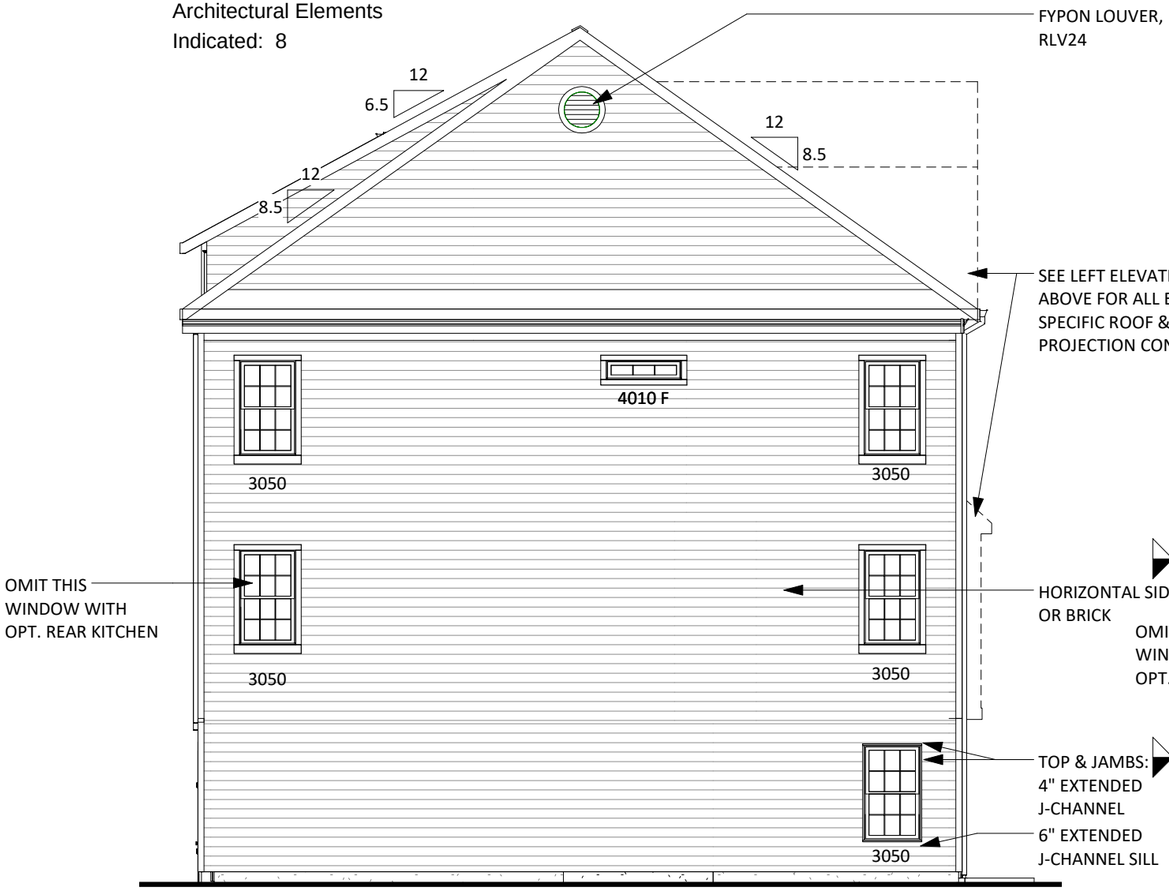
REAR ELEVATION WITH OPT. LOFT - (OPEN LOFT OR OPT. BEDROOM)

2 A-4.7 1/8" = 1'-0"

Note:
Per Section 260(BCZR),
Architectural Elements Required:
INTERIOR SIDE FACADE: 5
HIGH VISIBILITY SIDE FACADE: 6

Side Elevation: 1474 SF±

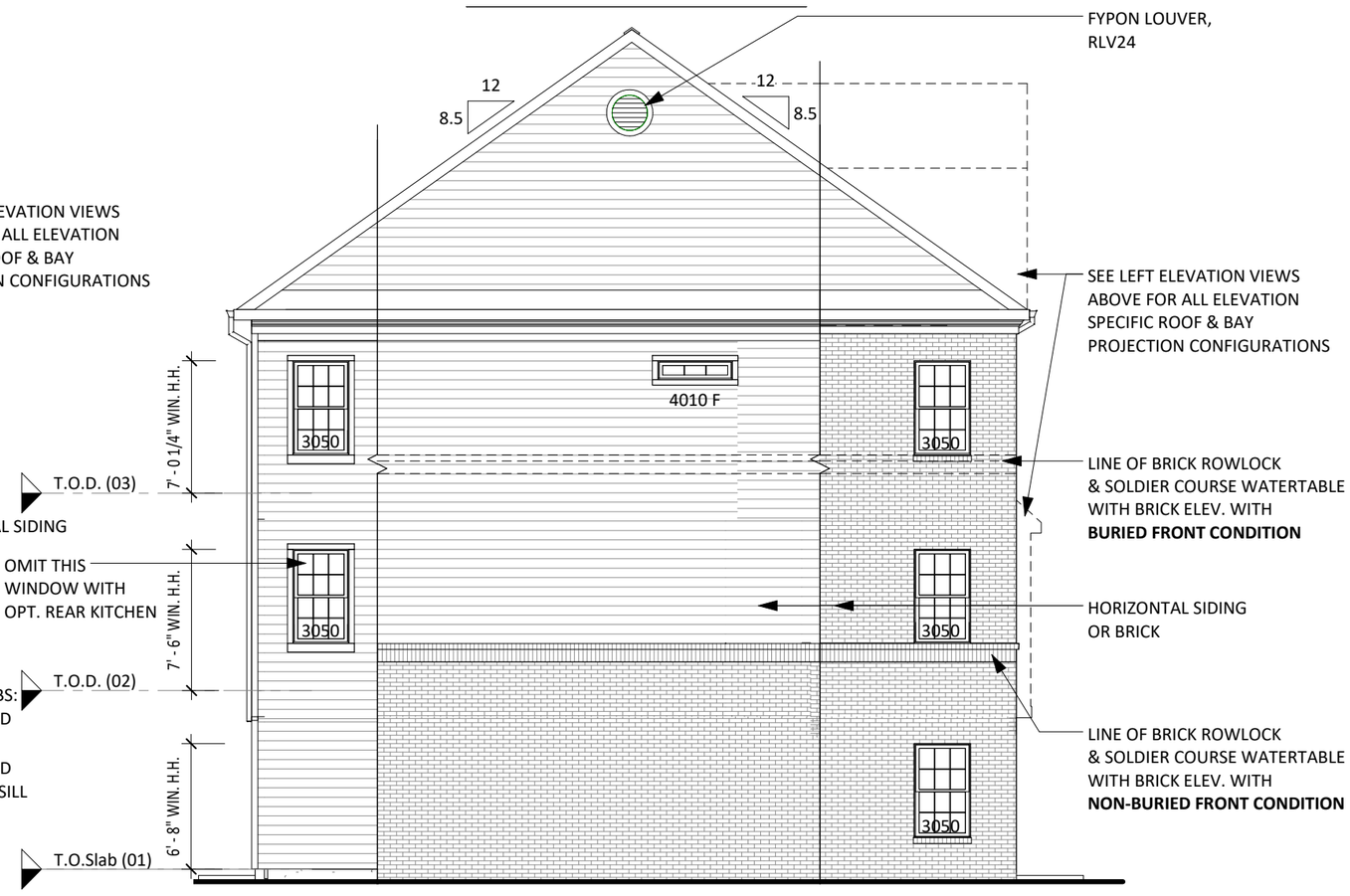
Note:
Architectural Elements
Indicated: 8



STANDARD END UNIT

5 | **LEFT ELEVATION WITH OPT. LOFT**
A-4.8 | 1/8" = 1'-0"

Note:
Architectural Elements
Indicated: 9



HIGH VISIBILITY CONDITIONS

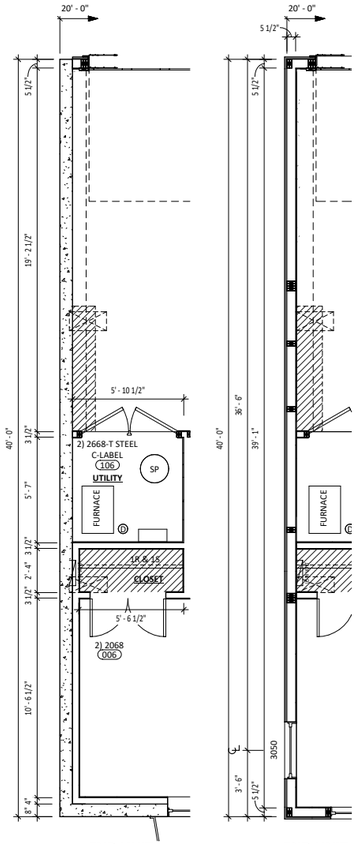
WITH FRONT ELEV. "A" (FULL SIDING)

WITH FRONT ELEV. "C" (PARTIAL BRICK)

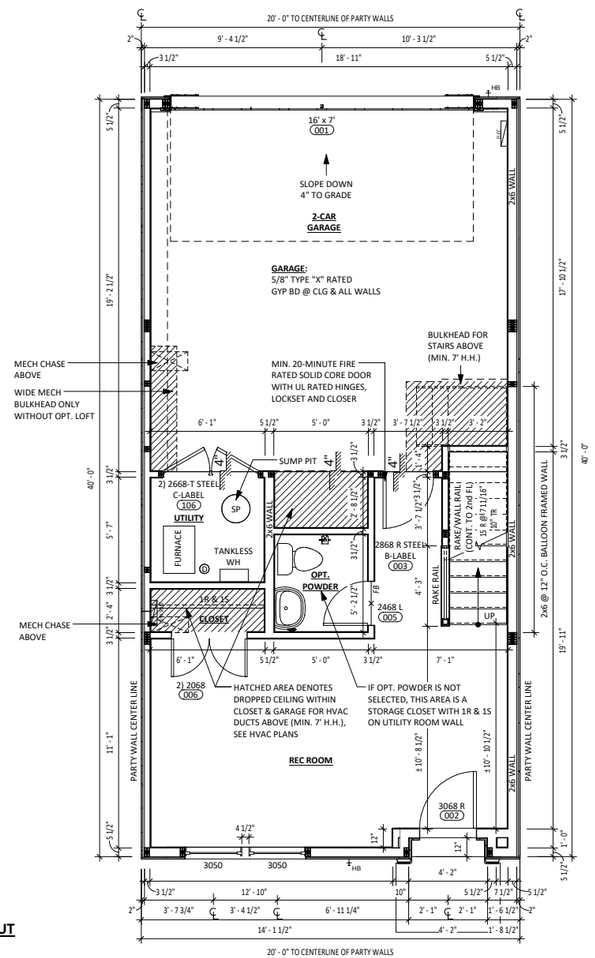
WITH FRONT ELEV. "B" (FULL BRICK)

LEFT ELEVATION WITHOUT OPT. LOFT (SHOWN WITH HIGH VISIBILITY CONDITIONS)

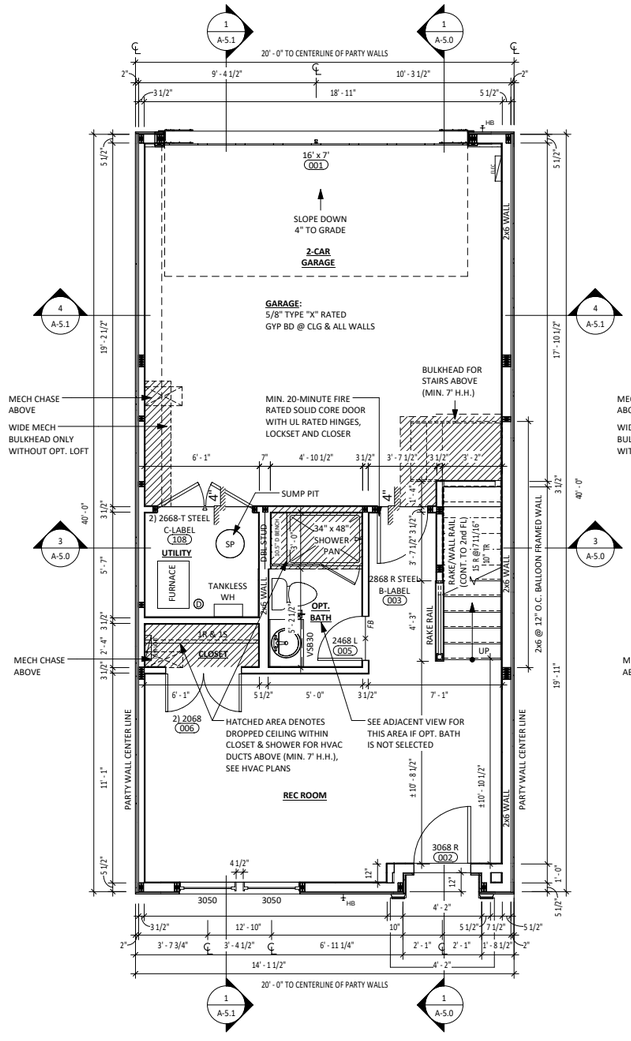
6 | A-4.8 | 1/8" = 1'-0"



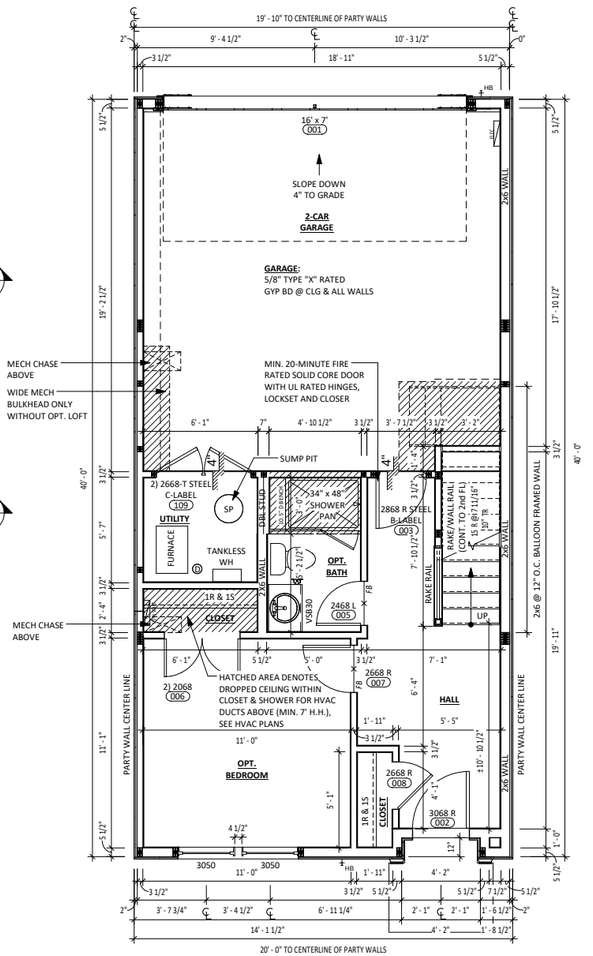
4 | END UNITS
A-0.0 | 1/8" = 1'-0"



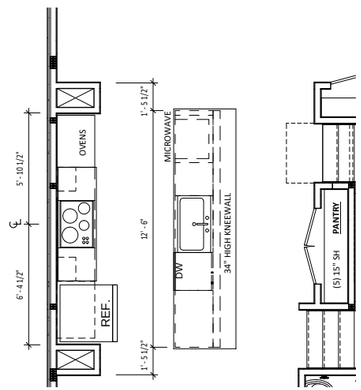
FIRST FLOOR PLAN -
REC ROOM WITH POWDER
1 | (ALL ELEV. EXCEPT "4")
A-0.0 | 1/8" = 1'-0"



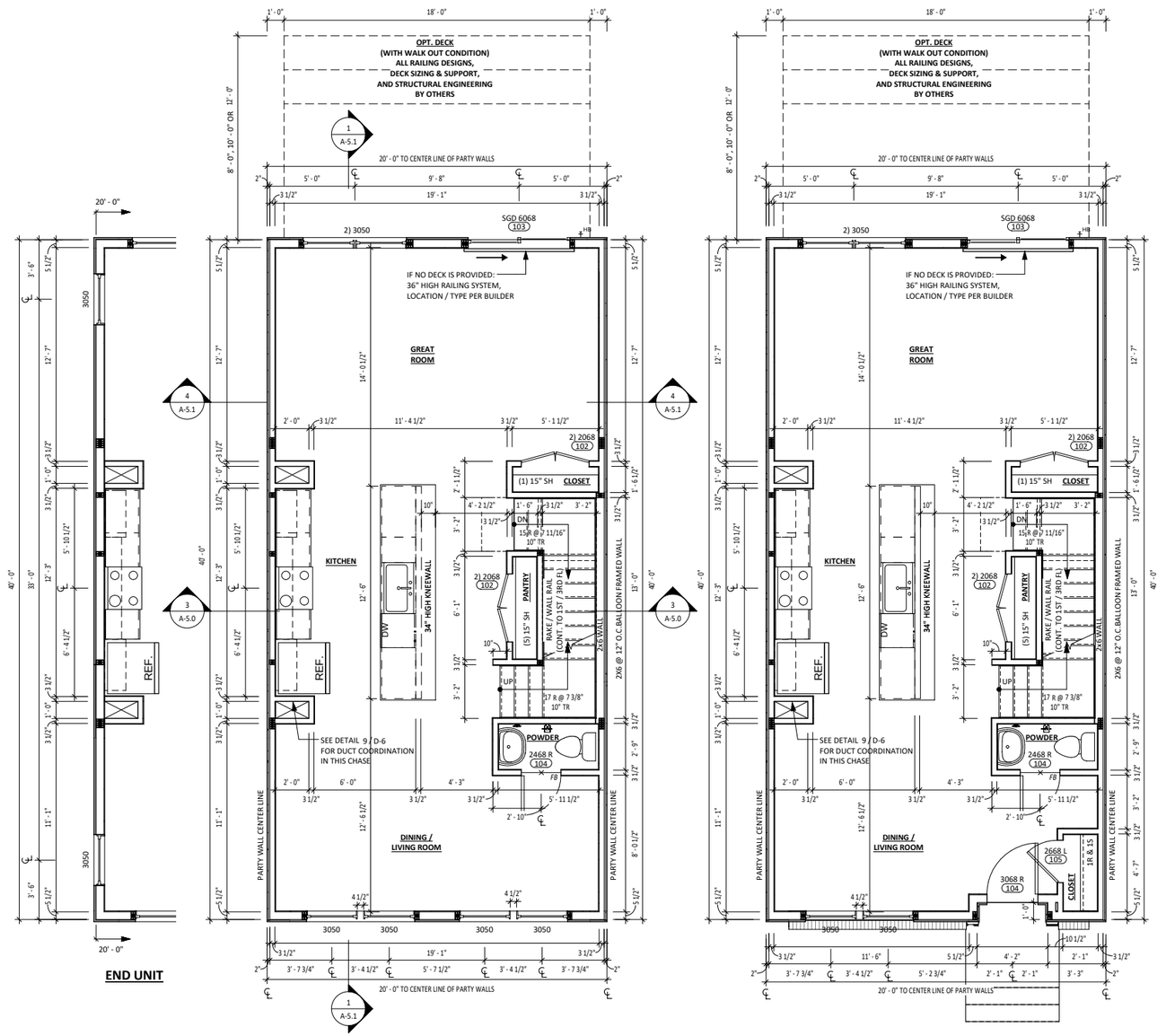
FIRST FLOOR PLAN -
REC ROOM WITH OPT. FULL BATH
2 | (ALL ELEV. EXCEPT "4")
A-0.0 | 1/8" = 1'-0"



FIRST FLOOR PLAN -
WITH OPT. BEDROOM & FULL BATH
3 | (ALL ELEV. EXCEPT "4")
A-0.0 | 1/8" = 1'-0"

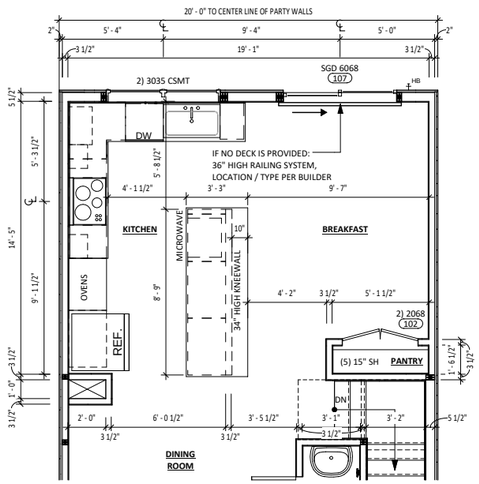


MID-KITCHEN -
3 | DESIGNER SELECT SPEC
A-1.0 | 1/8" = 1'-0"

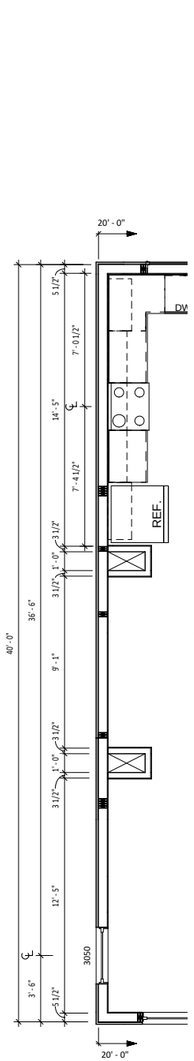


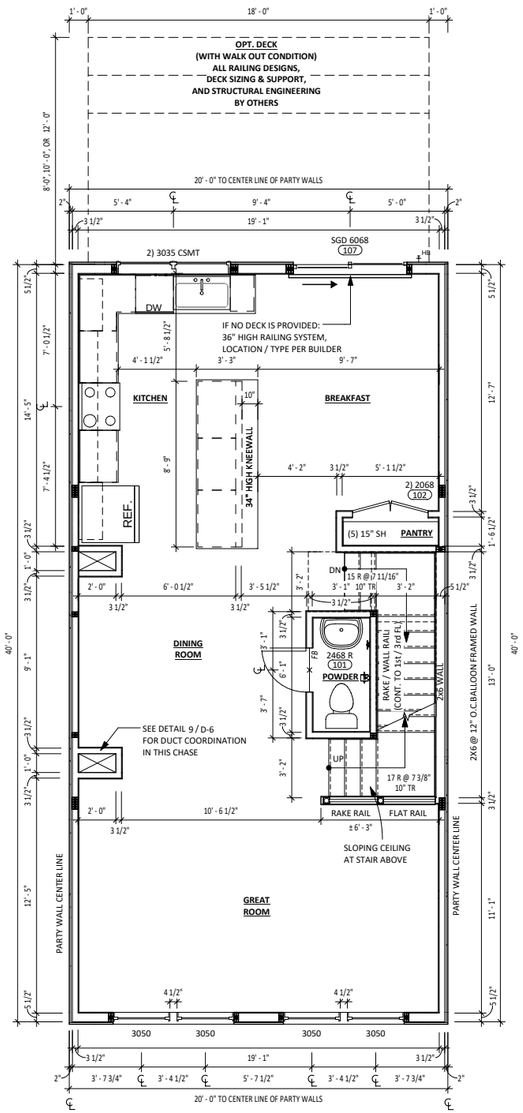
SECOND FLOOR PLAN - WITH STD MID-KITCHEN
1 | (SHOWN W/ ELEV. "1")
A-1.0 | 1/8" = 1'-0"

2ND FLOOR PLAN - WITH STD MID-KITCHEN
2 | WITH 2ND FL ENTRY (SHOWN W/ ELEV. "1")
A-1.0 | 1/8" = 1'-0"

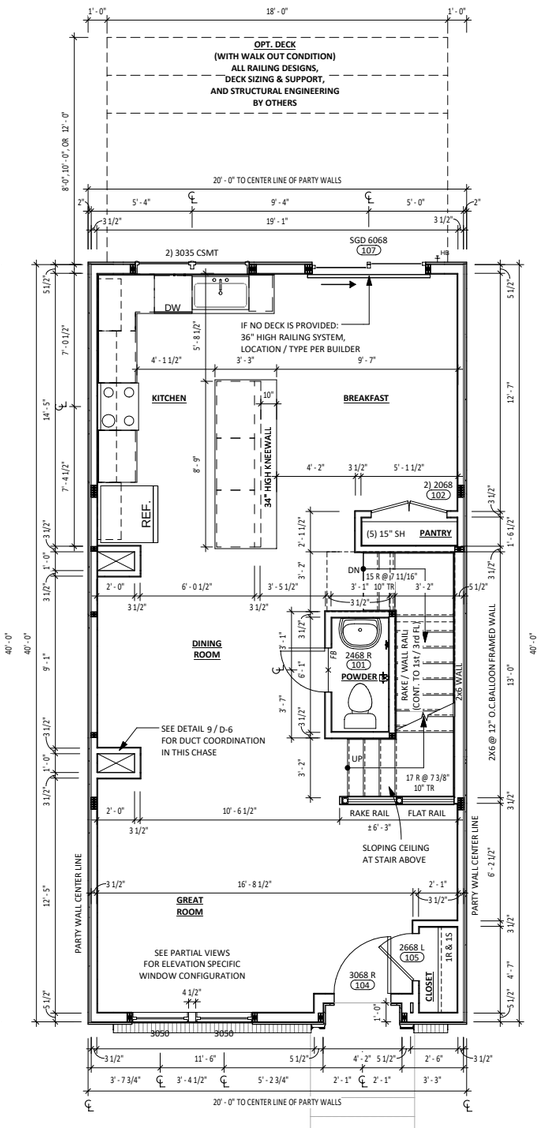


OPT. REAR KITCHEN -
3 | DESIGNER SELECT SPEC
A-1.1 | 1/8" = 1'-0"

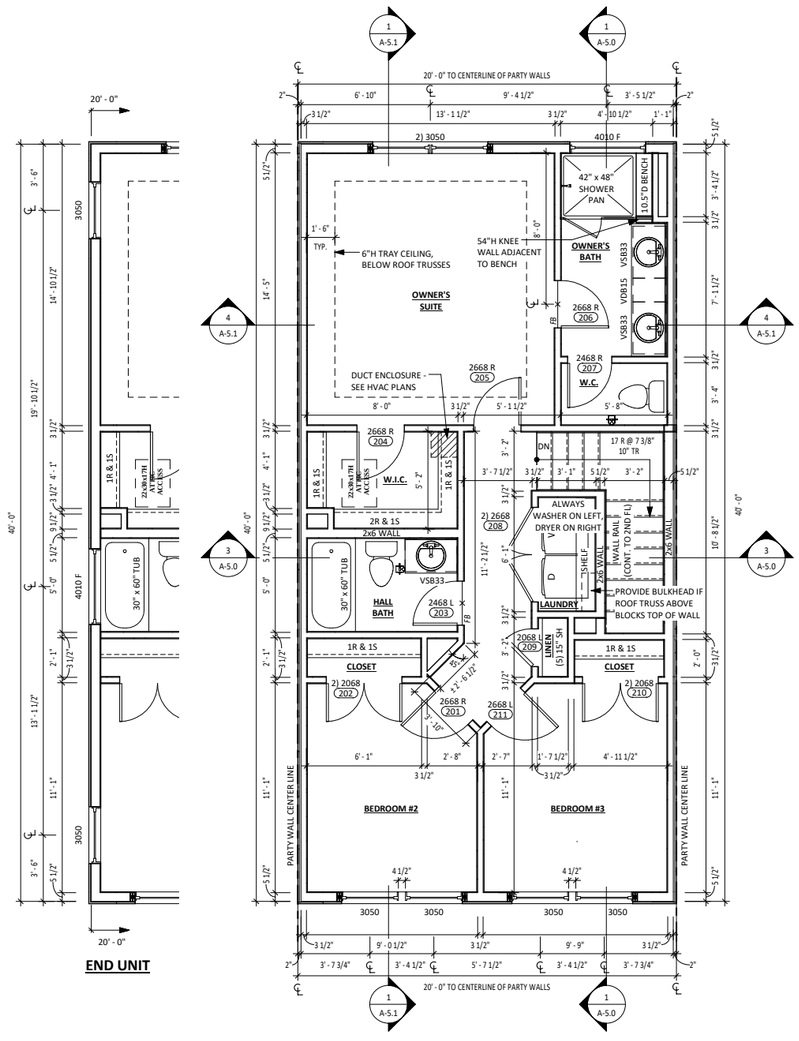




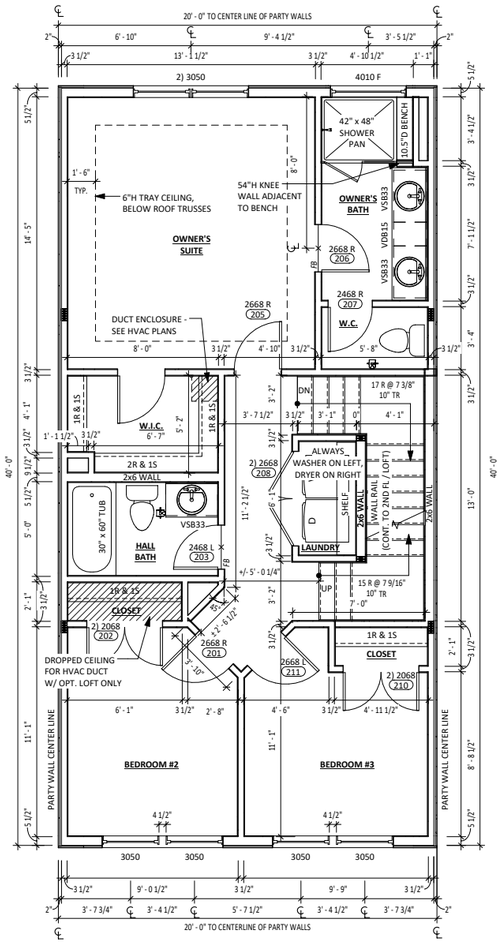
SECOND FLOOR PLAN - WITH OPT. REAR KITCHEN
1 | (SHOWN W/ ELEV. "1")
A-1.1 | 1/8" = 1'-0"



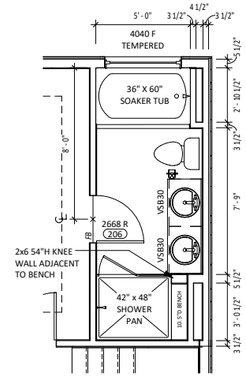
2ND FLOOR PLAN - WITH OPT. REAR KITCHEN
2 | WITH 2ND FL ENTRY (SHOWN W/ ELEV. "1")
A-1.1 | 1/8" = 1'-0"



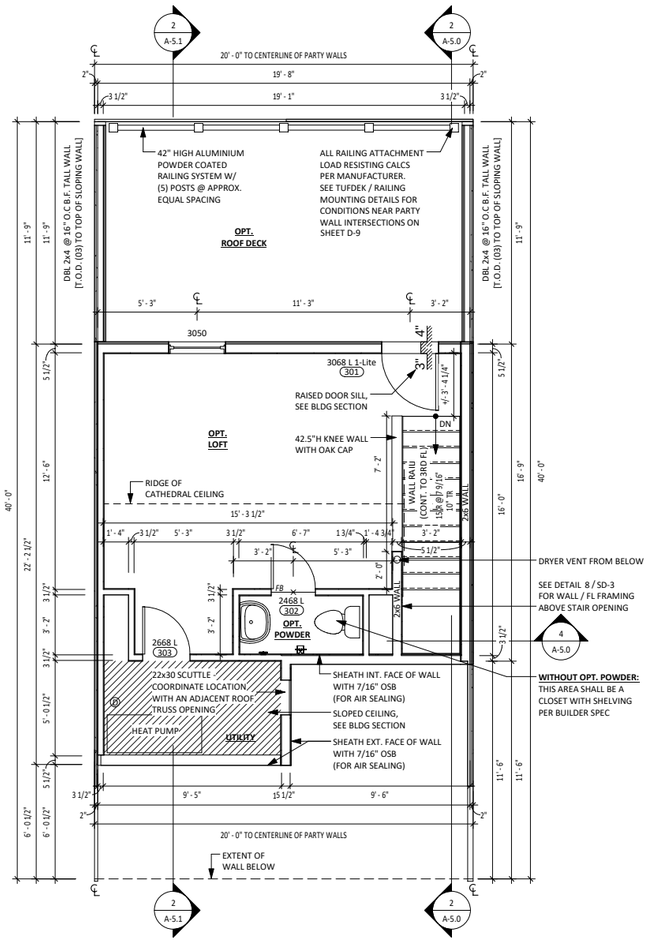
1 A-2.0 | **THIRD FLOOR PLAN - (SHOWN W/ ELEV. "1", "3", "6", "7")**
1/8" = 1'-0"



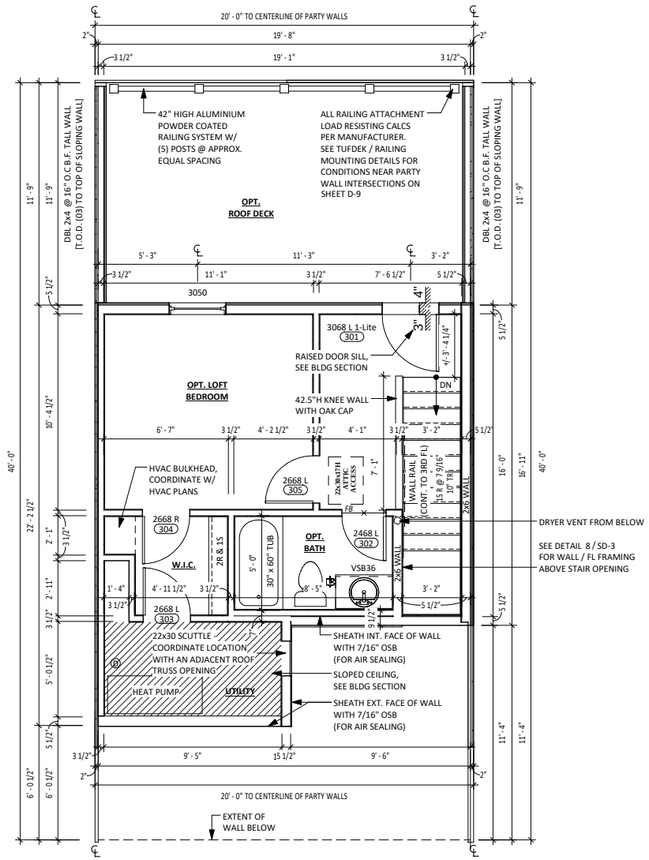
2 A-2.0 | **THIRD FLOOR PLAN - (WITH OPT. LOFT ABOVE)**
1/8" = 1'-0"



5 A-2.0 | **OPT. OWNER'S BATH**
1/8" = 1'-0"



1 | OPT. OPEN LOFT PLAN
A-3.0 | 1/8" = 1'-0"



2 | OPT. LOFT BEDROOM PLAN
A-3.0 | 1/8" = 1'-0"

LOT 1
ELLICOTT STANDARD
BRICK: ASHCROFT ROSE
SIDING: PLATINUM GRAY
DOOR: NAVAL (SW 6244)
SHUTTER: BLACK (002)

LOT 2
ELLICOTT STANDARD
SIDING: GLACIER WHITE
DOOR: CRABBY APPLE (SW 7592)

LOT 3
ELLICOTT STANDARD
BRICK: LOGAN
SIDING: AGELESS SLATE
DOOR: TRICORN BLACK (SW 6258)

LOT 4
ELLICOTT STANDARD
BRICK: ROSENEATH
SIDING:STERLING GRAY
DOOR: PERLE NOIR (SW 9154)

LOT 5
ELLICOTT STANDARD
SIDING: MIDNIGHT BLUE
DOOR: CITYSCAPE (SW 7067)

LOT 6
ELLICOTT REVERSE
BRICK: LOGAN
SIDING: GLACIER WHITE
DOOR: CRABBY APPLE (SW 7592)

SAMPLE STRIP ELEVATION - ELLICOTT FRONT LOAD MODEL

BUILDING NOTES:
ALL TRIM, WINDOWS, AND GARAGE DOORS TO BE WHITE
SECONDARY DOORS TO MATCH TRIM
BLACK IRON RAILINGS AT ENTRY
CHARCOAL STANDING SEAM METAL & SHINGLE ROOF
*ALL FOURTH FLOOR LOFTS AND REAR DECKS ARE OPTIONAL

EXHIBIT
tabbies
5B

LOT 6
ELLICOTT REVERSE
BRICK: LOGAN
SIDING: GLACIER WHITE
DOOR: CRABBY APPLE (SW 7592)

LOT 5
ELLICOTT STANDARD
SIDING: MIDNIGHT BLUE
DOOR: CITYSCAPE (SW 7067)

LOT 4
ELLICOTT STANDARD
BRICK: ROSENEATH
SIDING:STERLING GRAY
DOOR: PERLE NOIR (SW 9154)

LOT 3
ELLICOTT STANDARD
BRICK: LOGAN
SIDING: AGELESS SLATE
DOOR: TRICORN BLACK (SW 6258)

LOT 2
ELLICOTT STANDARD
SIDING: GLACIER WHITE
DOOR: CRABBY APPLE (SW 7592)

LOT 1
ELLICOTT STANDARD
BRICK: ASHCROFT ROSE
SIDING: PLATINUM GRAY
DOOR: NAVAL (SW 6244)
SHUTTER: BLACK (002)

SAMPLE STRIP ELEVATION - ELLICOTT FRONT LOAD MODEL

BUILDING NOTES:
ALL TRIM, WINDOWS, AND GARAGE DOORS TO BE WHITE
SECONDARY DOORS TO MATCH TRIM
BLACK IRON RAILINGS AT ENTRY
CHARCOAL STANDING SEAM METAL & SHINGLE ROOF
*ALL FOURTH FLOOR LOFTS AND REAR DECKS ARE OPTIONAL

LOT 1
ELLICOTT STANDARD
BRICK: ASHCROFT ROSE
SIDING: PLATINUM GRAY
DOOR: NAVAL (SW 6244)
SHUTTER: BLACK (002)

LOT 6
ELLICOTT REVERSE
BRICK: LOGAN
SIDING: GLACIER WHITE
DOOR: CRABBY APPLE (SW 7592)

SAMPLE STRIP ELEVATION - ELLICOTT FRONT LOAD MODEL

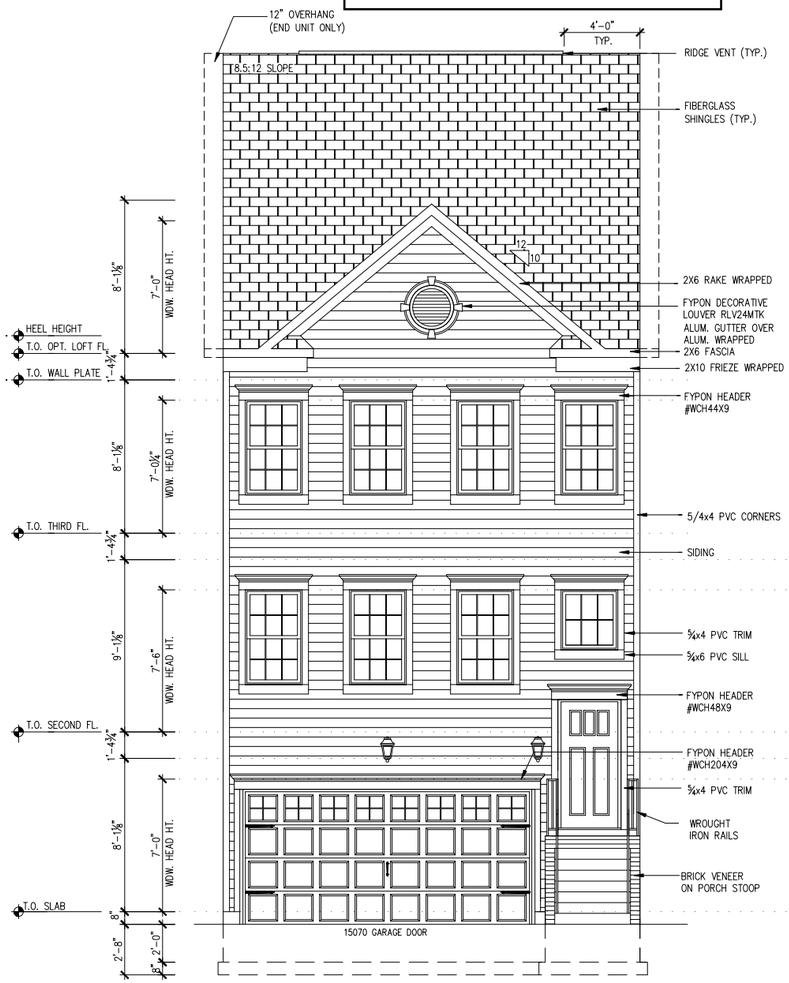
BUILDING NOTES:
ALL TRIM, WINDOWS, AND GARAGE DOORS TO BE WHITE
SECONDARY DOORS TO MATCH TRIM
BLACK IRON RAILINGS AT ENTRY
CHARCOAL STANDING SEAM METAL & SHINGLE ROOF
*ALL FOURTH FLOOR LOFTS AND REAR DECKS ARE OPTIONAL

Architecture

Ellicott - Front Load

NOTE:

Rooflines on all end units shall have architectural treatments to include gables or dormers

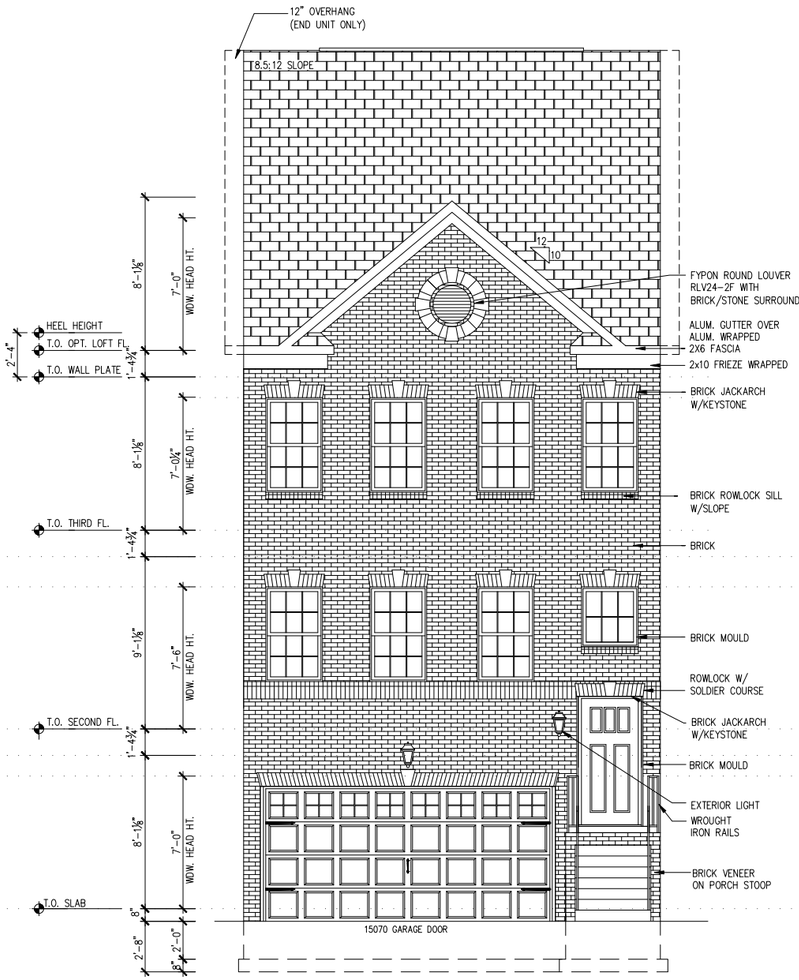


1 FRONT ELEVATION 1A – SIDING

1/8" = 1'-0"

NOTE:

$$\frac{\text{15' (garage door)}}{\text{22' (façade)}} = 68.2\ \% \pm$$

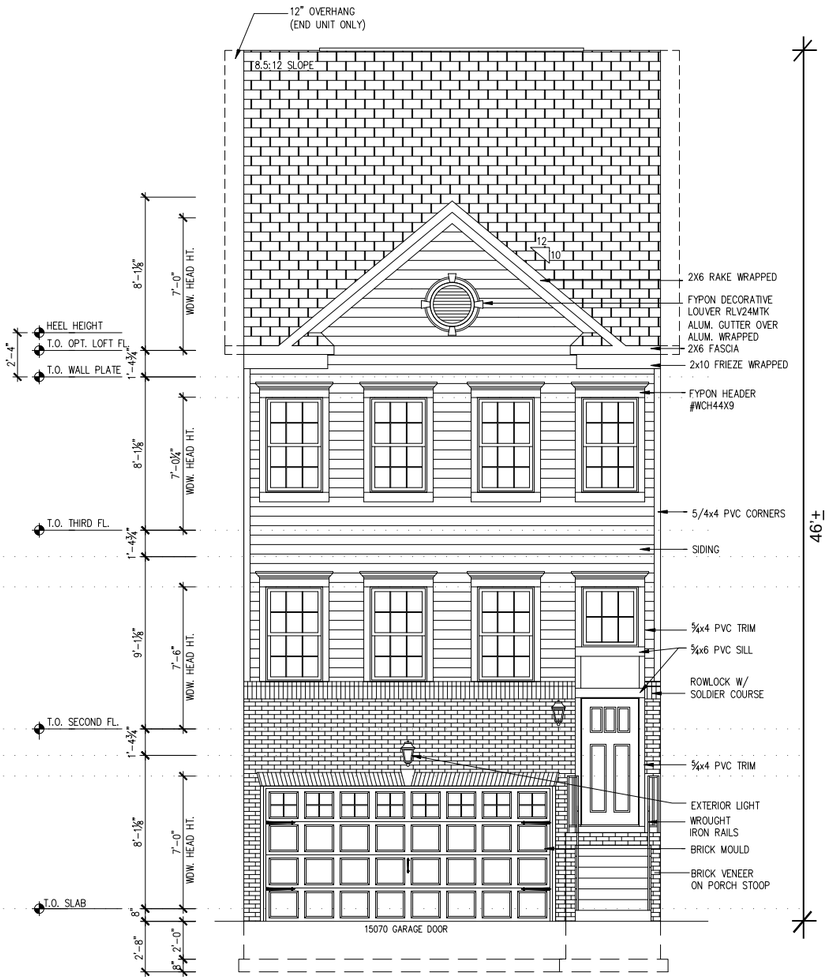


2 FRONT ELEVATION 1B – FULL BRICK/ 1D – FULL STONE

1/8" = 1'-0"

NOTE:

All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim



3 FRONT ELEVATION 1C – BRICK WATER TABLE/ 1E – STONE WATER TABLE

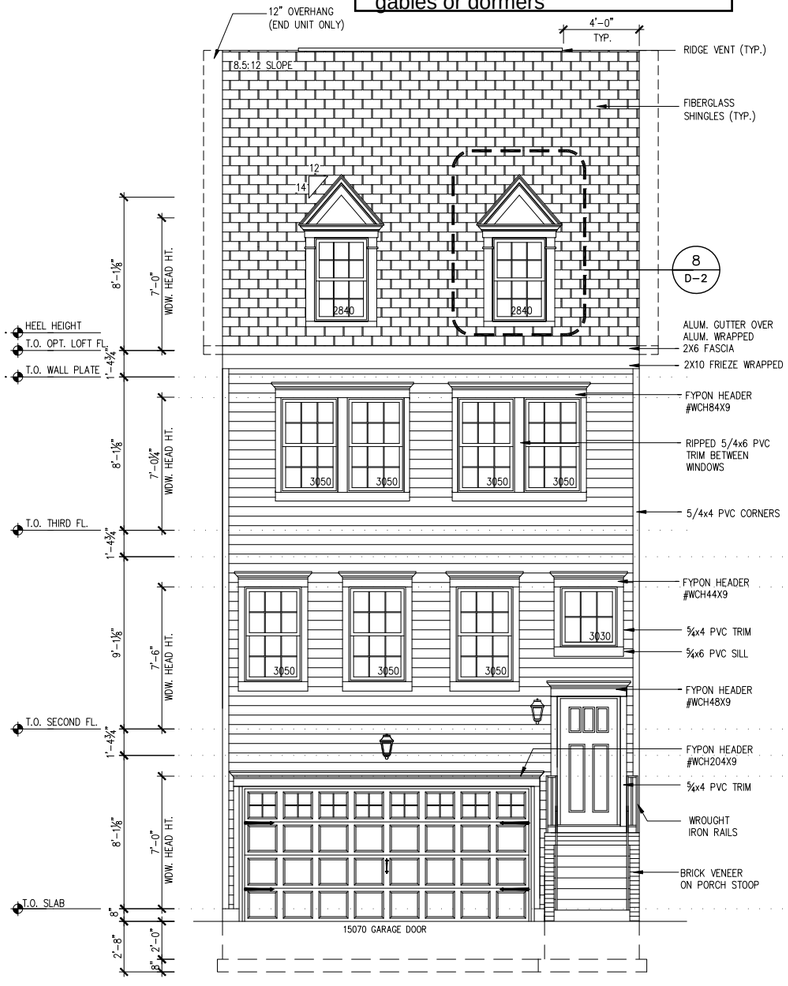
1/8" = 1'-0"

Architecture

Ellicott - Front Load

NOTE:

Rooflines on all end units shall have architectural treatments to include gables or dormers

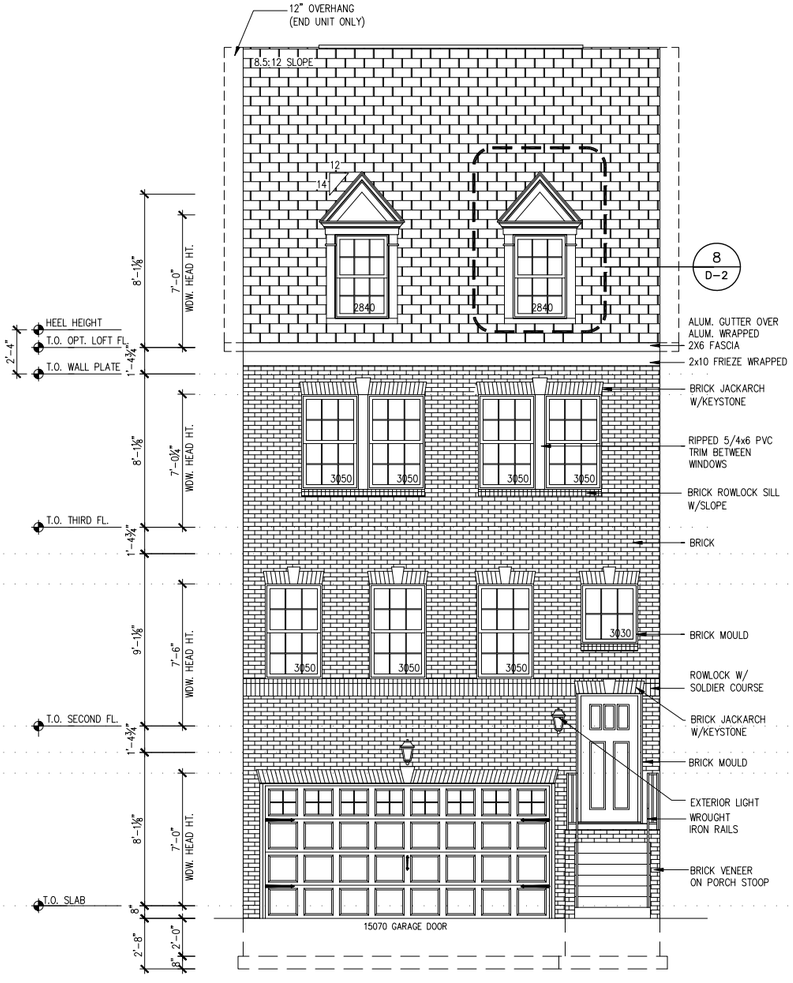


1 FRONT ELEVATION 2A – SIDING

1/8" = 1'-0"

NOTE:

15' (garage door) / 22' (façade) = 68.2 % ±

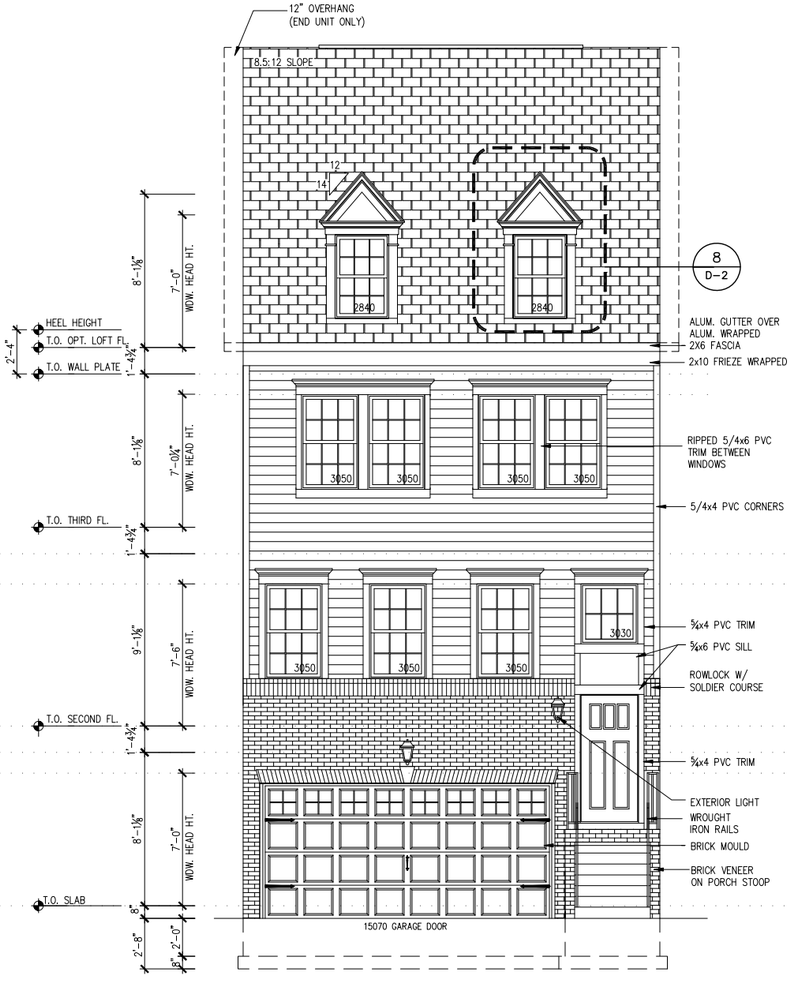


2 FRONT ELEVATION 2B – FULL BRICK/ 2D – FULL STONE

1/8" = 1'-0"

NOTE:

All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim



3 FRONT ELEVATION 2C – BRICK WATER TABLE/ 2E – STONE WATER TABLE

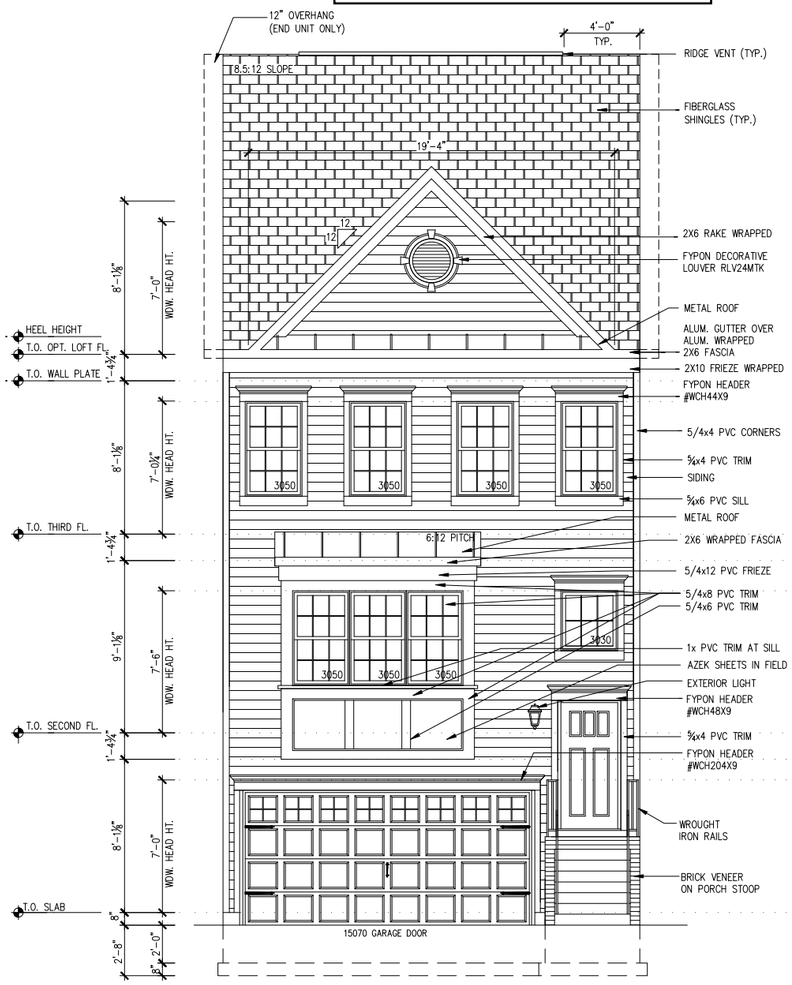
1/8" = 1'-0"

Architecture

Ellicott - Front Load

NOTE:

Rooflines on all end units shall have architectural treatments to include gables or dormers

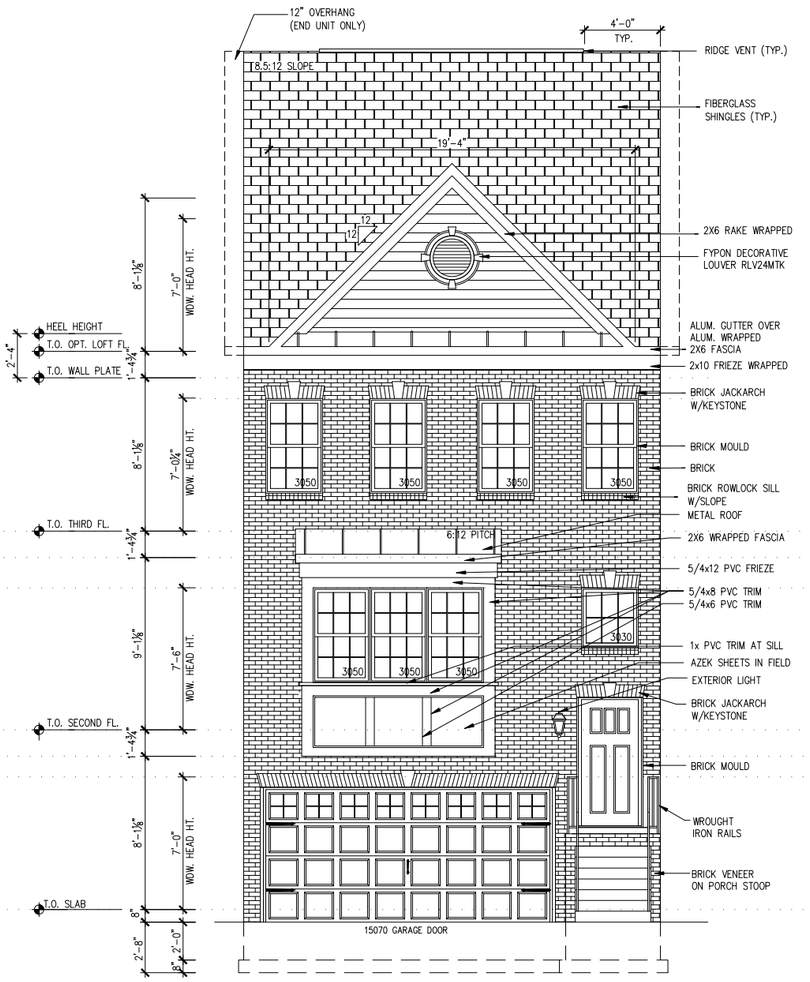


1 FRONT ELEVATION 3A – SIDING

1/8" = 1'-0"

NOTE:

$$\frac{\text{16' (garage door)}}{\text{22' (façade)}} = 68.2\ \% \pm$$

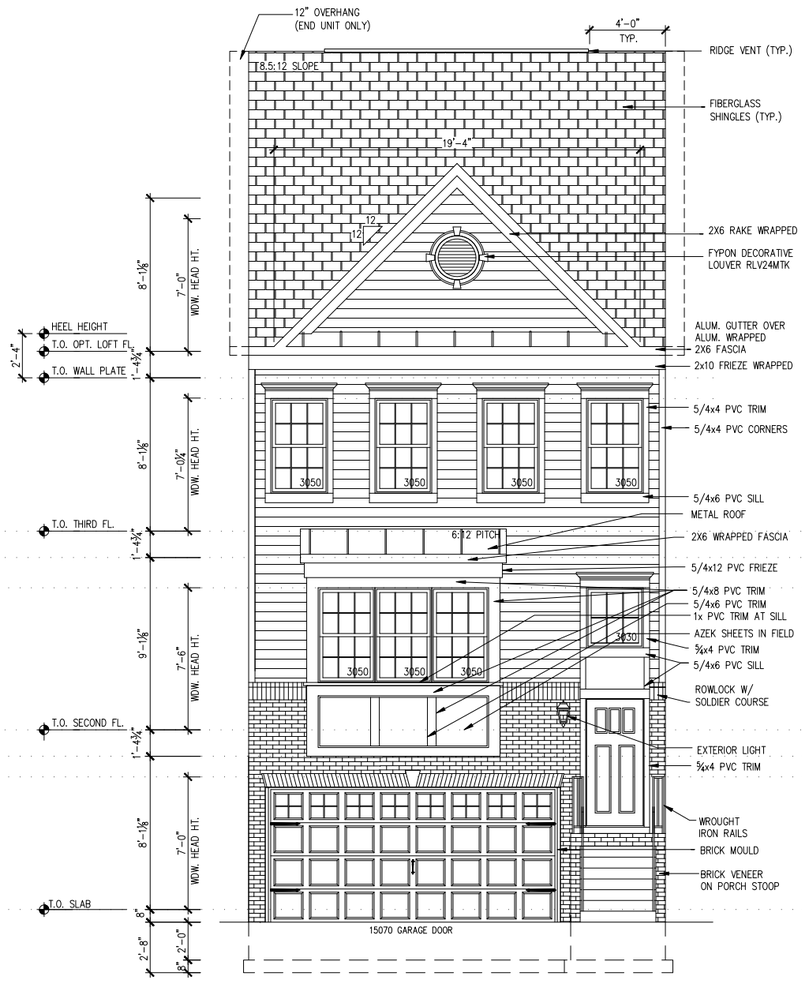


2 FRONT ELEVATION 3B – FULL BRICK/ 3D – FULL STONE

1/8" = 1'-0"

NOTE:

All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim



3 FRONT ELEVATION 3C – BRICK WATER TABLE/ 3E – STONE WATER TABLE

1/8" = 1'-0"

Architecture

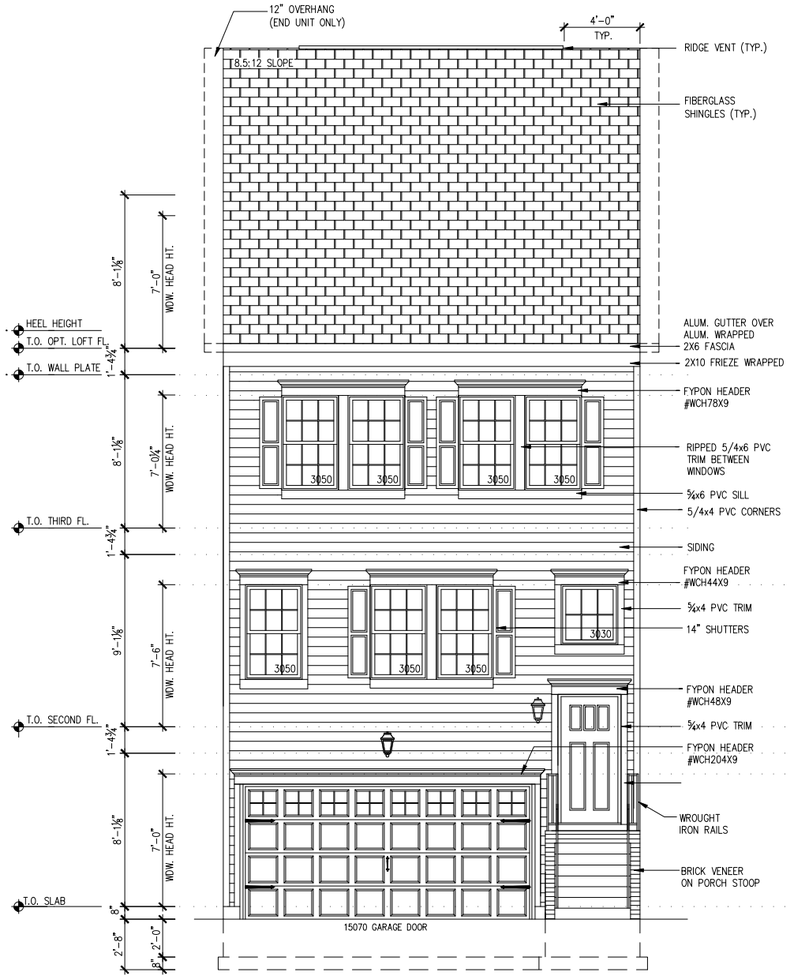
Ellicott - Front Load

NOTE:

15’ (garage door) / 22’ (façade) = 68.2 % ±

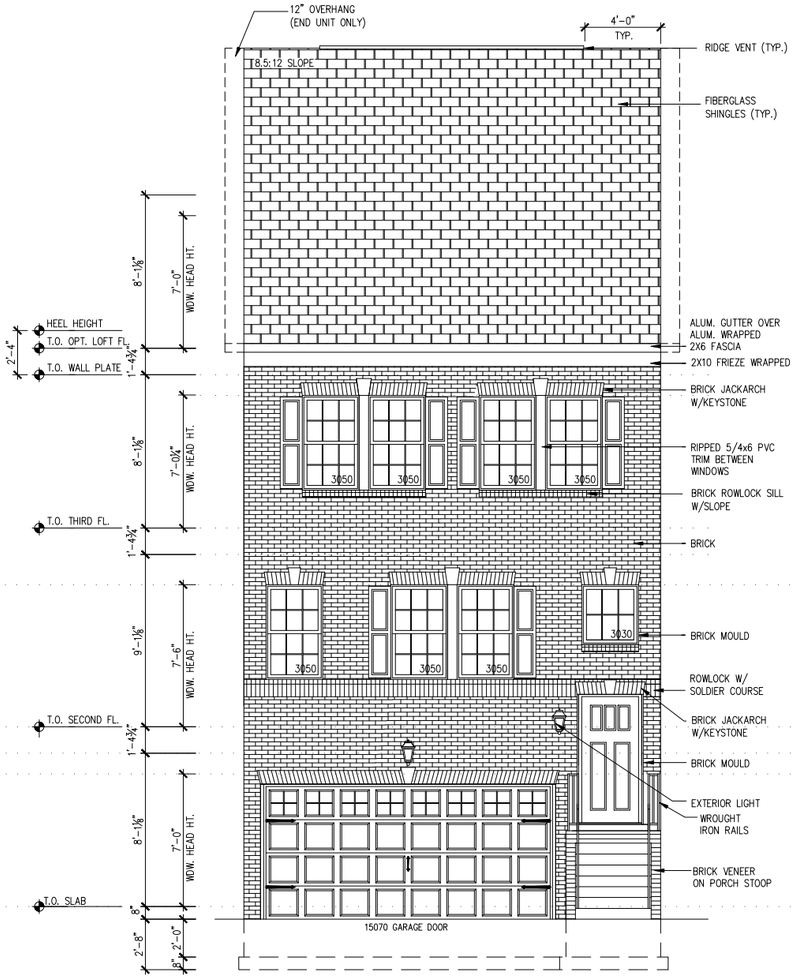
NOTE:

All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim



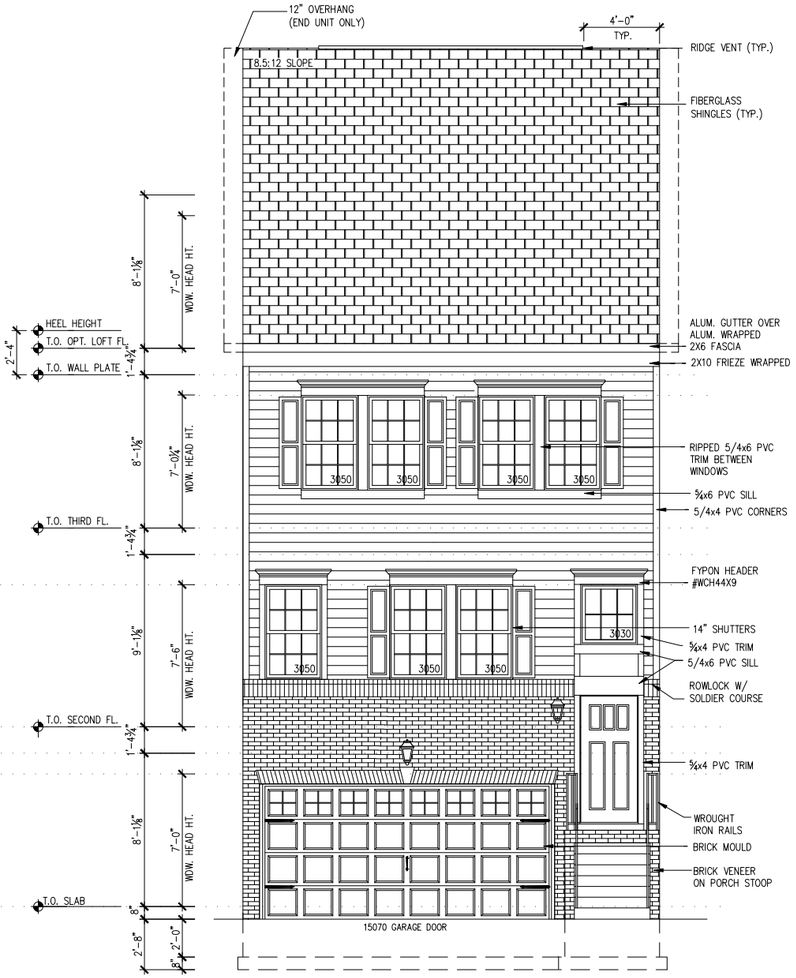
1 FRONT ELEVATION 4A – SIDING

1/8" = 1'-0"



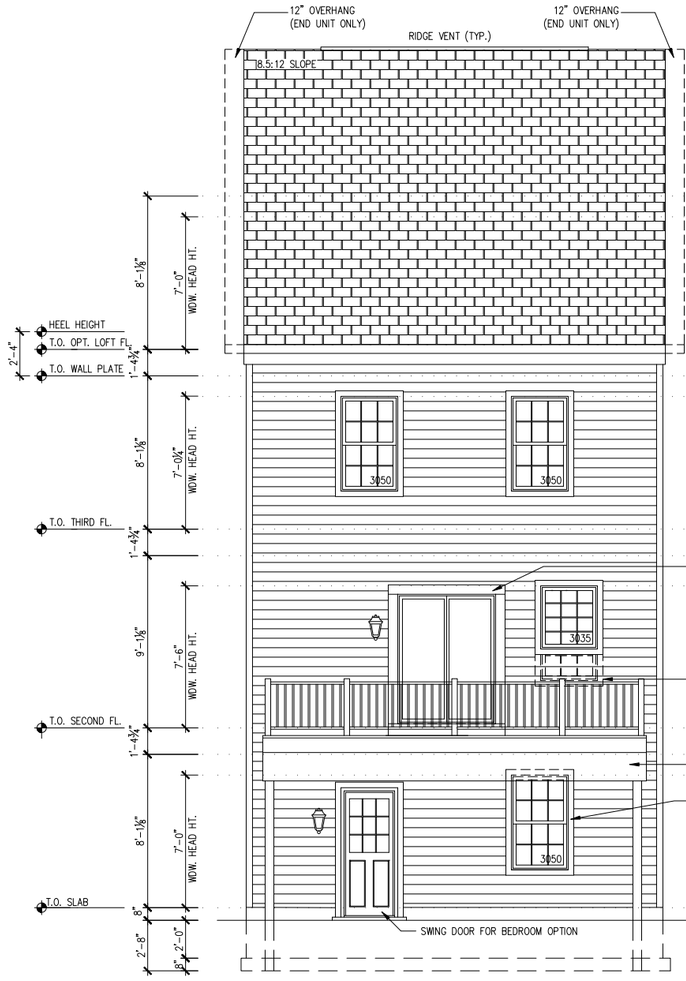
2 FRONT ELEVATION 4B – FULL BRICK/ 4D – FULL STONE

1/8" = 1'-0"

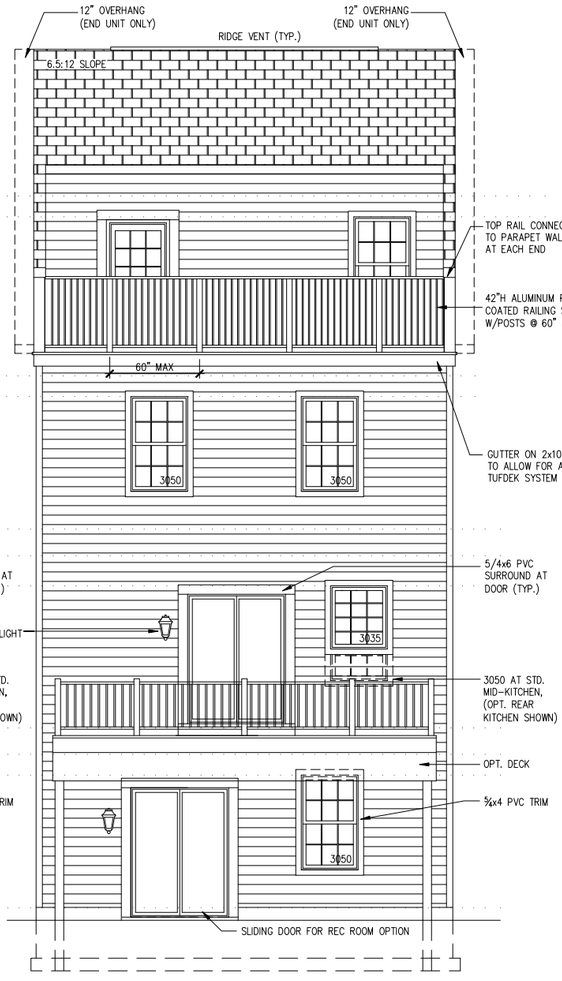


3 FRONT ELEVATION 4C – BRICK WATER TABLE/ 4E – STONE WATER TABLE

1/8" = 1'-0"



1 REAR ELEVATION – STANDARD
1/8" = 1'-0"



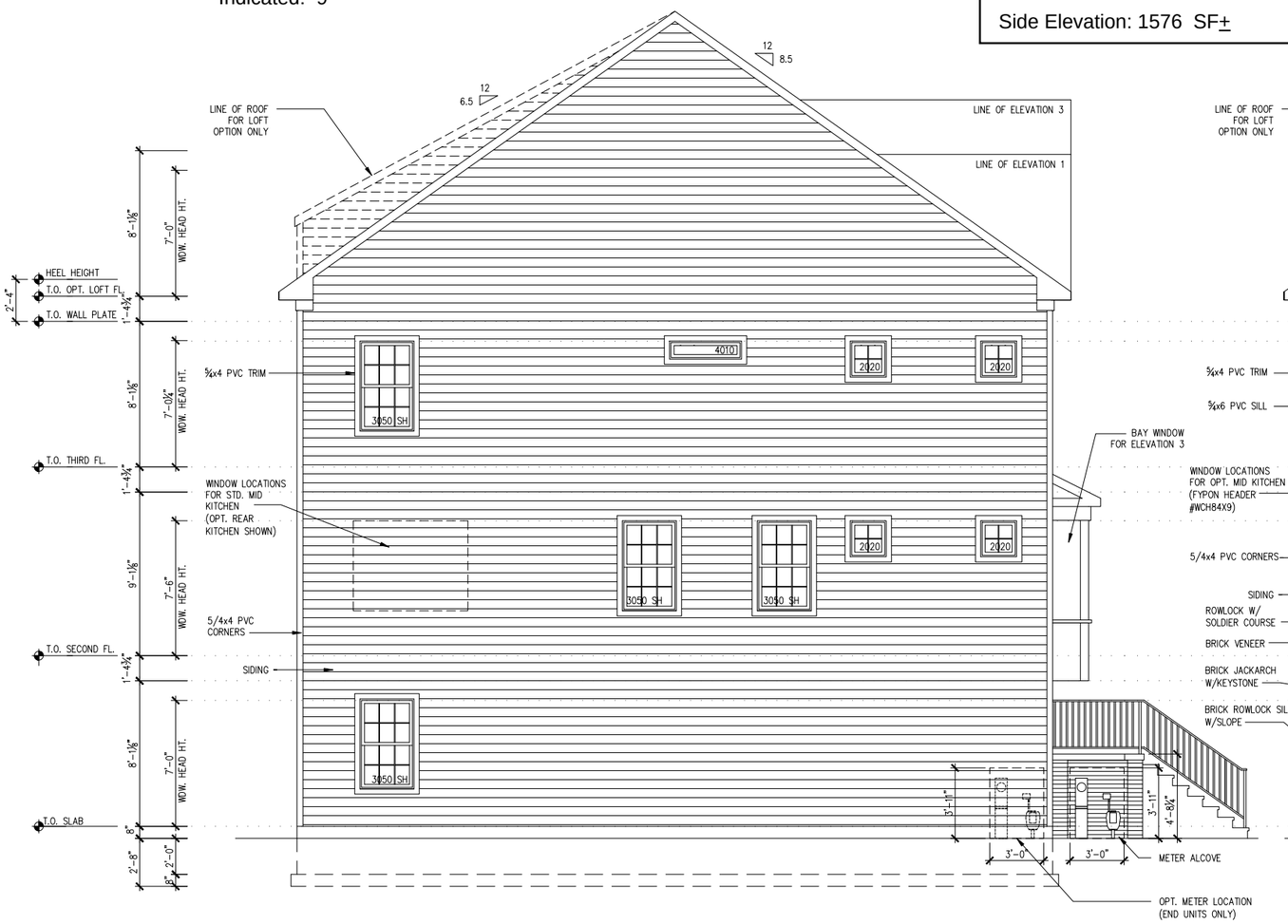
2 REAR ELEVATION – OPT. LOFT
1/8" = 1'-0"

Note:
Per Section 260(BCZR),
Architectural Elements Required:
INTERIOR SIDE FACADE: 5
HIGH VISIBILITY SIDE FACADE: 6

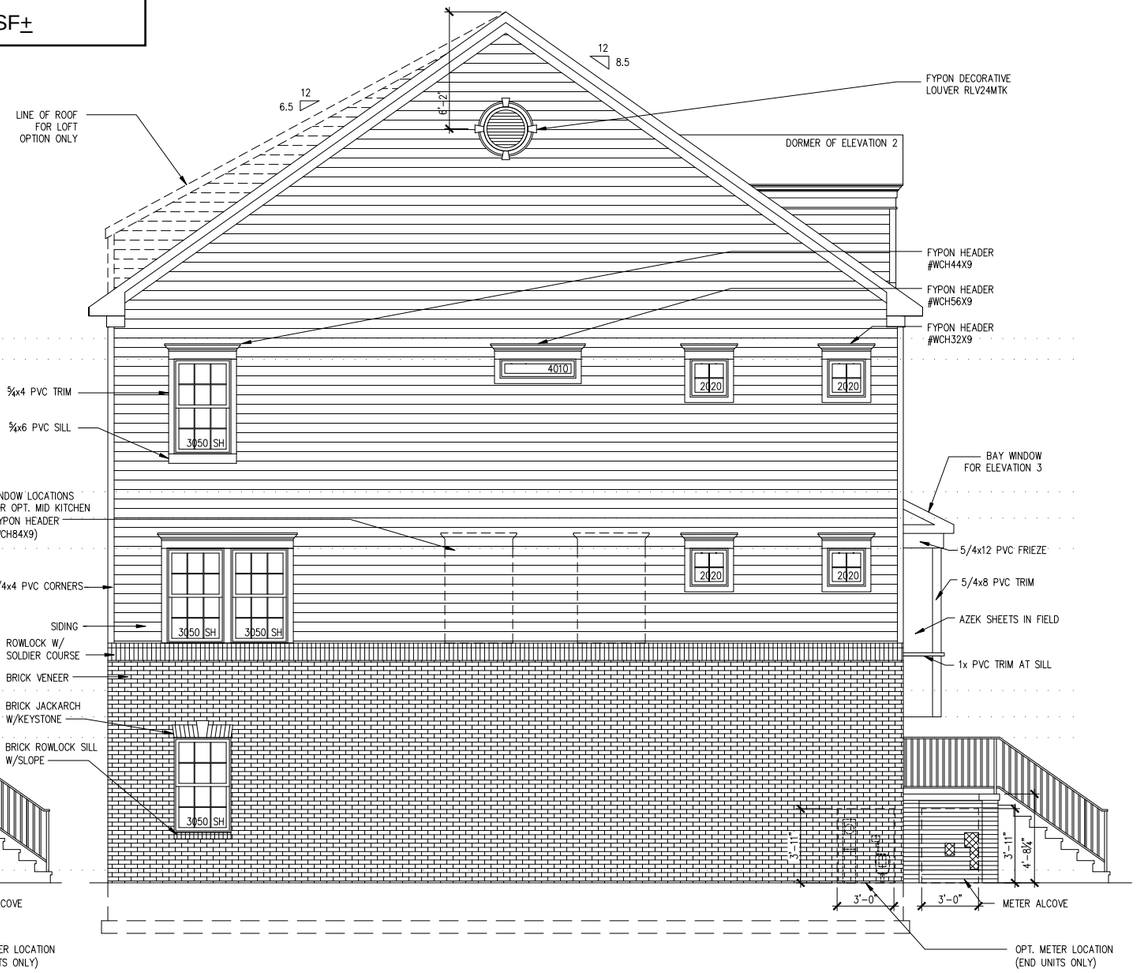
Side Elevation: 1576 SF±

Note:
Architectural Elements
Indicated: 9

Note:
Architectural Elements
Indicated: 11



1 GARAGE SIDE END ELEVATION
1/8" = 1'-0"



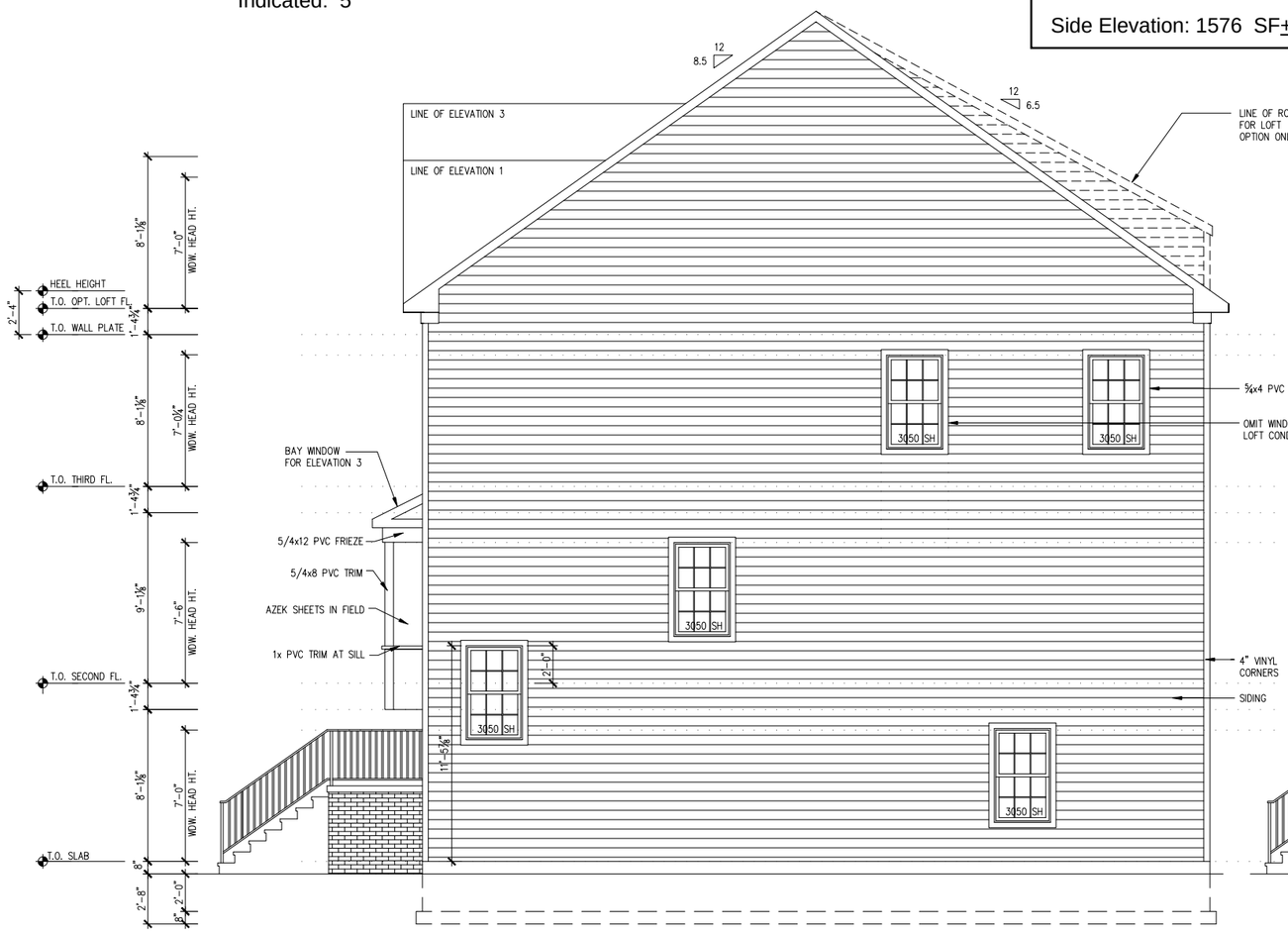
2 GARAGE SIDE END ELEVATION – HIGH VISIBILITY W/WATER TABLE
1/8" = 1'-0"

Architecture
Ellicott - Front Load

Note:
Per Section 260(BCZR),
Architectural Elements Required:
INTERIOR SIDE FACADE: 5
HIGH VISIBILITY SIDE FACADE: 6

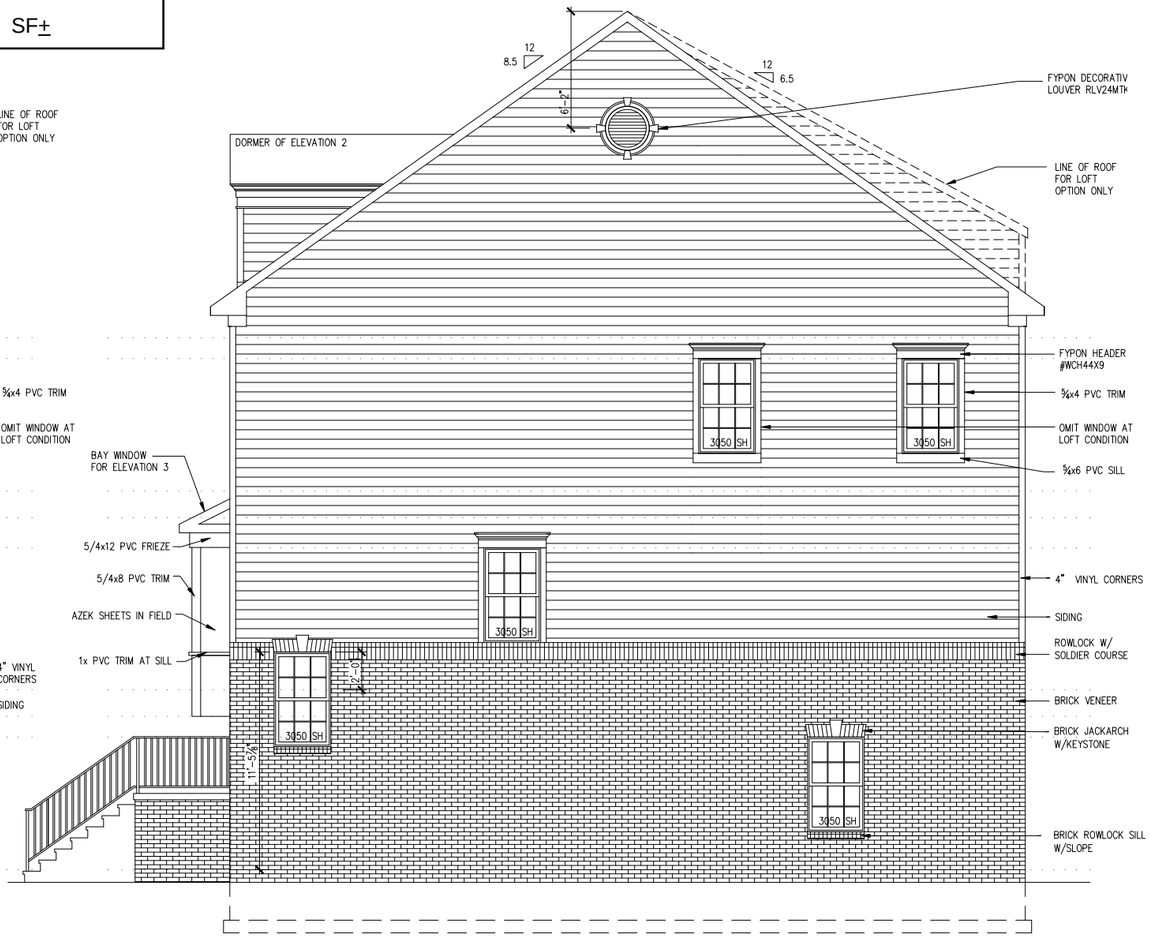
Side Elevation: 1576 SF±

Note:
Architectural Elements
Indicated: 5

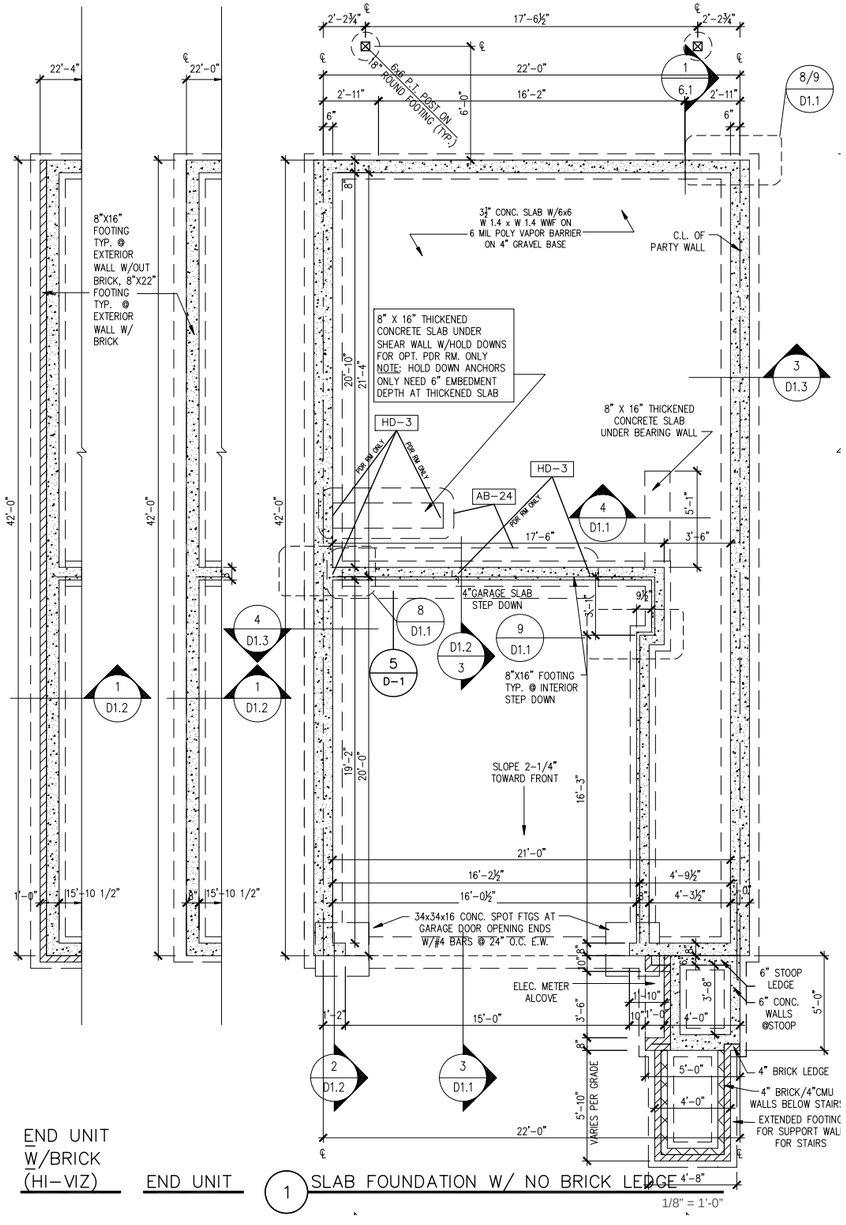


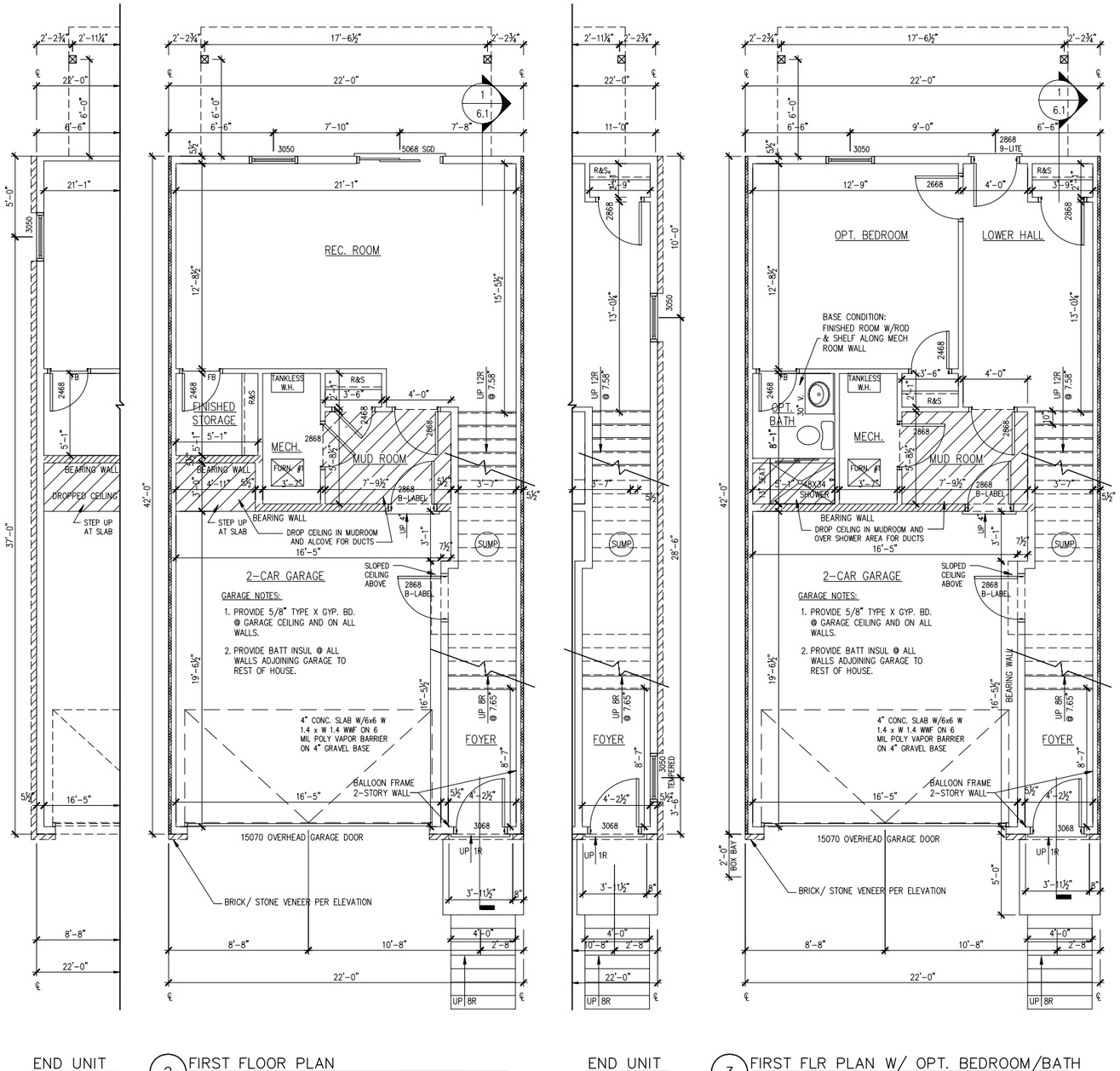
1 STAIR SIDE ELEVATION
1/8" = 1'-0"

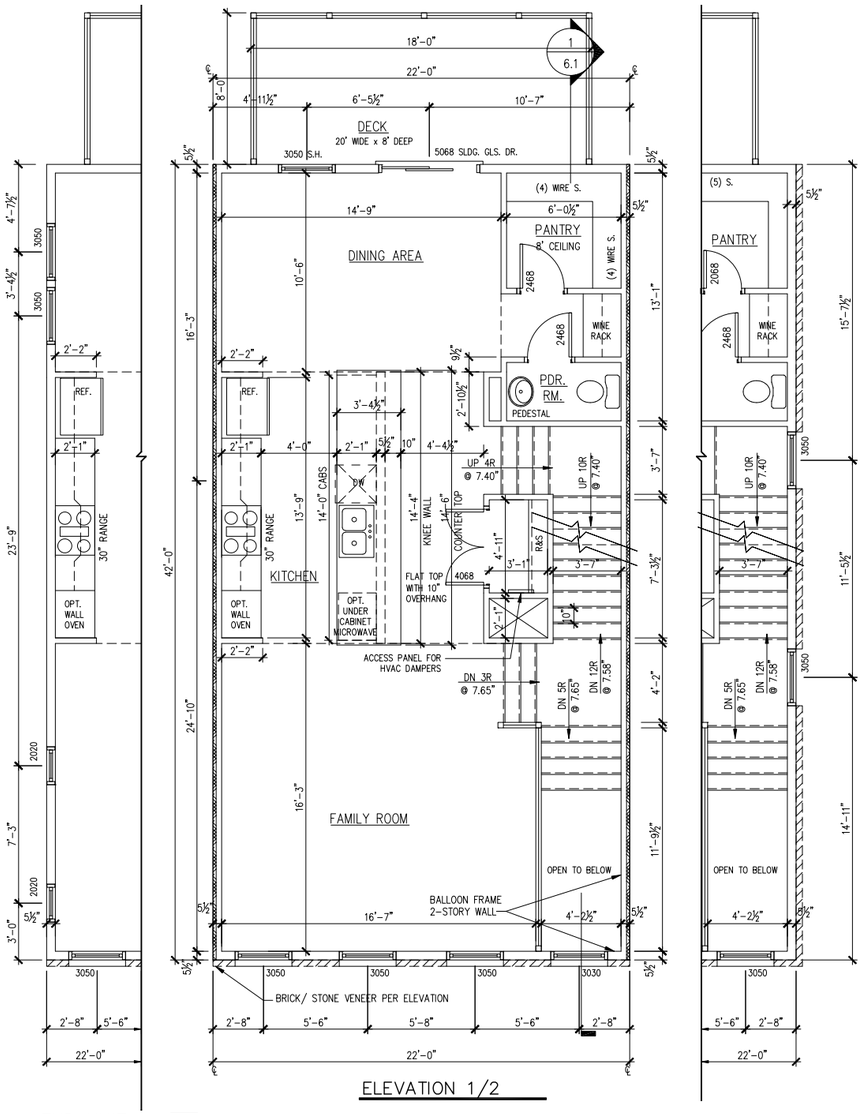
Note:
Architectural Elements
Indicated: 7



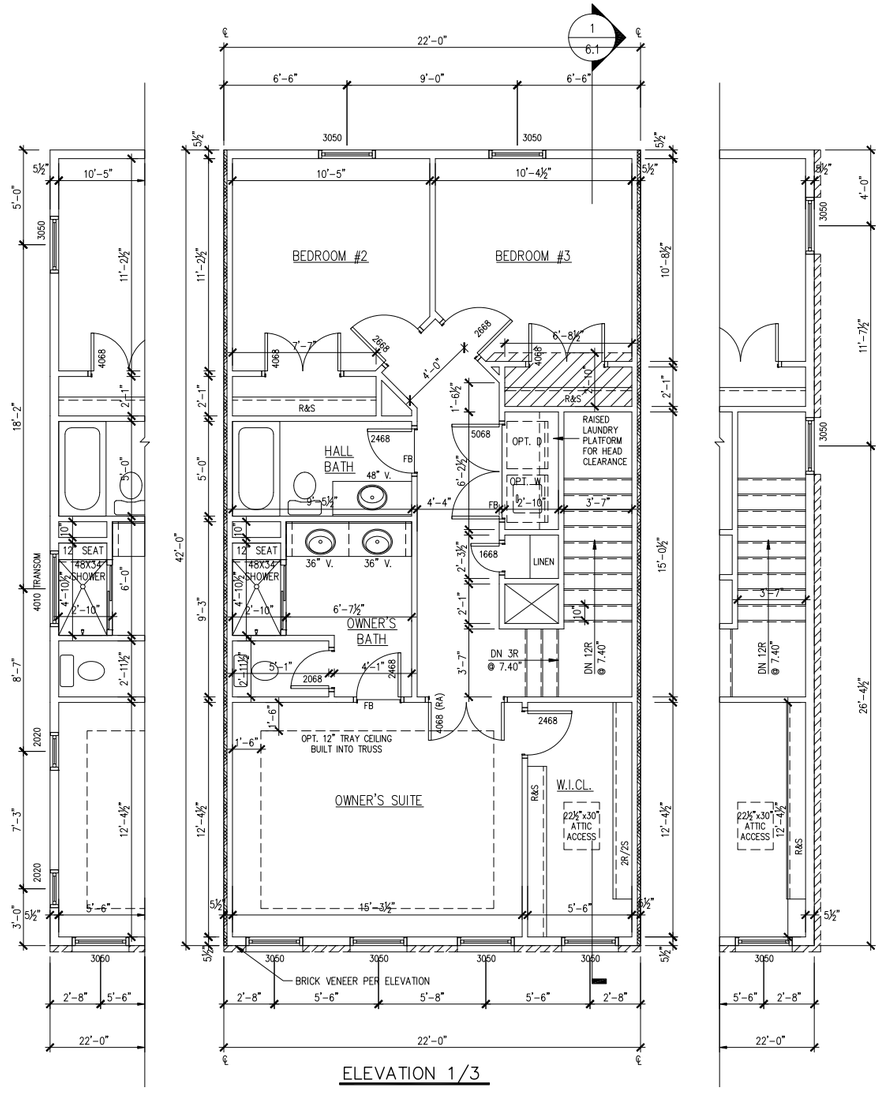
2 STAIR SIDE END ELEVATION – HIGH VISIBILITY OPTION W/WATER TABLE
1/8" = 1'-0"


8"X16" FOOTING TYP. @ EXTERIOR WALL W/OUT BRICK, 8"X22" FOOTING TYP. @ EXTERIOR WALL W/ BRICK
15" DIA. P.T. POST ON ROUND FOOTING (TYP.)
3½" CONC. SLAB W/6x6 W 1.4 x W 1.4 WWF ON 6 MIL POLY VAPOR BARRIER ON 4" GRAVEL BASE
C.L. OF PARTY WALL
8" X 16" THICKENED CONCRETE SLAB UNDER SHEAR WALL W/HOLD DOWNS FOR OPT. PDR RM. ONLY
NOTE: HOLD DOWN ANCHORS ONLY NEED 6" EMBEDMENT DEPTH AT THICKENED SLAB
8" X 16" THICKENED CONCRETE SLAB UNDER BEARING WALL
HD-3
AB-24
PDR RM ONLY
4"GARAGE SLAB STEP DOWN
8"X16" FOOTING TYP. @ INTERIOR STEP DOWN
SLOPE 2-1/4" TOWARD FRONT
34x34x16 CONC. SPOT FTGS AT GARAGE DOOR OPENING ENDS W/#4 BARS @ 24" O.C. E.W.
ELEC. METER ALCOVE
6" STOOP LEDGE
6" CONC. WALLS @STOOP
4" BRICK LEDGE
4" BRICK/4"CMU WALLS BELOW STAIR
EXTENDED FOOTING FOR SUPPORT WAL FOR STAIRS
VARIES PER GRADE
END UNIT W/BRICK (HI-VIZ)
END UNIT
1 SLAB FOUNDATION W/ NO BRICK LEDGE
1/8" = 1'-0"

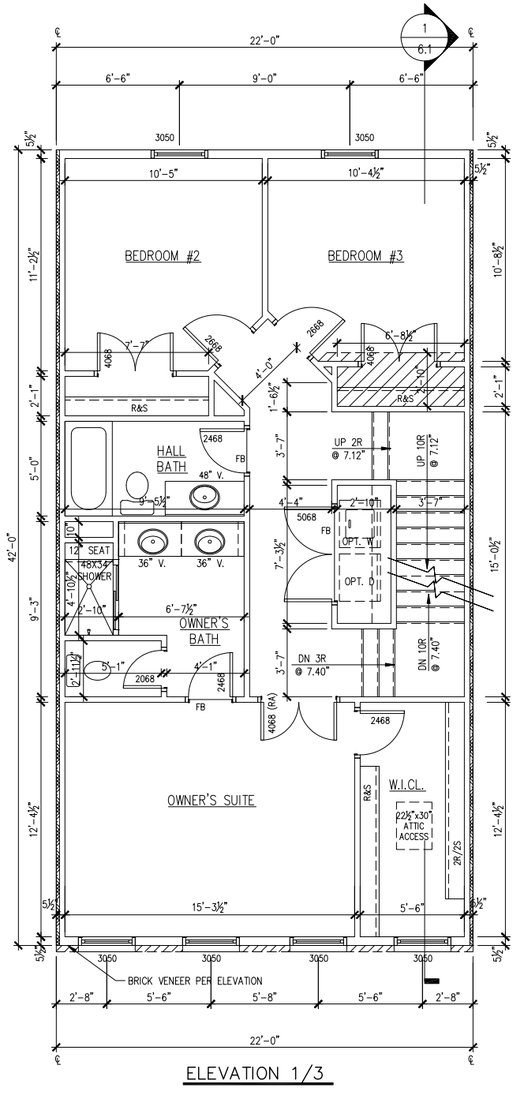

REC. ROOM
FINISHED STORAGE
MECH.
MUD ROOM
BEARING WALL
DROPPED CEILING
STEP UP AT SLAB
DROP CEILING IN MUDROOM AND ALCOVE FOR DUCTS
2-CAR GARAGE
GARAGE NOTES:
1. PROVIDE 5/8" TYPE X GYP. BD. @ GARAGE CEILING AND ON ALL WALLS.
2. PROVIDE BATT INSUL @ ALL WALLS ADJOINING GARAGE TO REST OF HOUSE.
4" CONC. SLAB W/6x6 W 1.4 x W 1.4 WWF ON 6 MIL POLY VAPOR BARRIER ON 4" GRAVEL BASE
FOYER
BALLOON FRAME 2-STORY WALL
15070 OVERHEAD GARAGE DOOR
BRICK/ STONE VENEER PER ELEVATION
END UNIT
2 FIRST FLOOR PLAN
1/8" = 1'-0"
END UNIT
OPT. BEDROOM
LOWER HALL
OPT. BATH
BASE CONDITION: FINISHED ROOM W/ROD & SHELF ALONG MECH ROOM WALL
DROP CEILING IN MUDROOM AND OVER SHOWER AREA FOR DUCTS
3 FIRST FLR PLAN W/ OPT. BEDROOM/BATH
1/8" = 1'-0"



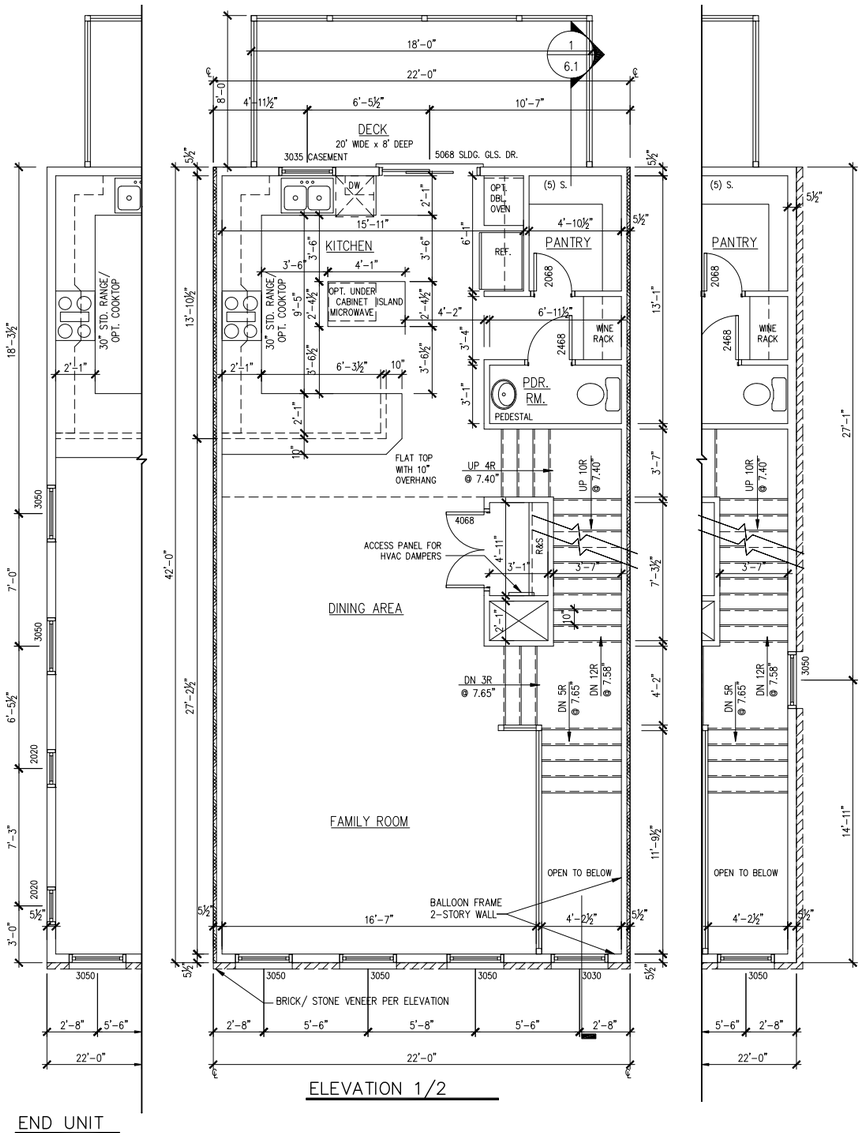
1 STANDARD SECOND FLOOR PLAN (STD. MID KITCHEN)
1/8" = 1'-0"

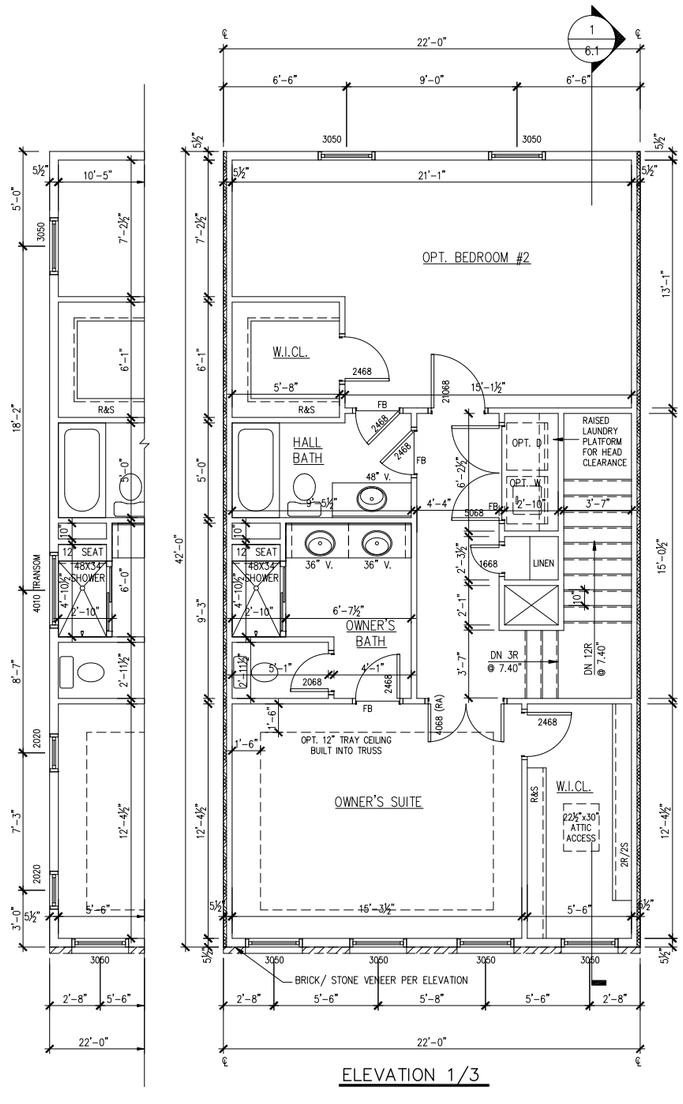


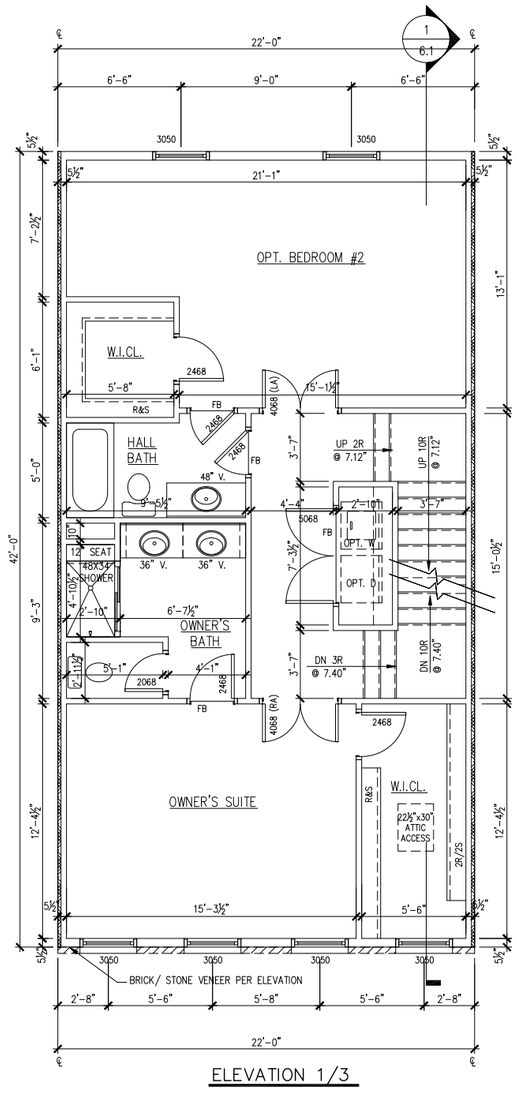
2 THIRD FLOOR PLAN
1/8" = 1'-0"



3 THIRD FLOOR PLAN W/ OPT. LOFT
1/8" = 1'-0"





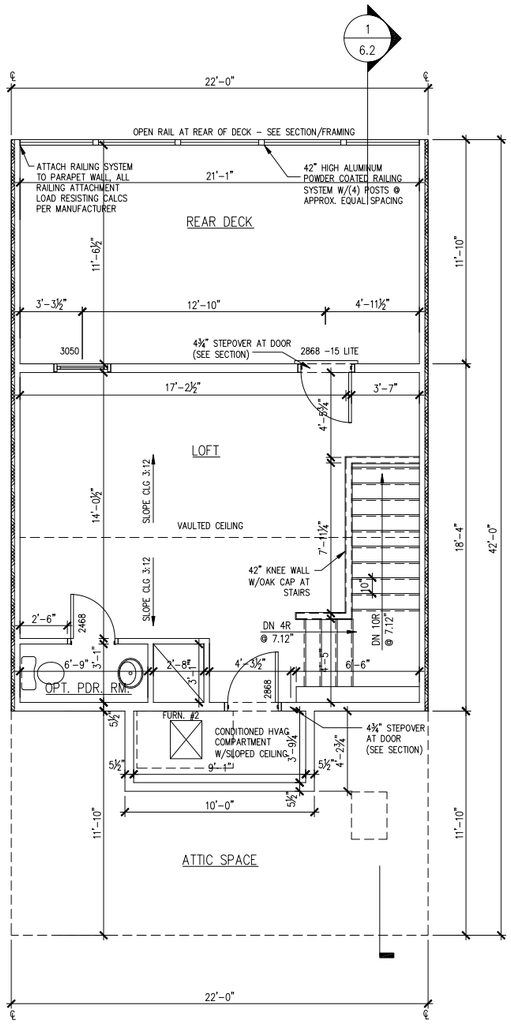


END UNIT

1 SECOND FLOOR PLAN – OPT. REAR KITCHEN
1/8" = 1'-0"

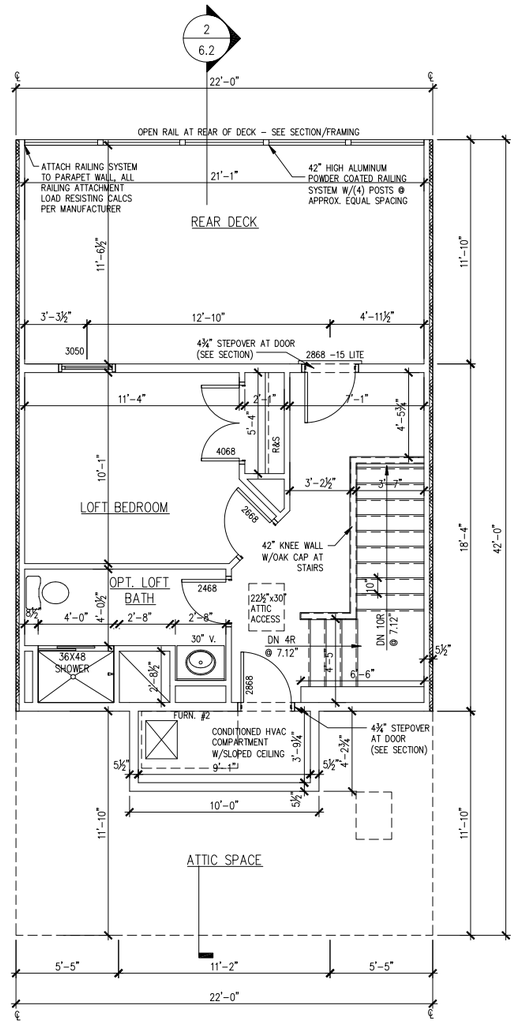
2 THIRD FLOOR PLAN W/ 2 BR OPTION
1/8" = 1'-0"

3 THIRD FLOOR PLAN W/OPT. LOFT AND 2 BR OPTION
1/8" = 1'-0"



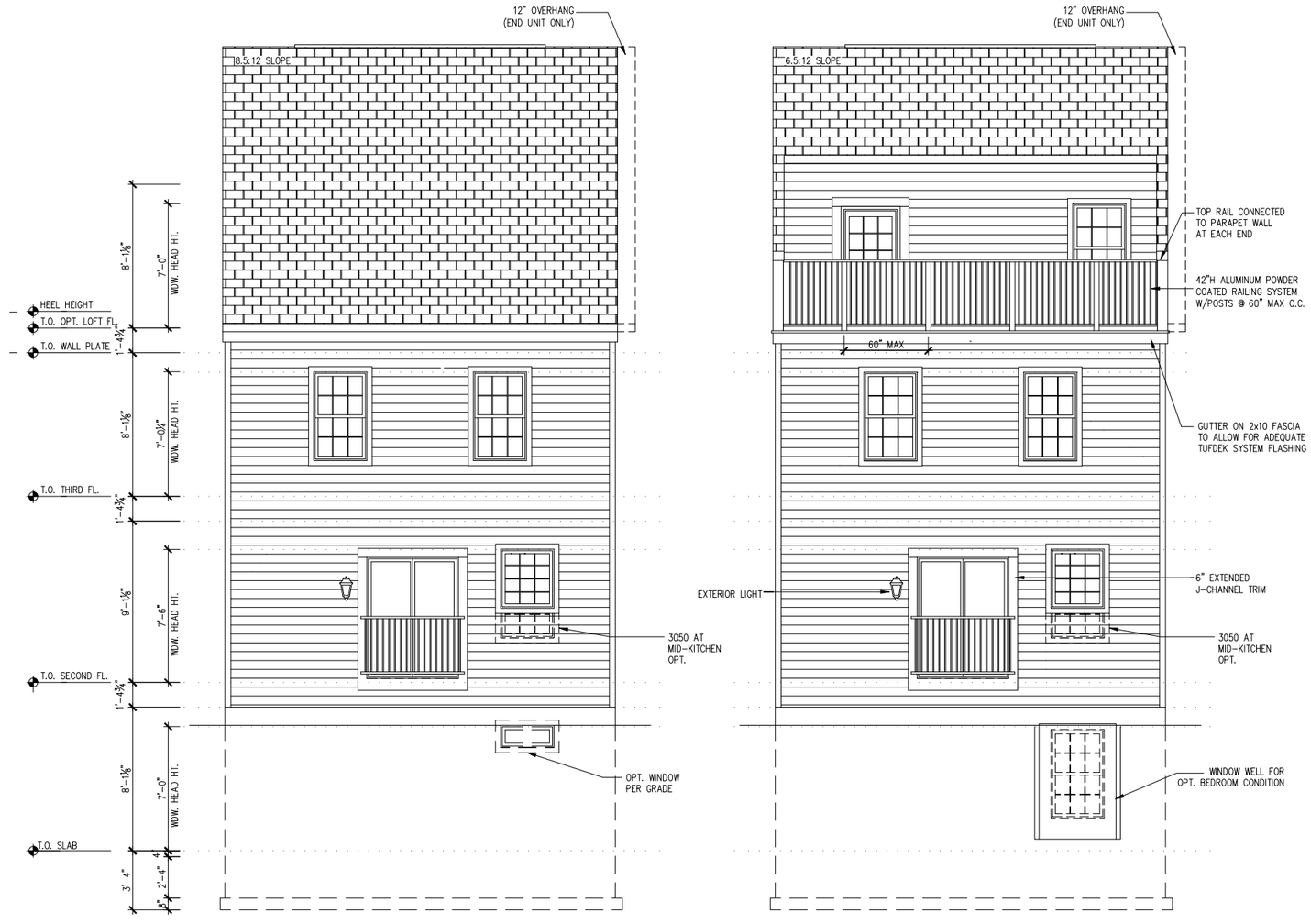
2 OPT. LOFT FLOOR PLAN W/OPT. POWDER ROOM

1/8" = 1'-0"



3 OPT. LOFT FLOOR PLAN W/ BEDROOM OPTION

1/8" = 1'-0"



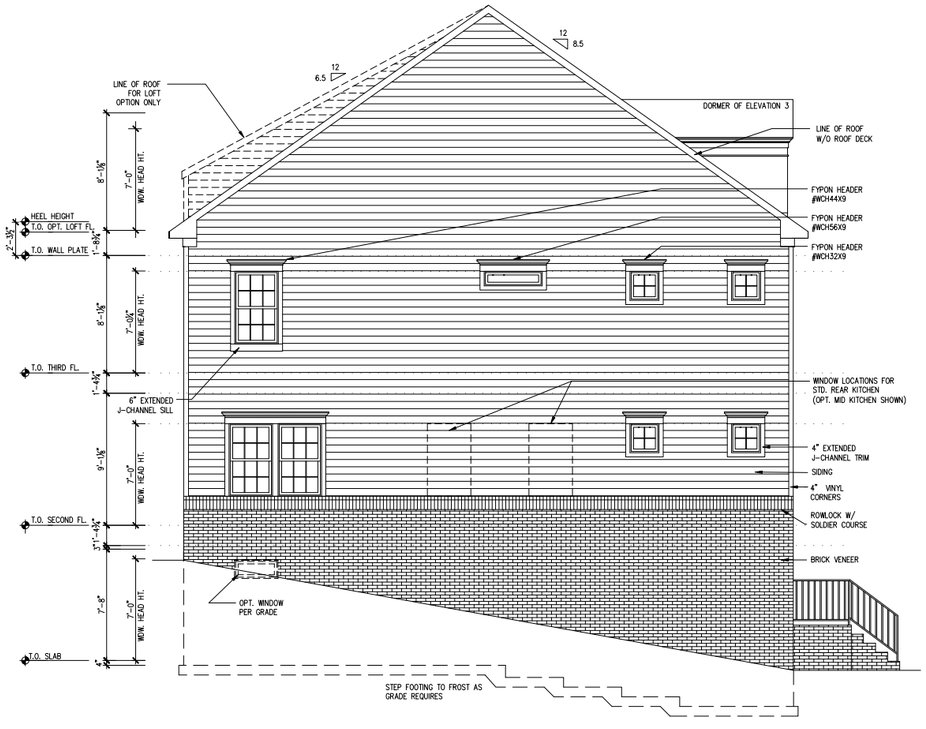
1 REAR ELEVATION – IN-GROUND – STANDARD
1/8" = 1'-0"

2 REAR ELEVATION – IN-GROUND – OPT. LOFT
1/8" = 1'-0"

Note:
Per Section 260(BCZR),
Architectural Elements Required:
INTERIOR SIDE FACADE: 5
HIGH VISIBILITY SIDE FACADE: 6

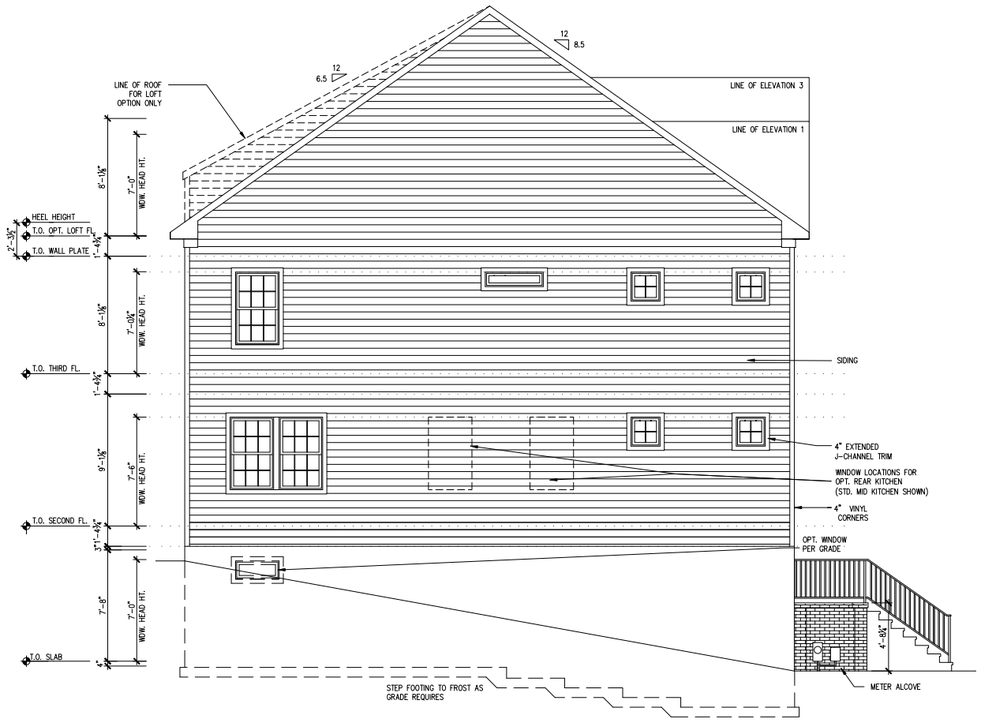
Side Elevation: 1576 SF±

Note:
Architectural Elements
Indicated: 9

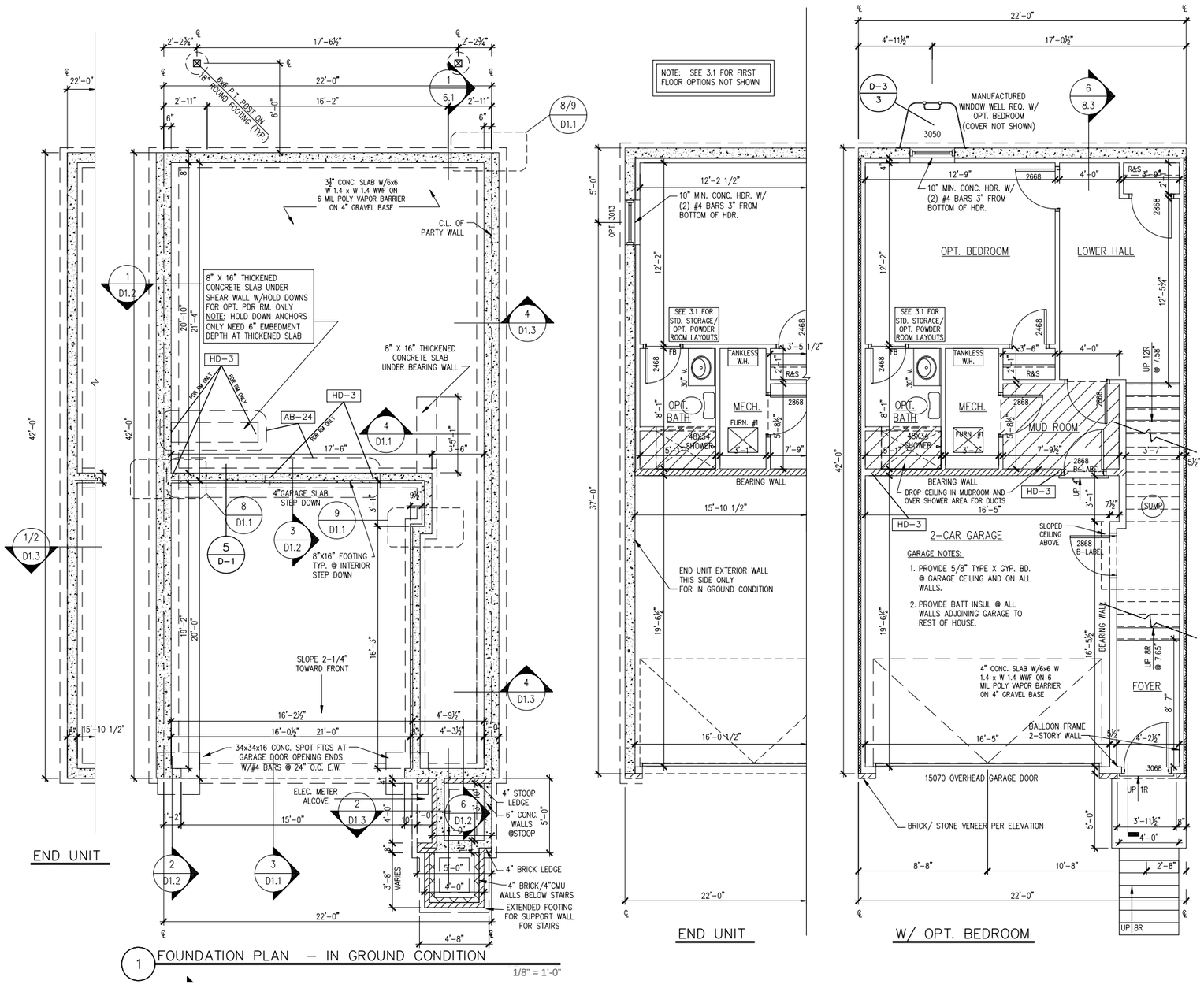


3 SIDE ELEVATION – IN GROUND – HI-VISIBILITY OPTION W/BRICK WATER TABLE
3/32" = 1'-0"

Note:
Architectural Elements
Indicated: 8



4 SIDE ELEVATION – IN GROUND – LOW VISIBILITY, SIDING
3/32" = 1'-0"


END UNIT
FOUNDATION PLAN – IN GROUND CONDITION
1/8" = 1'-0"
END UNIT
W/ OPT. BEDROOM
END UNIT
ELEVATION 1/2
NOTE: SEE 3.1 FOR FIRST FLOOR OPTIONS NOT SHOWN
MANUFACTURED WINDOW WELL REQ. W/ OPT. BEDROOM (COVER NOT SHOWN)
2-CAR GARAGE
GARAGE NOTES:
1. PROVIDE 5/8" TYPE X GYP. BD. @ GARAGE CEILING AND ON ALL WALLS.
2. PROVIDE BATT INSUL @ ALL WALLS ADJOINING GARAGE TO REST OF HOUSE.
DECK
20' WIDE x 8' DEEP
KITCHEN
PANTRY
DINING AREA
FAMILY ROOM
OPT. BEDROOM
LOWER HALL
MUD ROOM
FOYER
OPT. BATH
MECH.
FURN. #1
TANKLESS W.H.
BEARING WALL
SLOPED CEILING ABOVE
BALLOON FRAME 2-STORY WALL
BRICK/ STONE VENEER PER ELEVATION
15070 OVERHEAD GARAGE DOOR
4" CONC. SLAB W/6x6 W 1.4 x W 1.4 WWF ON 6 MIL POLY VAPOR BARRIER ON 4" GRAVEL BASE
3½" CONC. SLAB W/6x6 W 1.4 x W 1.4 WWF ON 6 MIL POLY VAPOR BARRIER ON 4" GRAVEL BASE
8" X 16" THICKENED CONCRETE SLAB UNDER SHEAR WALL W/HOLD DOWNS FOR OPT. PDR RM. ONLY
NOTE: HOLD DOWN ANCHORS ONLY NEED 6" EMBEDMENT DEPTH AT THICKENED SLAB
8" X 16" THICKENED CONCRETE SLAB UNDER BEARING WALL
4"GARAGE SLAB STEP DOWN
8"X16" FOOTING TYP. @ INTERIOR STEP DOWN
SLOPE 2-1/4" TOWARD FRONT
34x34x16 CONC. SPOT FTGS AT GARAGE DOOR OPENING ENDS W/#4 BARS @ 24" O.C. E.W.
ELEC. METER ALCOVE
4" STOOP LEDGE
6" CONC. WALLS @STOOP
4" BRICK LEDGE
4" BRICK/4"CMU WALLS BELOW STAIRS
EXTENDED FOOTING FOR SUPPORT WALL FOR STAIRS
END UNIT EXTERIOR WALL THIS SIDE ONLY FOR IN GROUND CONDITION
DROP CEILING IN MUDROOM AND OVER SHOWER AREA FOR DUCTS
SEE 3.1 FOR STD. STORAGE/ OPT. POWDER ROOM LAYOUTS
10" MIN. CONC. HDR. W/ (2) #4 BARS 3" FROM BOTTOM OF HDR.
30" STD. RANGE/ OPT. COOKTOP
OPT. UNDER CABINET ISLAND MICROWAVE
OPT. DBL. OVEN
REF.
DW.
WINE RACK
PDR. RM.
FLAT TOP WITH 10" OVERHANG
OPEN TO BELOW
5068 SLDG. GLS. DR.
3035 CASEMENT
SUMP
BRICK/ STONE VENEER PER ELEVATION

LOT 1
ELLICOTT STANDARD
BRICK: ROSENEATH
SIDING: STERLING GRAY
DOOR: NAVAL (SW 6244)

LOT 2
ELLICOTT STANDARD
BRICK: SILVERVIEW
SIDING: HARBOR BLUE
DOOR: URBANE BRONZE (SW 7048)

LOT 3
ELLICOTT STANDARD
SIDING: PLATINUM GRAY
DOOR: NAVAL (SW 6244)
SHUTTER: BLACK (002)

LOT 4
ELLICOTT STANDARD
SIDING: HARBOR BLUE
DOOR: URBANE BRONZE (SW 7048)

LOT 5
ELLICOTT STANDARD
BRICK: SILVERVIEW
SIDING: NATURAL LINEN
DOOR: PERLE NOIR (SW 9154)
SHUTTER: BLACK (002)

LOT 6
ELLICOTT REVERSE
BRICK: ASHCROFT ROSE
SIDING:HARBOR BLUE
DOOR: TRICORN BLACK (SW 6258)

SAMPLE STRIP ELEVATION - ELLICOTT REAR LOAD MODEL

BUILDING NOTES:
ALL TRIM, WINDOWS, AND GARAGE DOORS TO BE WHITE
SECONDARY DOORS TO MATCH TRIM
BLACK IRON RAILINGS AT ENTRY
CHARCOAL STANDING SEAM METAL & SHINGLE ROOF
*ALL FOURTH FLOOR LOFTS AND REAR DECKS ARE OPTIONAL

LOT 6
ELLICOTT REVERSE
BRICK: ASHCROFT ROSE
SIDING:HARBOR BLUE
DOOR: TRICORN BLACK (SW 6258)

LOT 5
ELLICOTT STANDARD
BRICK: SILVERVIEW
SIDING: NATURAL LINEN
DOOR: PERLE NOIR (SW 9154)
SHUTTER: BLACK (002)

LOT 4
ELLICOTT STANDARD
SIDING: HARBOR BLUE
DOOR: URBANE BRONZE (SW 7048)

LOT 3
ELLICOTT STANDARD
SIDING: PLATINUM GRAY
DOOR: NAVAL (SW 6244)
SHUTTER: BLACK (002)

LOT 2
ELLICOTT STANDARD
BRICK: SILVERVIEW
SIDING: HARBOR BLUE
DOOR: URBANE BRONZE (SW 7048)

LOT 1
ELLICOTT STANDARD
BRICK: ROSENEATH
SIDING: STERLING GRAY
DOOR: NAVAL (SW 6244)

SAMPLE STRIP ELEVATION - ELLICOTT REAR LOAD MODEL

BUILDING NOTES:
ALL TRIM, WINDOWS, AND GARAGE DOORS TO BE WHITE
SECONDARY DOORS TO MATCH TRIM
BLACK IRON RAILINGS AT ENTRY
CHARCOAL STANDING SEAM METAL & SHINGLE ROOF
*ALL FOURTH FLOOR LOFTS AND REAR DECKS ARE OPTIONAL

GARAGE DOOR @ ENHANCED REAR UNIT LOCATIONS

LOT 1
ELLICOTT STANDARD
BRICK: ROSENEATH
SIDING: STERLING GRAY
DOOR: NAVAL (SW 6244)

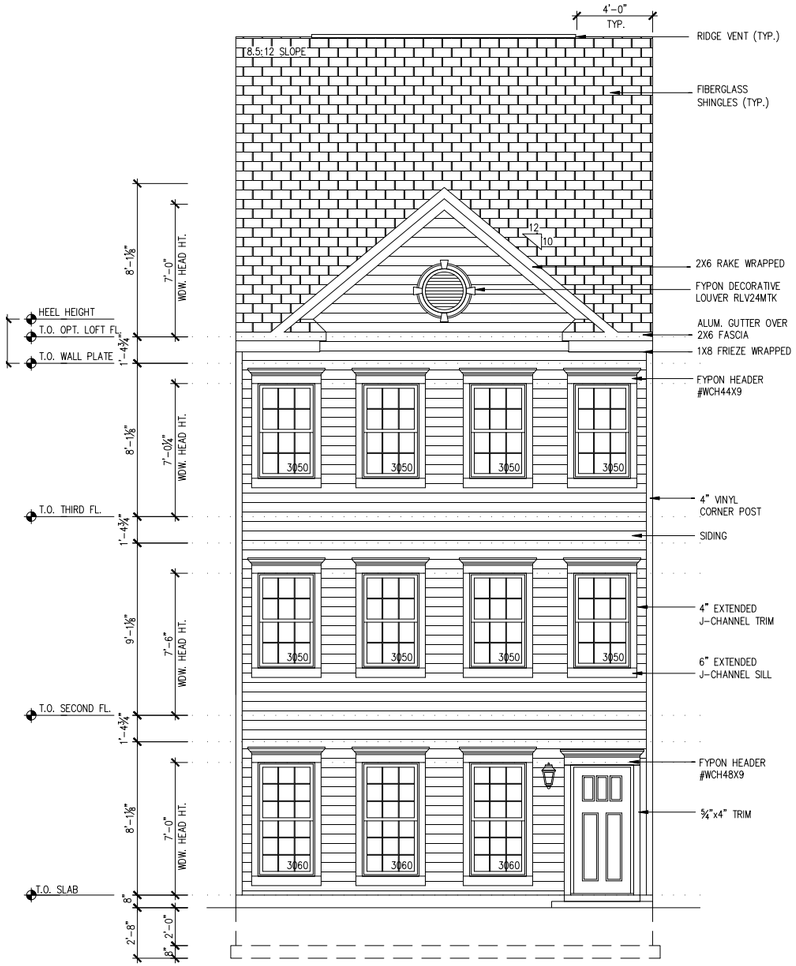
LOT 6
ELLICOTT REVERSE
BRICK: ASHCROFT ROSE
SIDING:HARBOR BLUE
DOOR: TRICORN BLACK (SW 6258)

SAMPLE STRIP ELEVATION - ELLICOTT REAR LOAD MODEL

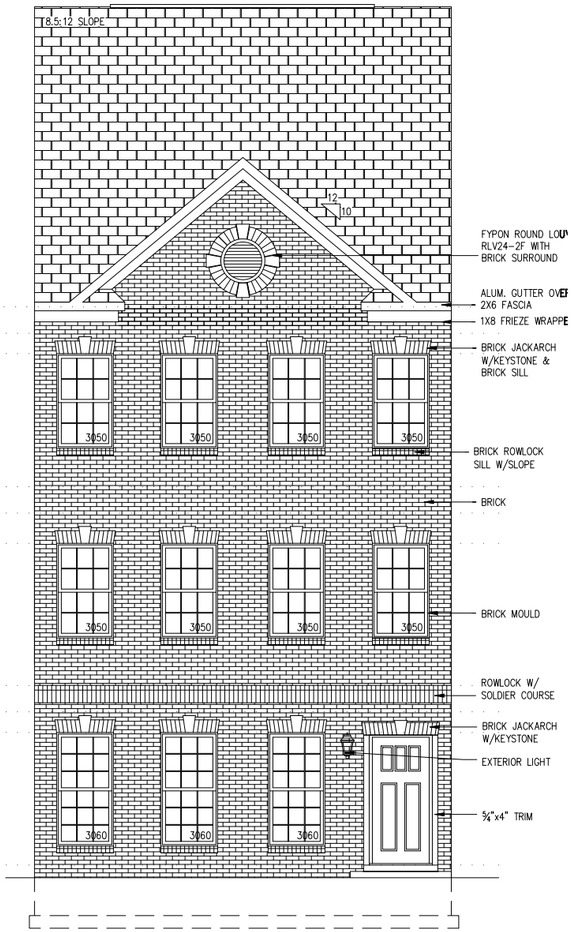
BUILDING NOTES:
ALL TRIM, WINDOWS, AND GARAGE DOORS TO BE WHITE
SECONDARY DOORS TO MATCH TRIM
BLACK IRON RAILINGS AT ENTRY
CHARCOAL STANDING SEAM METAL & SHINGLE ROOF
*ALL FOURTH FLOOR LOFTS AND REAR DECKS ARE OPTIONAL

NOTE:

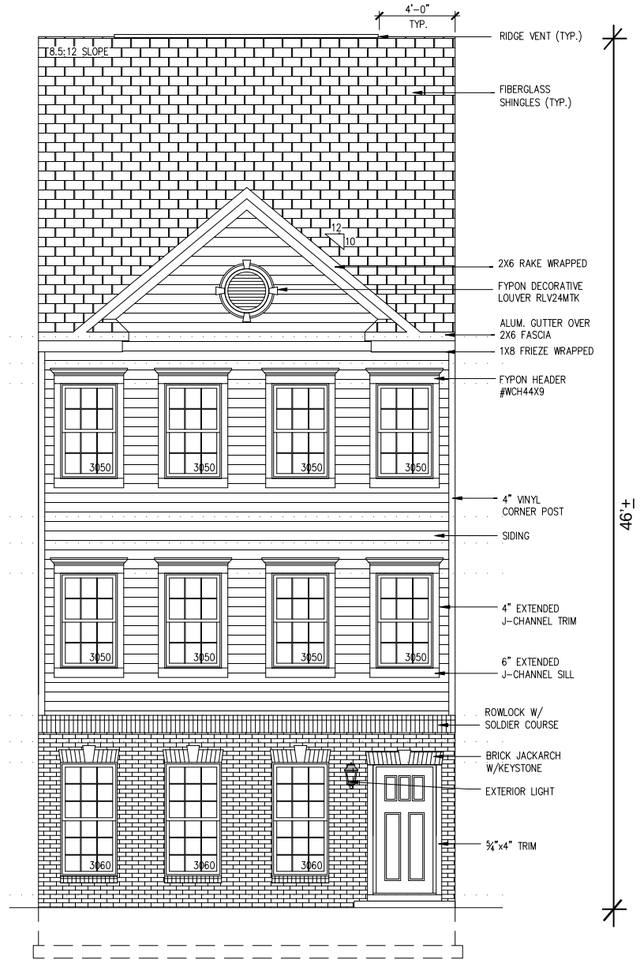
Rooflines on all end units shall have architectural treatments to include gables or dormers



1 FRONT ELEVATION 1A – SIDING
1/8" = 1'-0"



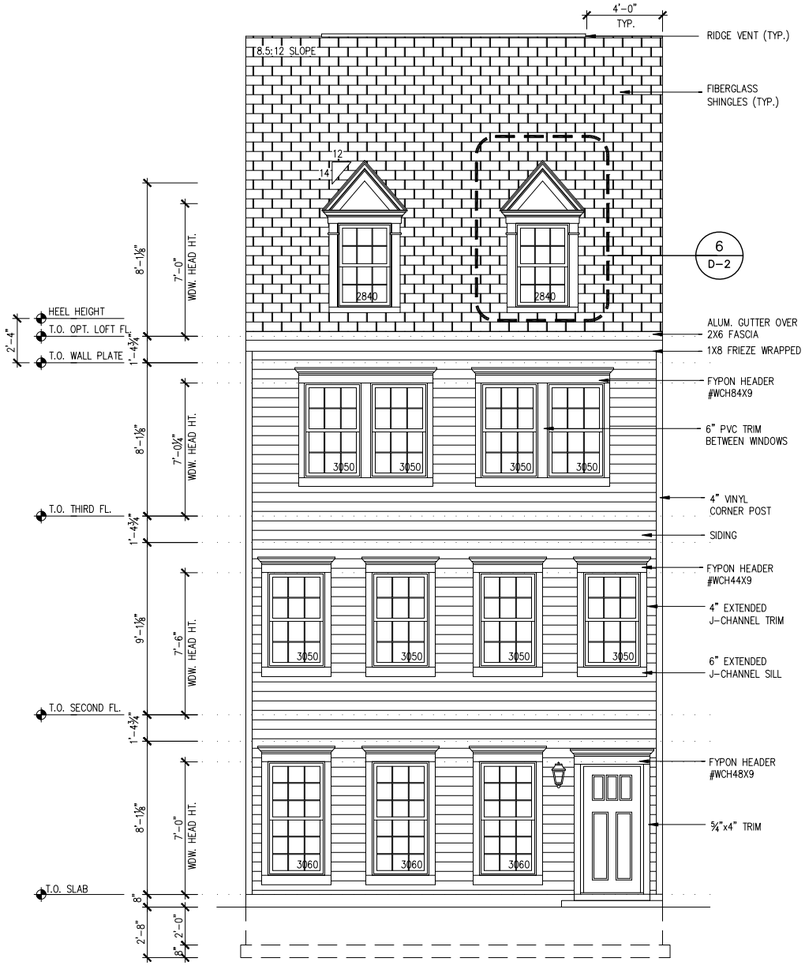
2 FRONT ELEVATION 1B – FULL BRICK
1/8" = 1'-0"



3 FRONT ELEVATION 1C – BRICK WATER TABLE
1/8" = 1'-0"

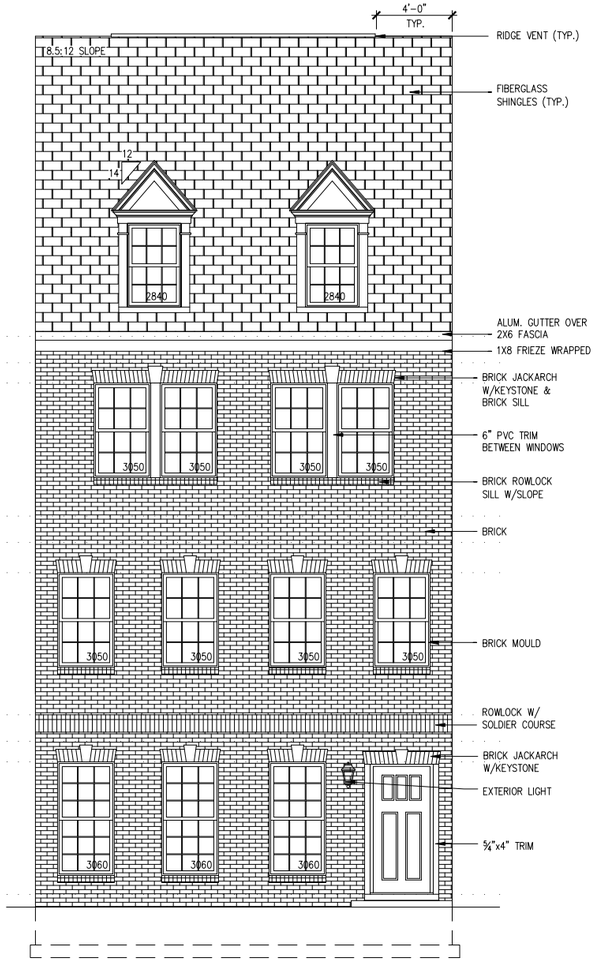
NOTE:

Rooflines on all end units shall have architectural treatments to include gables or dormers



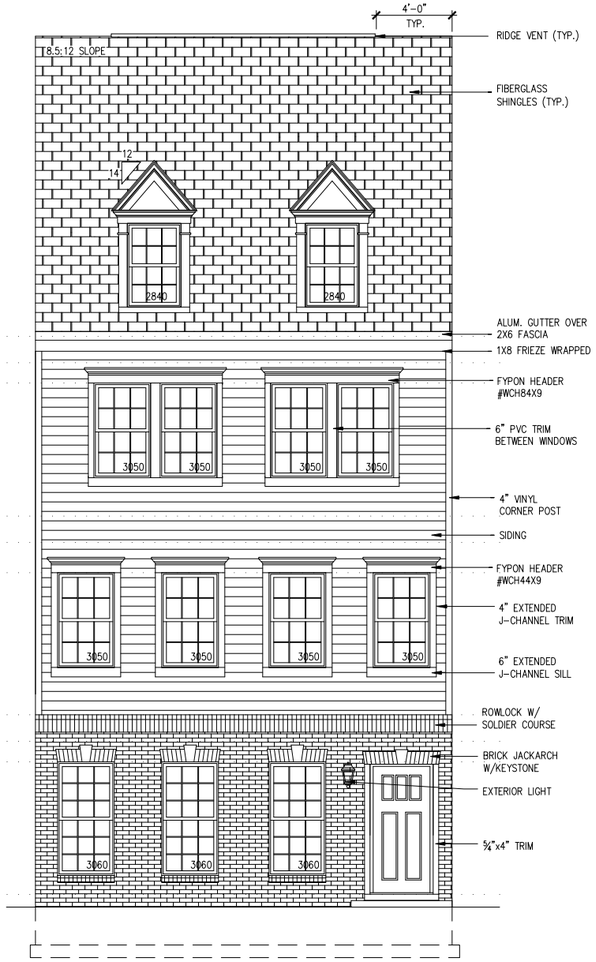
1 FRONT ELEVATION 2A – SIDING

1/8" = 1'-0"



2 FRONT ELEVATION 2B – FULL BRICK

1/8" = 1'-0"

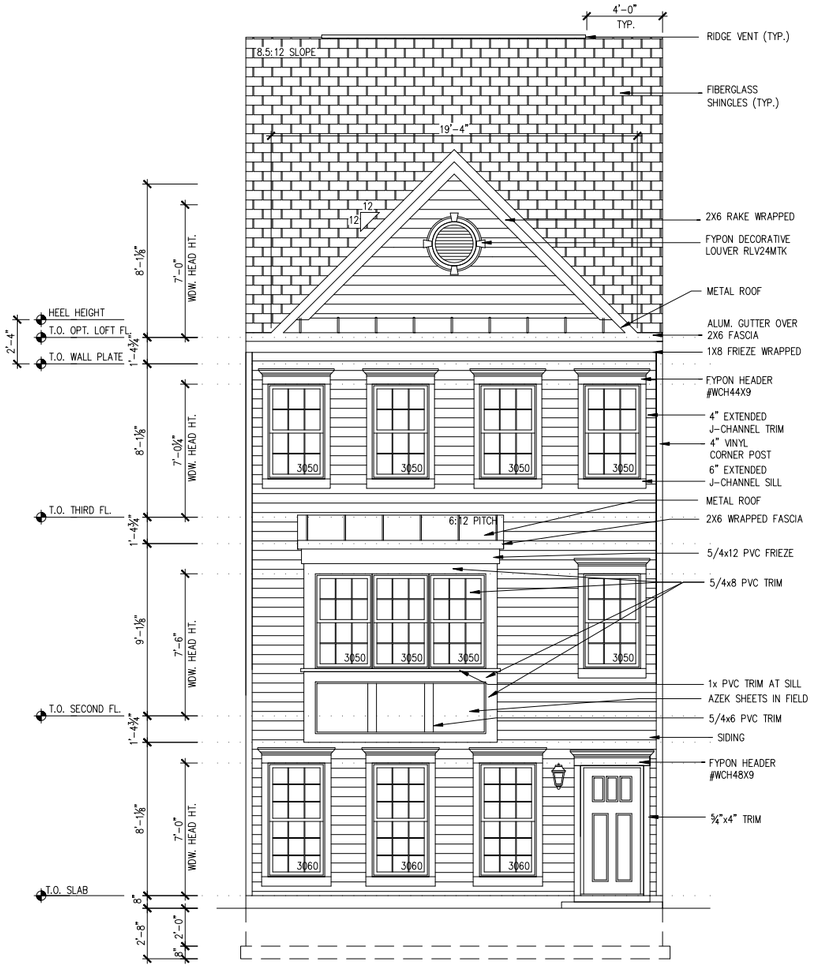


3 FRONT ELEVATION 2C – BRICK WATER TABLE

1/8" = 1'-0"

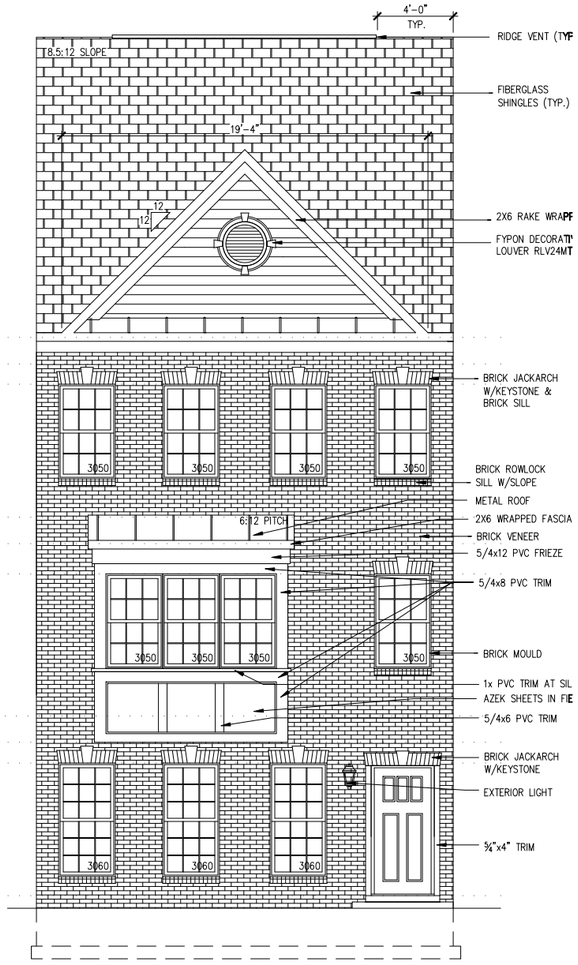
NOTE:

Rooflines on all end units shall have architectural treatments to include gables or dormers



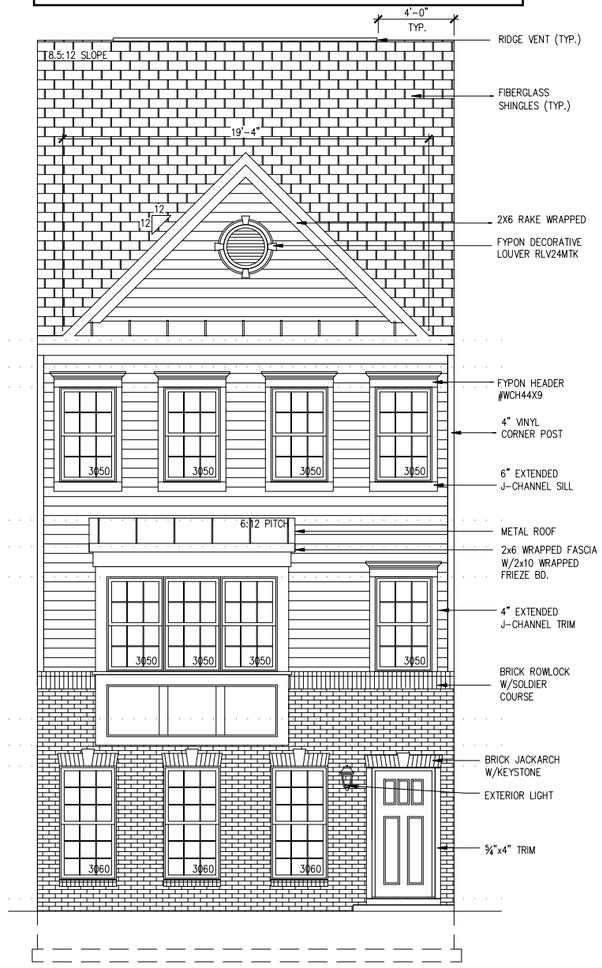
1 FRONT ELEVATION 3A – SIDING

1/8" = 1'-0"



2 FRONT ELEVATION 3B – FULL BRICK

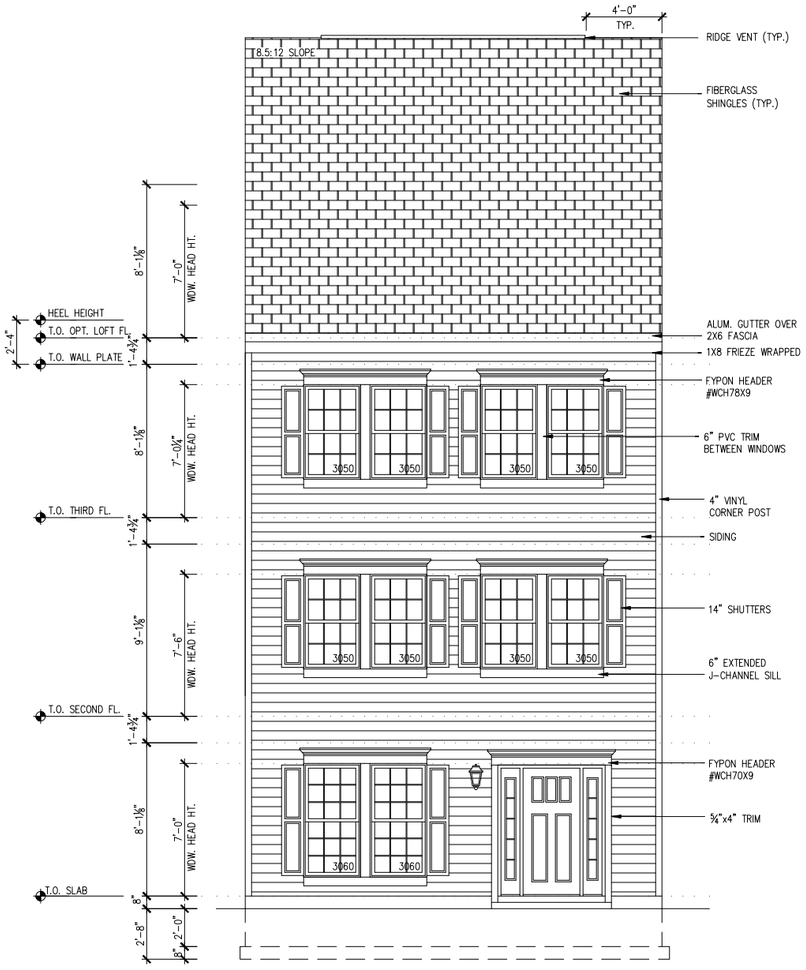
1/8" = 1'-0"



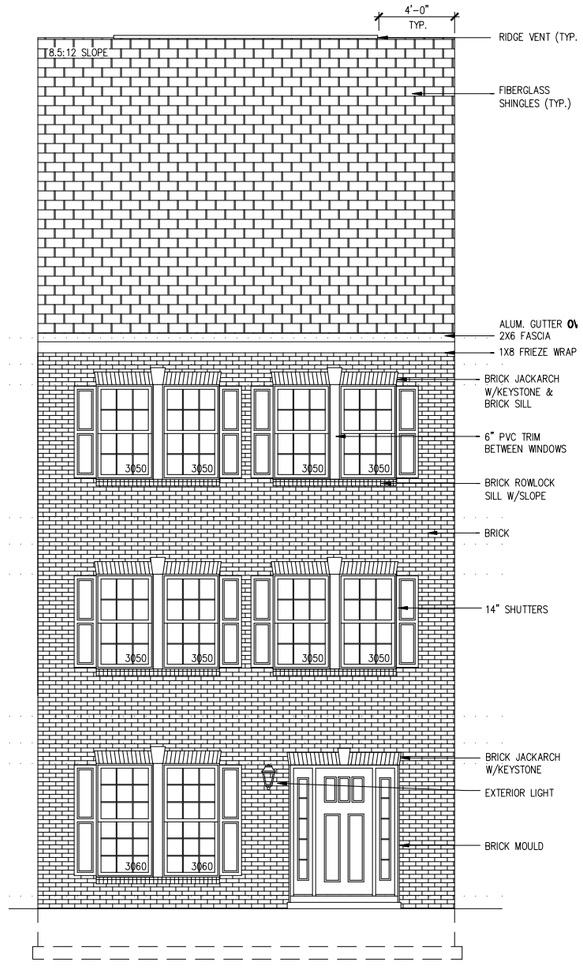
3 FRONT ELEVATION 3C – BRICK WATER TABLE

1/8" = 1'-0"

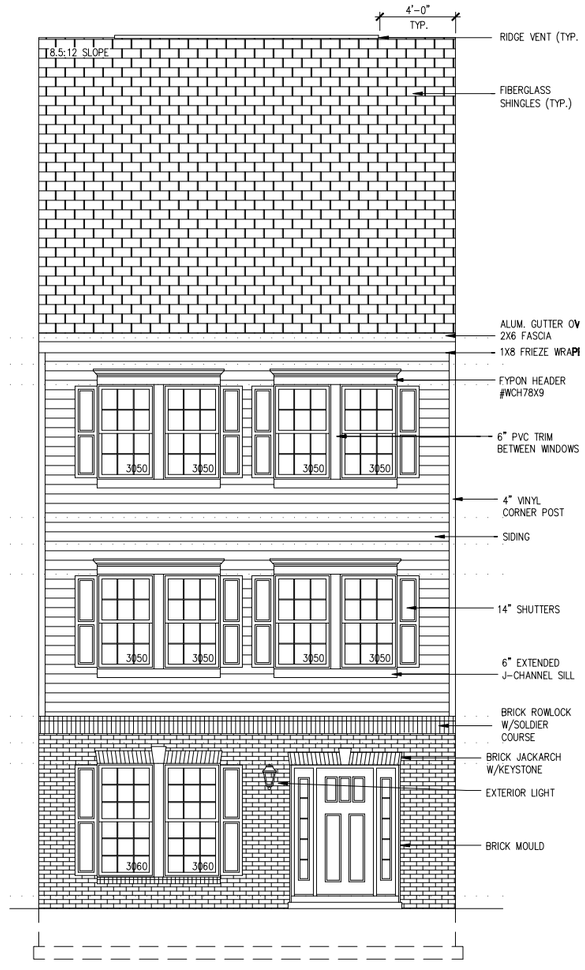
Architecture
Ellicott - Rear Load



1 FRONT ELEVATION 4A – SIDING
1/8" = 1'-0"



2 FRONT ELEVATION 4B – FULL BRICK
1/8" = 1'-0"



3 FRONT ELEVATION 4C – BRICK WATER TABLE
1/8" = 1'-0"

Architecture

Ellicott - Rear Load

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4 ELEVATION 1 – FULL PORCH OPTION

1/8" = 1'-0"

5 ELEVATION 1 – HALF PORCH OPTION

1/8" = 1'-0"

4 ELEVATION 2 – FULL PORCH OPTION

1/8" = 1'-0"

5 ELEVATION 2 – HALF PORCH OPTION

1/8" = 1'-0"

4 ELEVATION 4 – FULL PORCH OPTION

1/8" = 1'-0"

PORCH OPTIONS AVAILABLE FOR ALL ELEVATIONS OPTIONS (A, B, C)

5 ELEVATION 4 – HALF PORCH OPTION

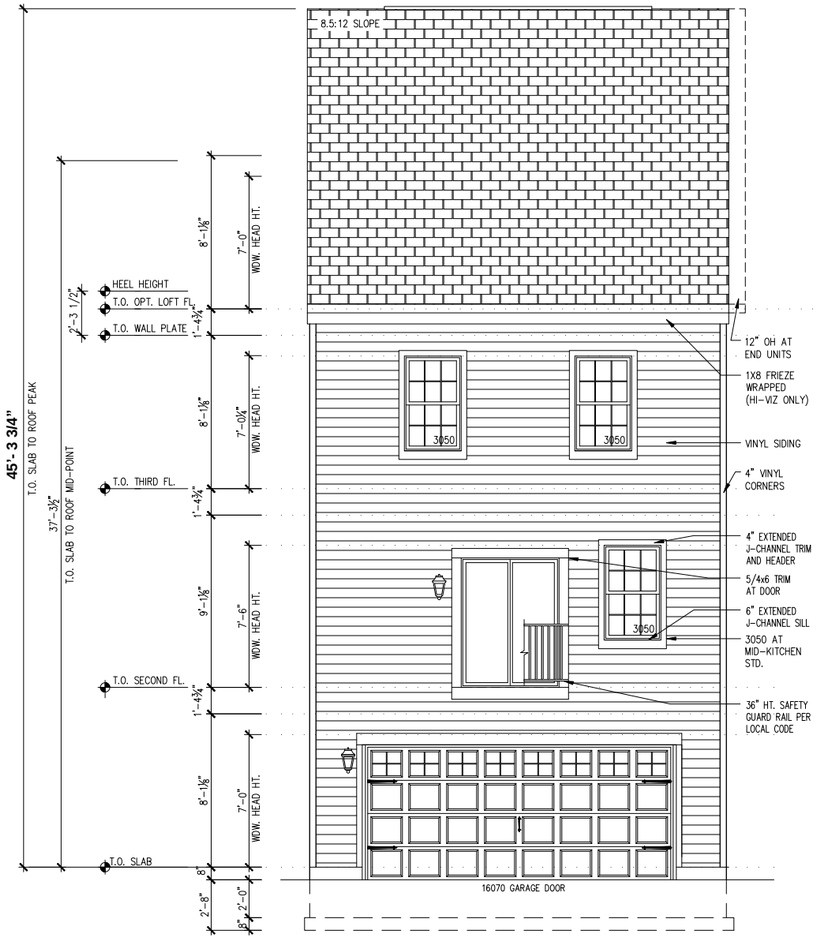
1/8" = 1'-0"

NOTE:

16' (garage door) / 22' (façade) = 72.7% ±

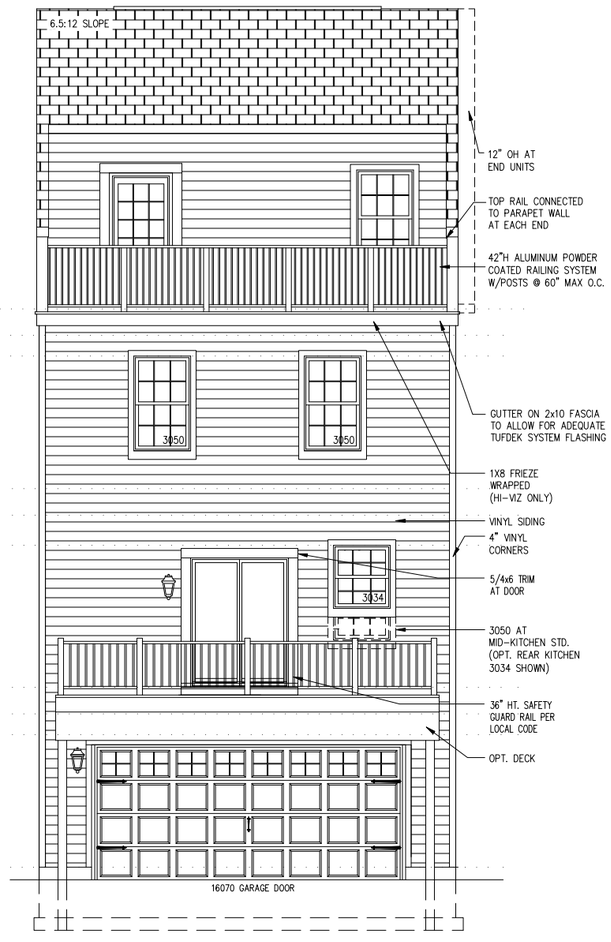
NOTE:

All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim



1 REAR ELEVATION

1/8" = 1'-0"



1 REAR ELEVATION – OPT. LOFT

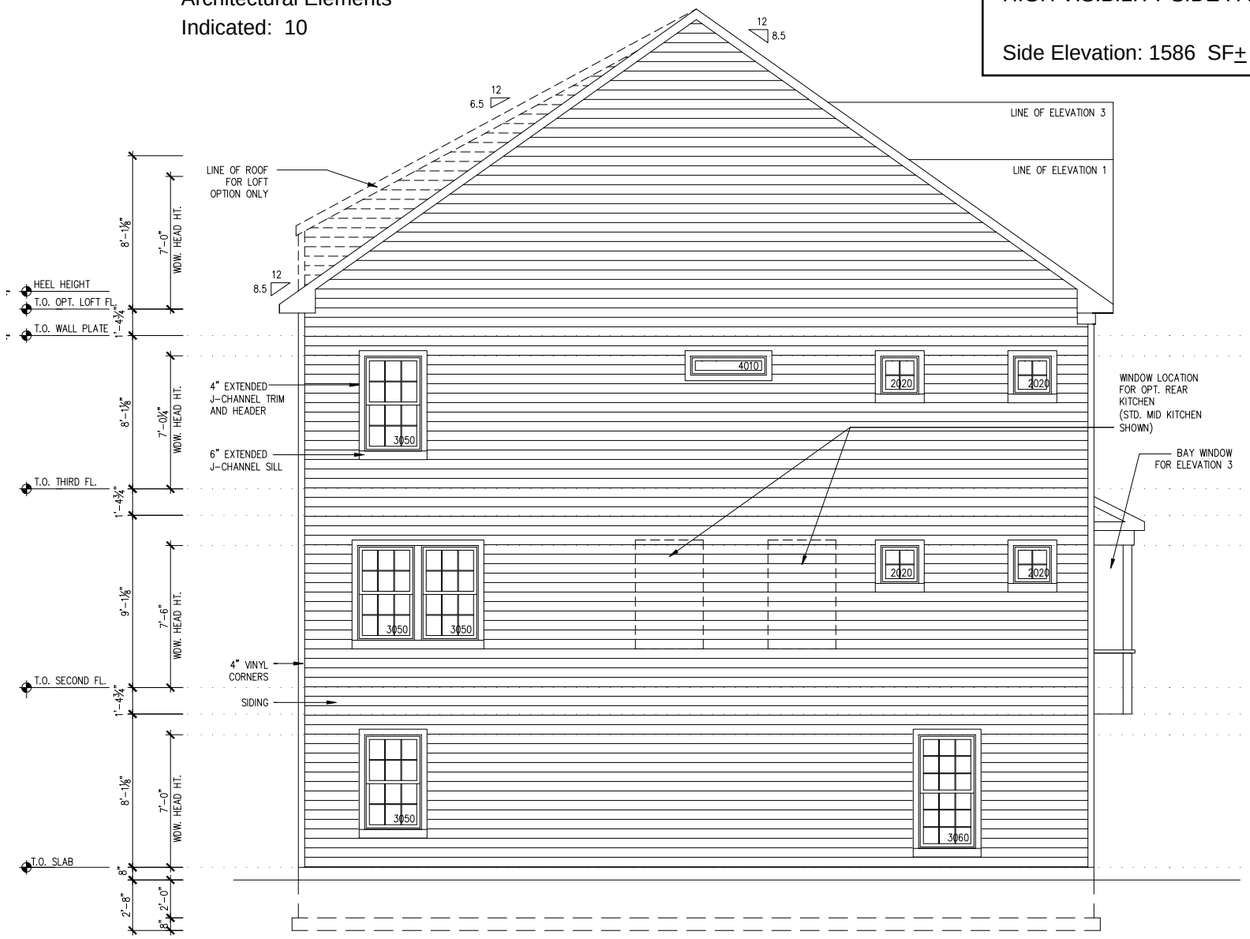
1/8" = 1'-0"

Note:
Architectural Elements
Indicated: 10

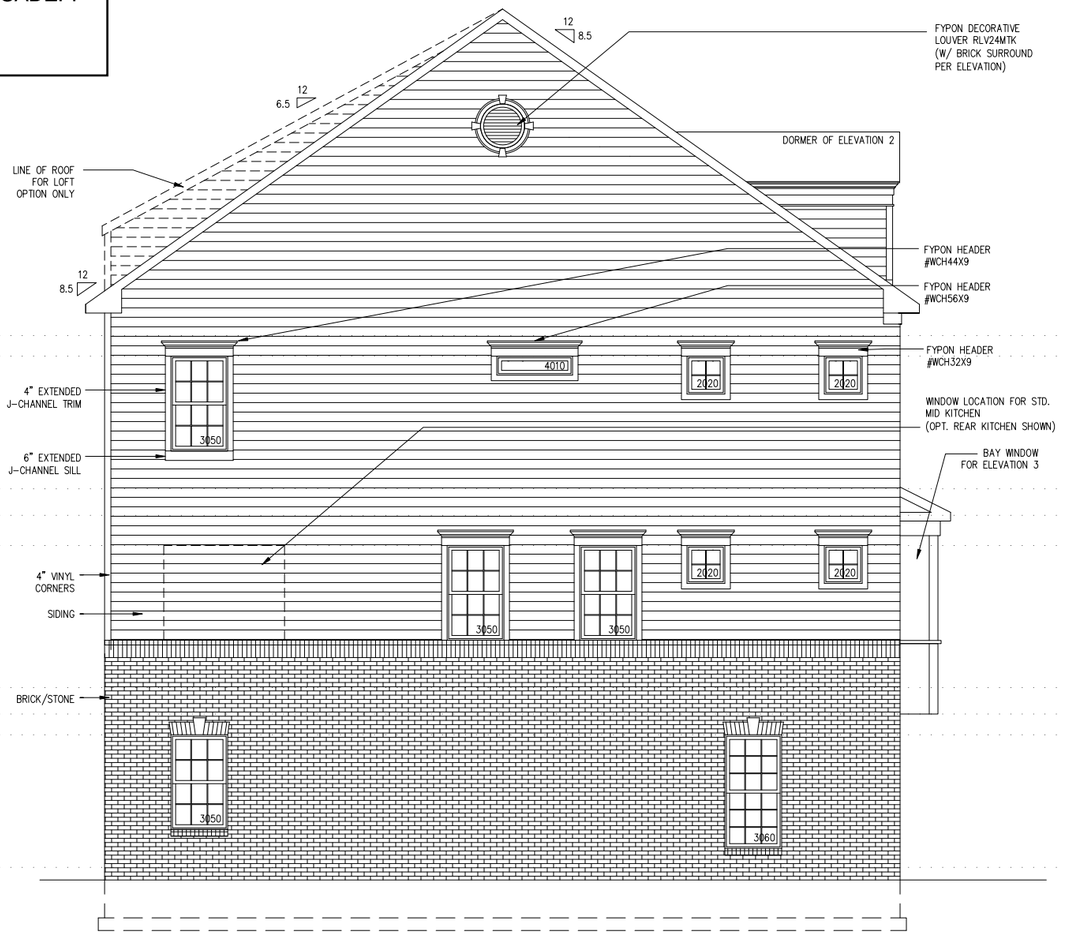
Note:
Per Section 260(BCZR),
Architectural Elements Required:
INTERIOR SIDE FACADE: 5
HIGH VISIBILITY SIDE FACADE: 7

Side Elevation: 1586 SF±

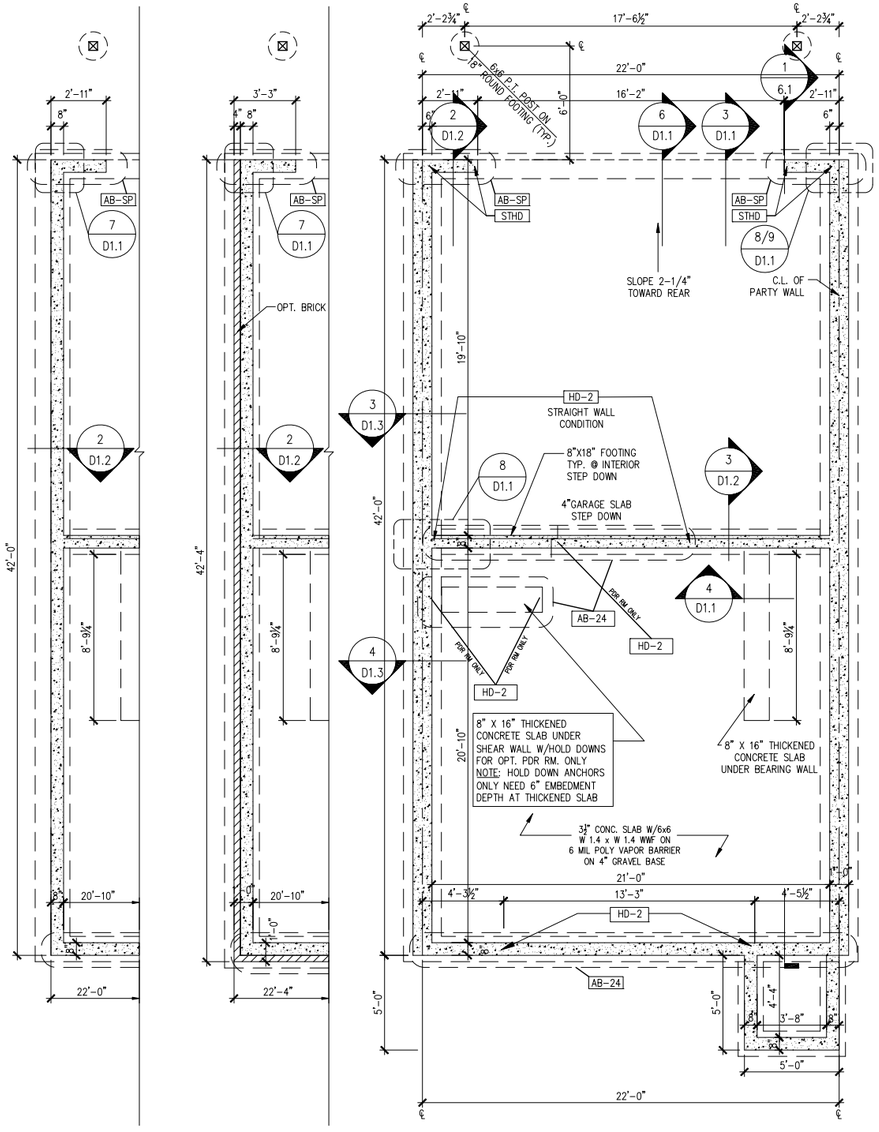
Note:
Architectural Elements
Indicated: 12



1 LEFT SIDE ELEVATION
1/8" = 1'-0"



2 LEFT SIDE ELEVATION – HIGH VISIBILITY OPTION W/BRICK WATER TABLE
1/8" = 1'-0"



END UNIT

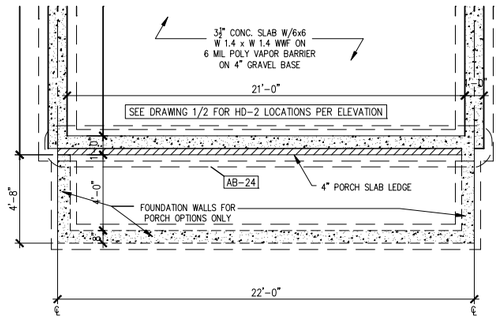
END UNIT W/BRICK

1 SLAB FOUNDATION – ELEVATIONS 1–3

1/8" = 1'-0"

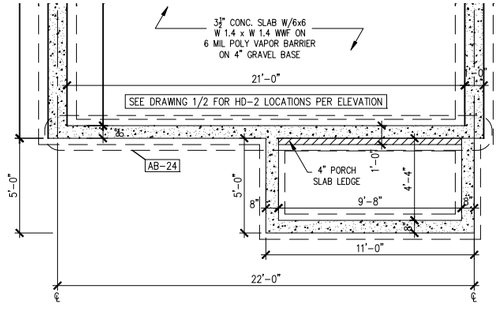
2 SLAB FOUNDATION – ELEVATION 4

1/8" = 1'-0"

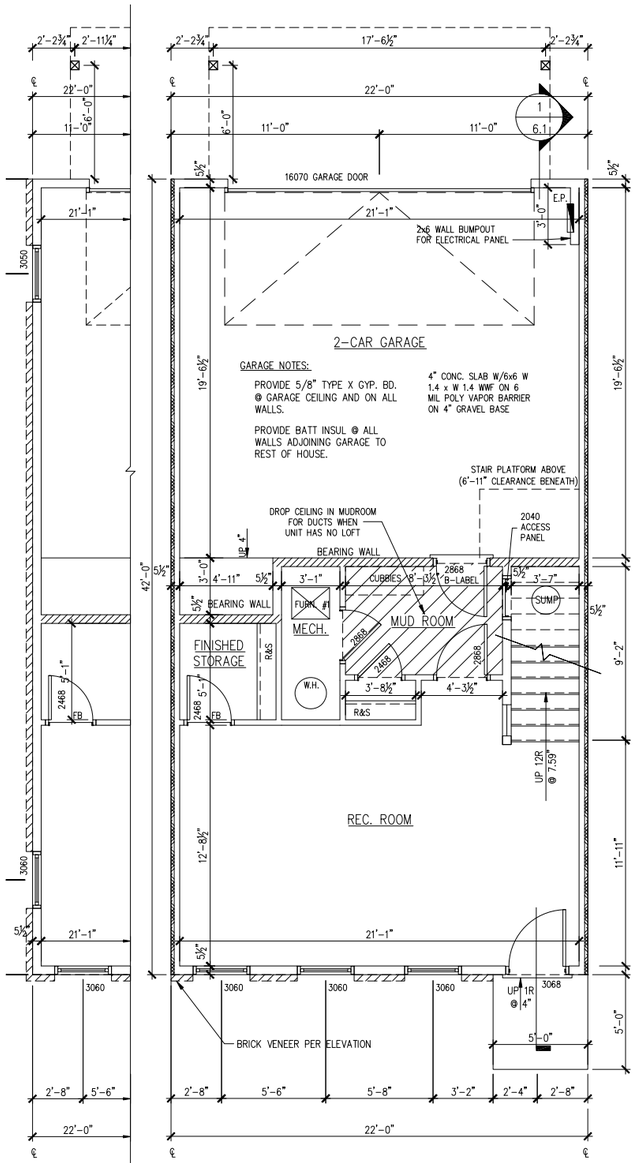


FULL PORCH OPTION

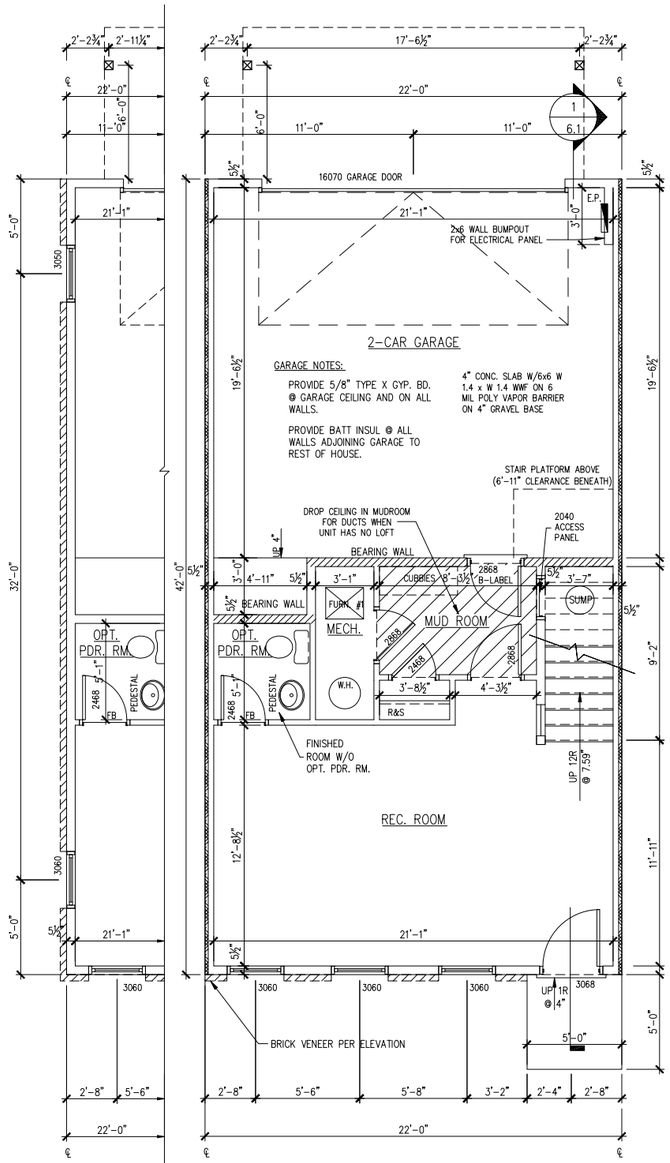
SAME LAYOUT FOR STANDARD OR BRICK OPTIONS



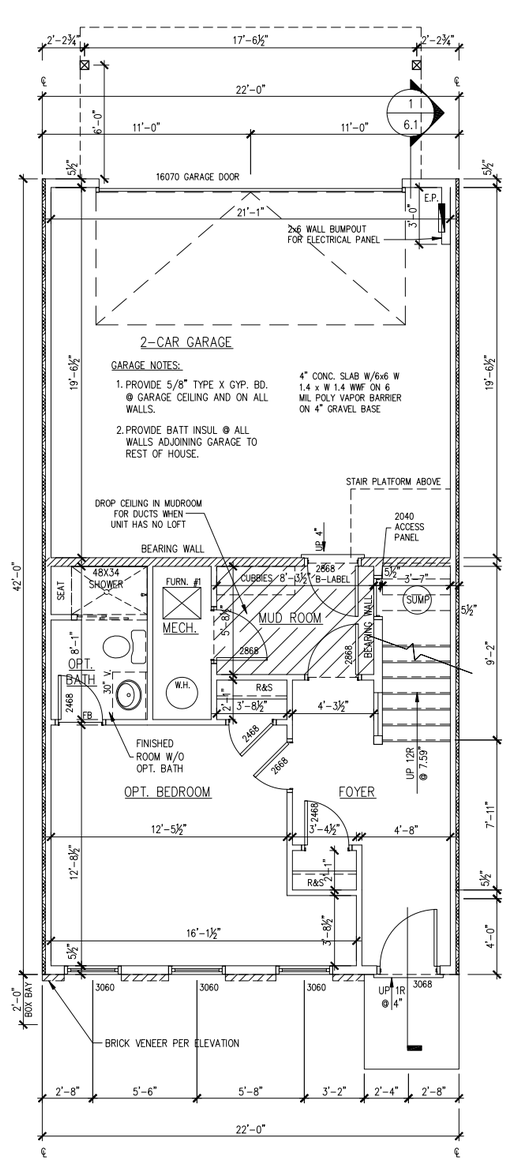
HALF PORCH OPTION – STANDARD



2 FIRST FLOOR PLAN – STANDARD
1/8" = 1'-0"



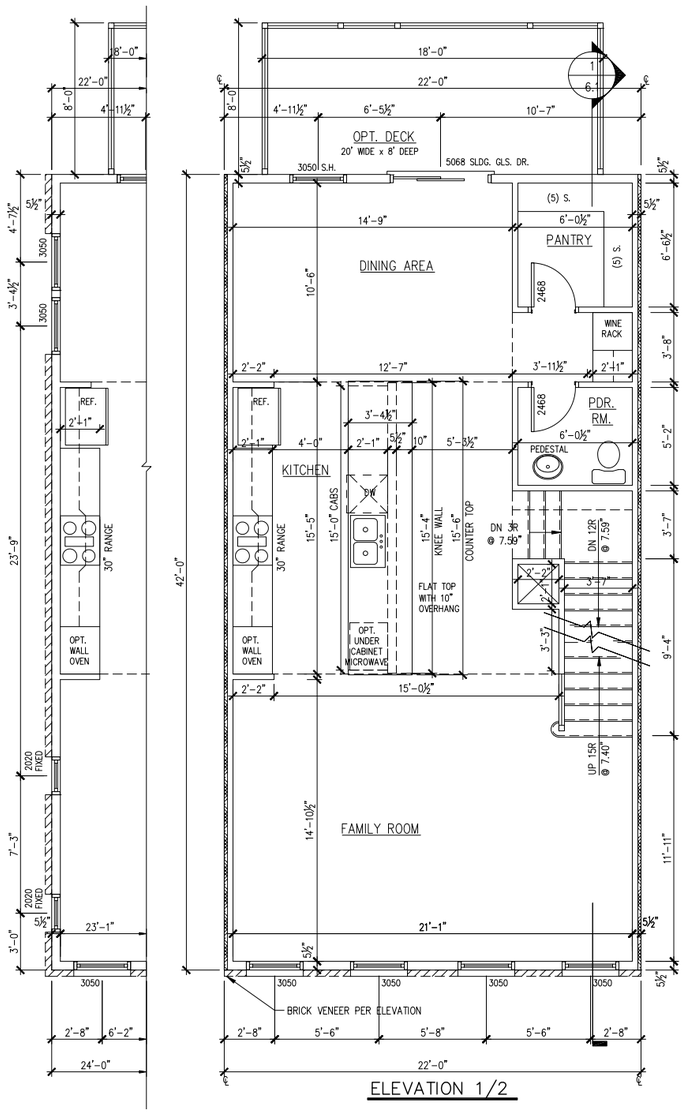
2 FIRST FLOOR PLAN – OPT. PDR RM
1/8" = 1'-0"



3 FIRST FLOOR PLAN W/ OPT. PDR RM.
1/8" = 1'-0"

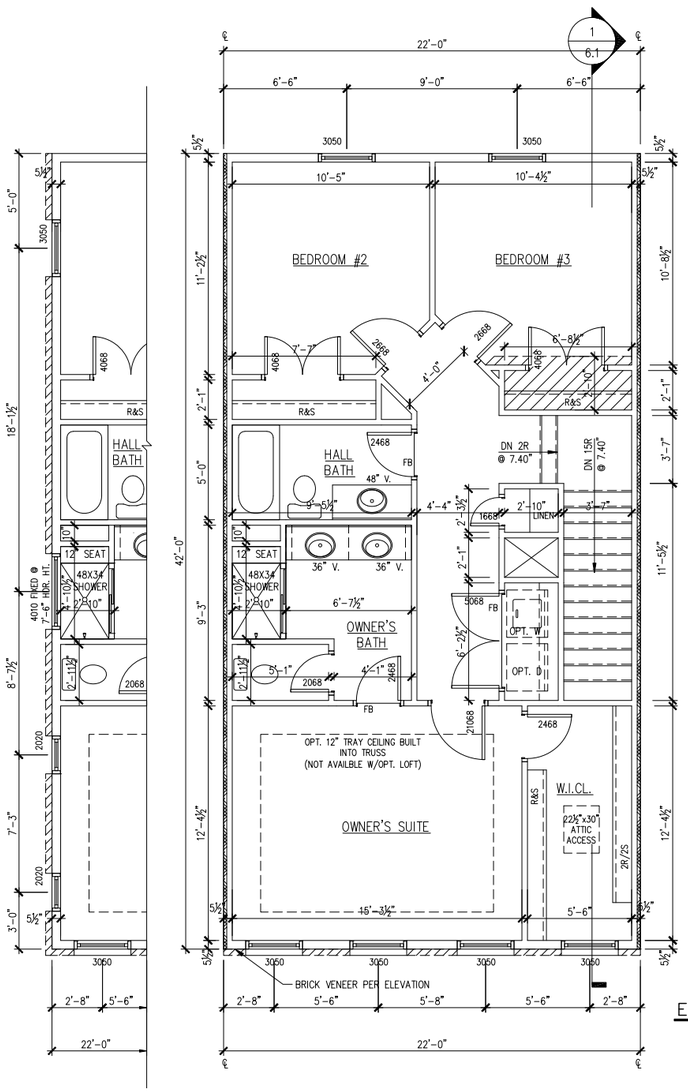
Architecture

Ellicott - Rear Load



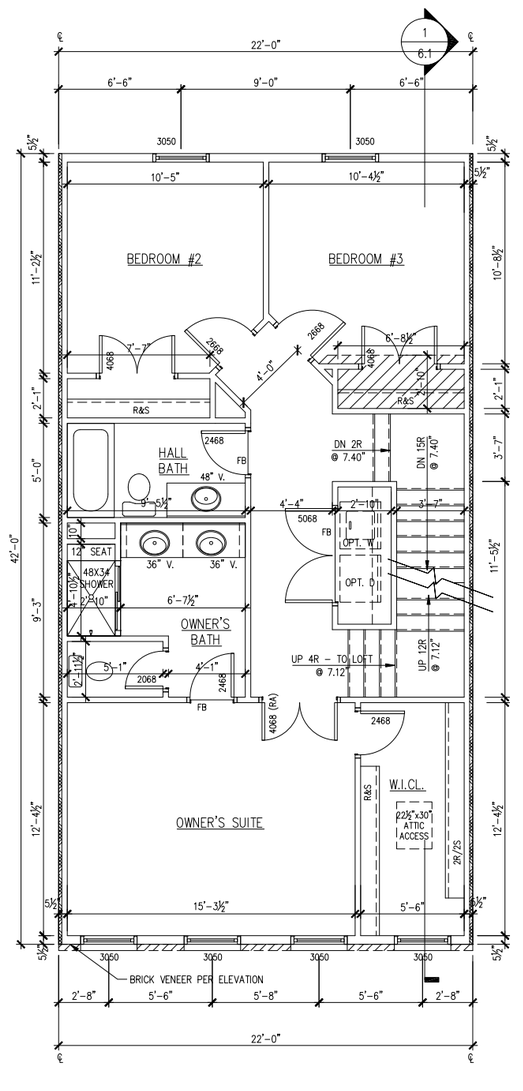
ELEVATION 1/2

1 SECOND FLOOR PLAN – STANDARD MID KITCHEN
1008 SQ. FT.
1/8" = 1'-0"

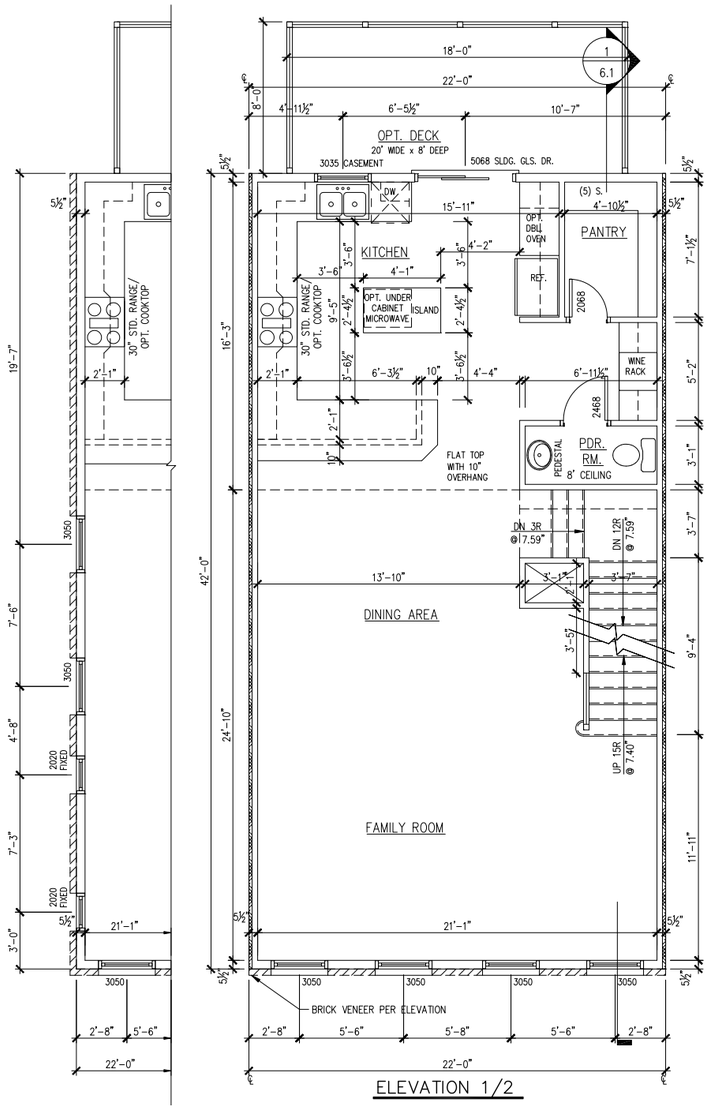


2 THIRD FLOOR PLAN – STANDARD 3 BEDROOM
1008 SQ. FT.
1/8" = 1'-0"

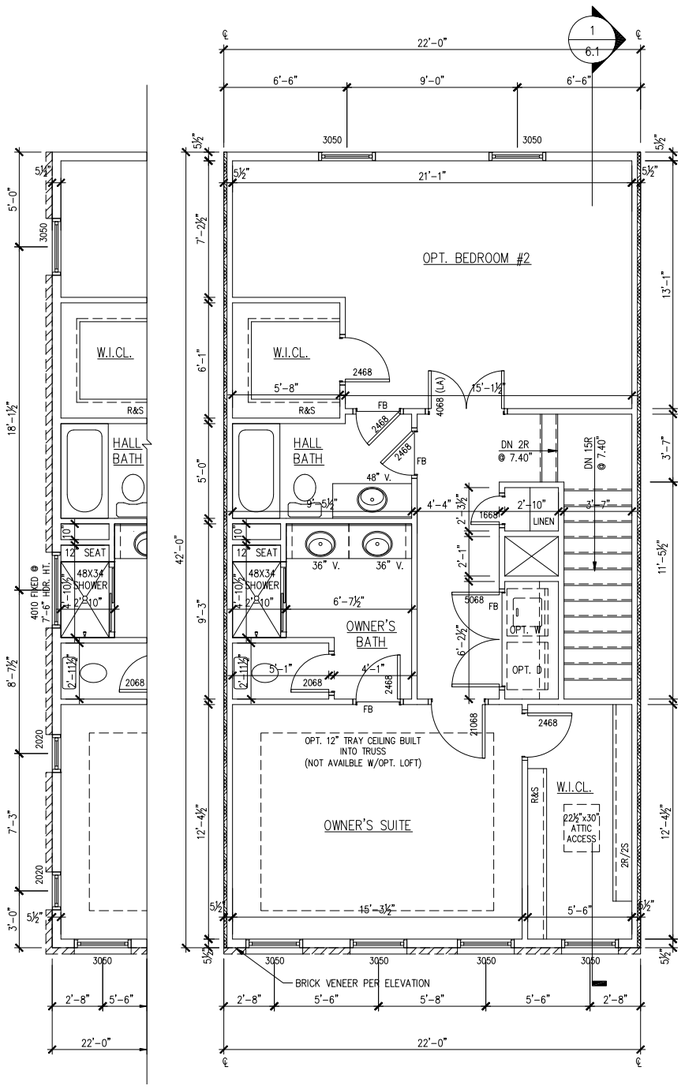
ELEVATION 1/3



3 THIRD FLOOR PLAN – W/OPT. LOFT
1008 SQ. FT.
1/8" = 1'-0"

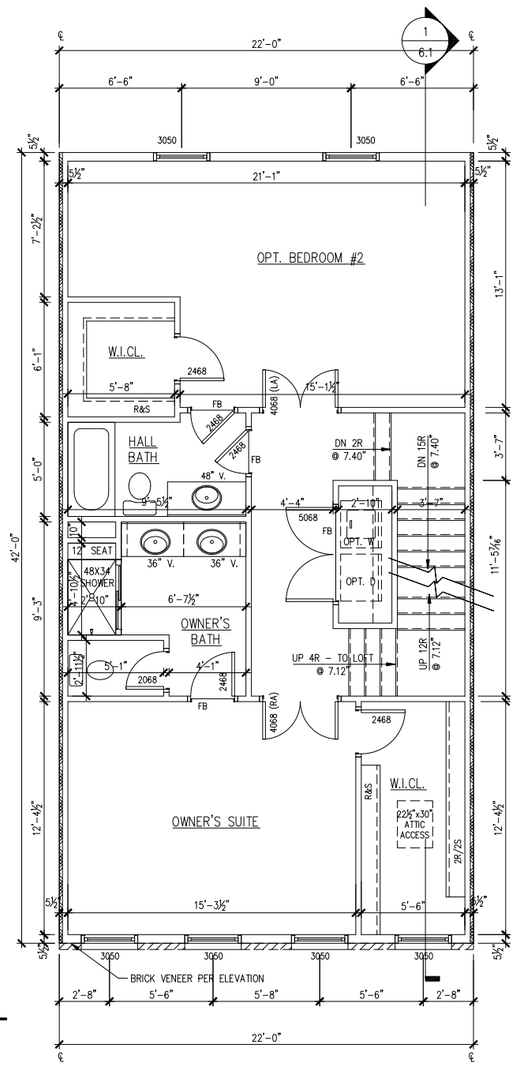


1 SECOND FLOOR PLAN – OPT. REAR KITCHEN
1008 SQ. FT.
1/8" = 1'-0"

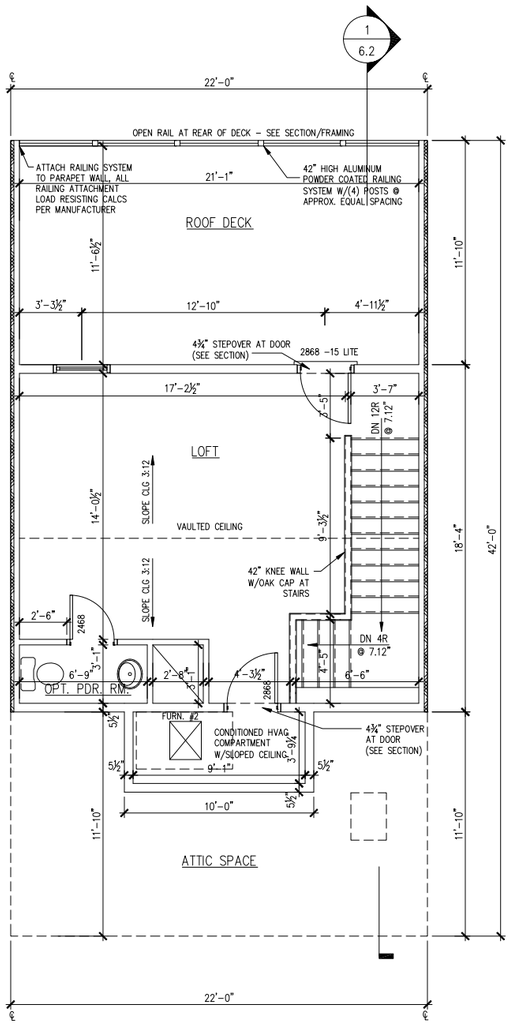


2 THIRD FLOOR PLAN – 2 BEDROOM OPT.
1008 SQ. FT.
1/8" = 1'-0"

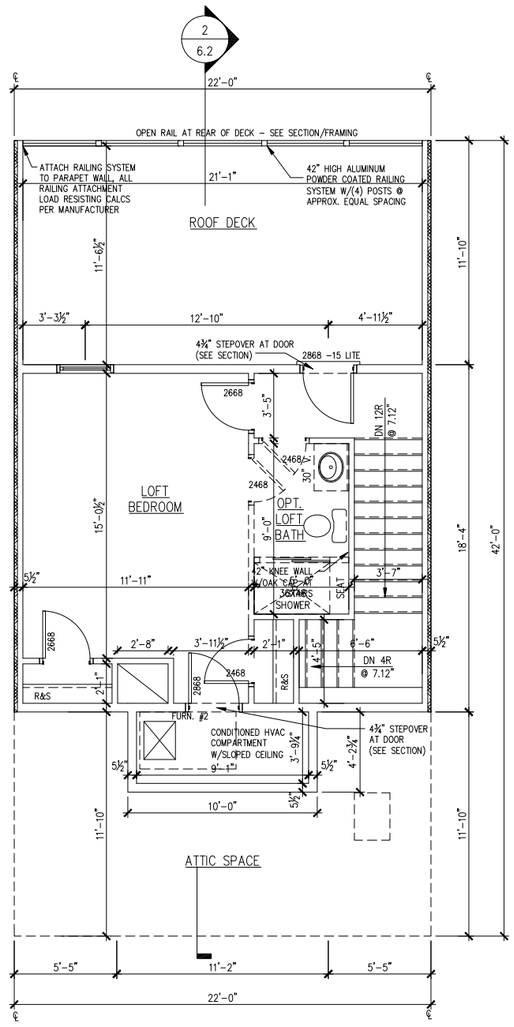
ELEVATION 1/3



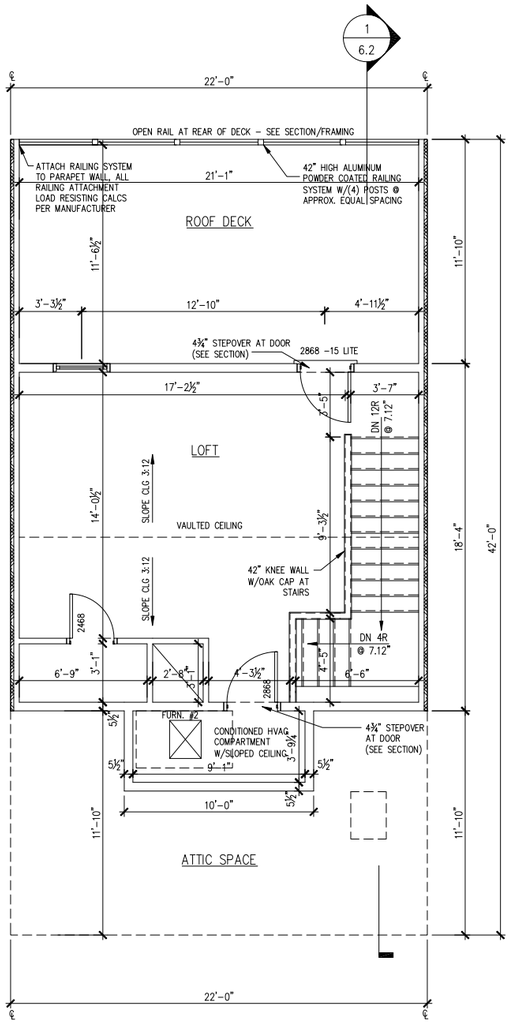
3 THIRD FLOOR PLAN – 2 BEDROOM OPT. W/ LOFT OPTION
1008 SQ. FT.
1/8" = 1'-0"



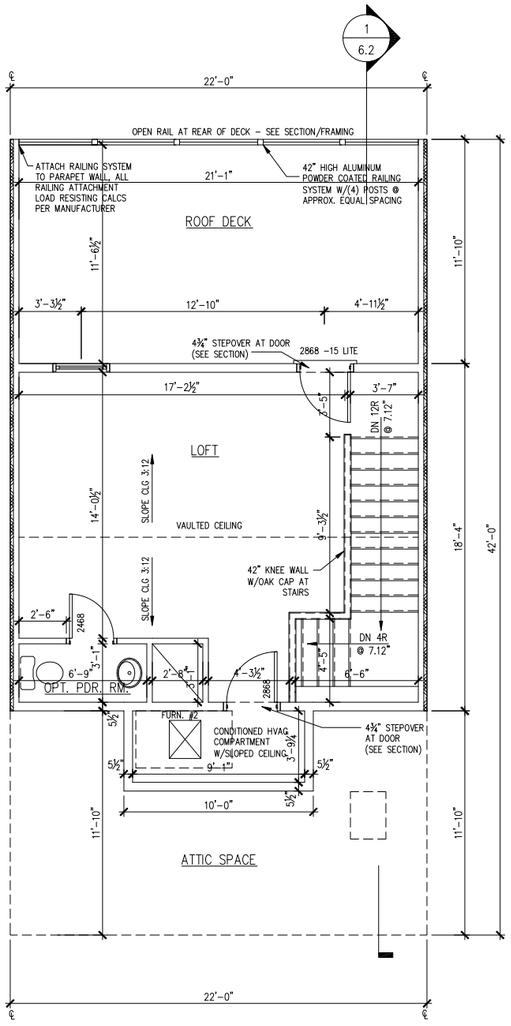
2 OPT. LOFT FLOOR PLAN W/OPT. POWDER ROOM
440 SQ. FT.
1/8" = 1'-0"



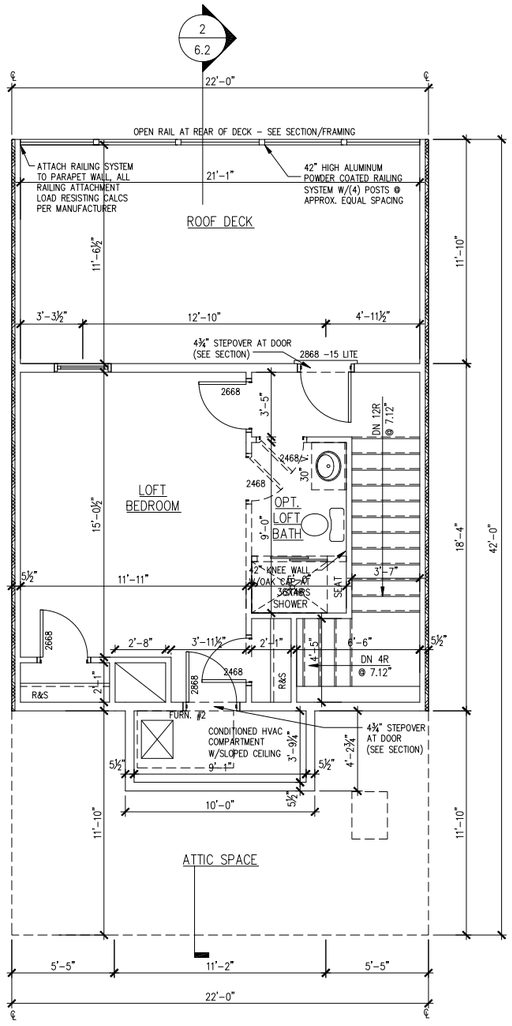
3 OPT. LOFT FLOOR PLAN W/OPT. BEDROOM
440 SQ. FT.
1/8" = 1'-0"



1 OPT. LOFT FLOOR PLAN
440 SQ. FT.
1/8" = 1'-0"



2 OPT. LOFT FLOOR PLAN W/OPT. POWDER ROOM
440 SQ. FT.
1/8" = 1'-0"

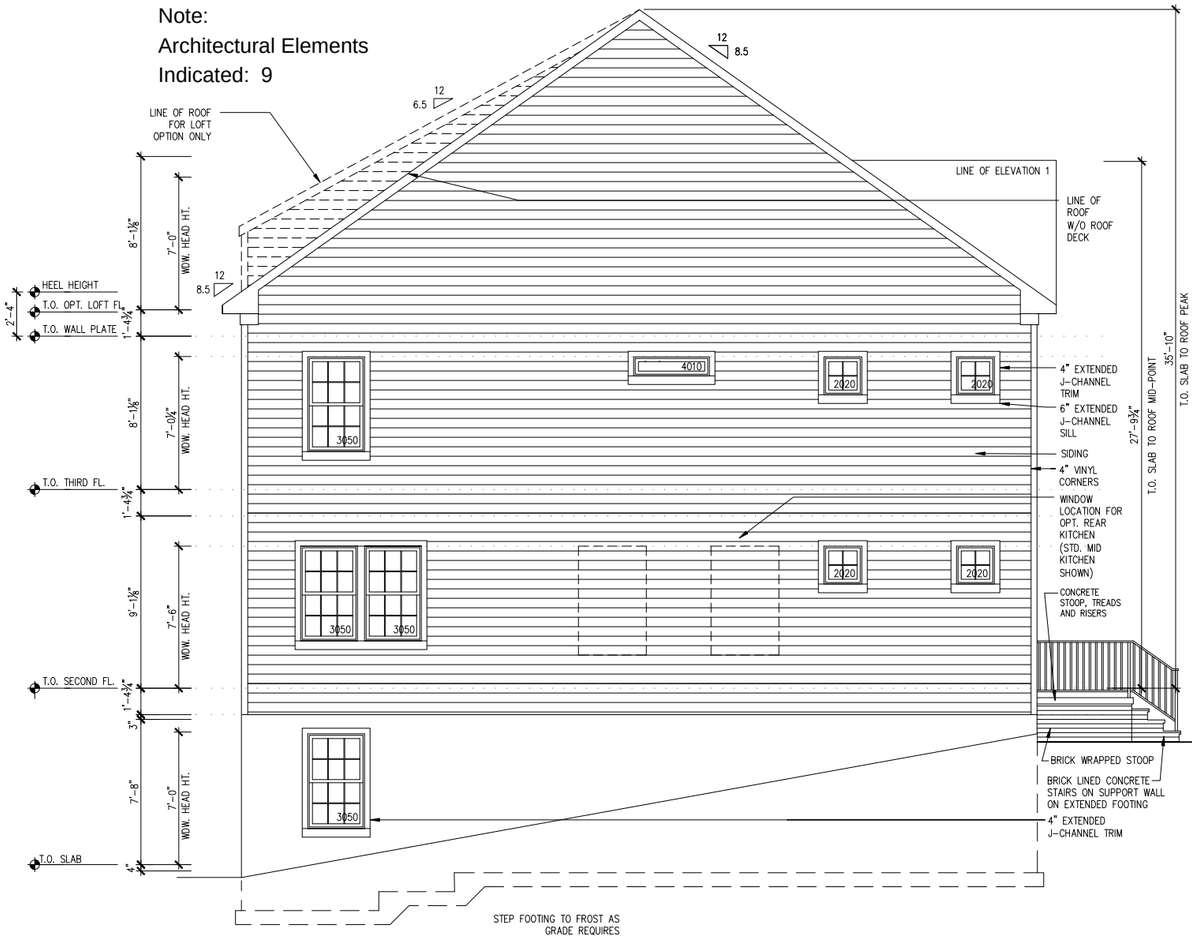


3 OPT. LOFT FLOOR PLAN W/OPT. BEDROOM
440 SQ. FT.
1/8" = 1'-0"

Architecture

Ellicott - Rear Load

Note:
Architectural Elements
Indicated: 9

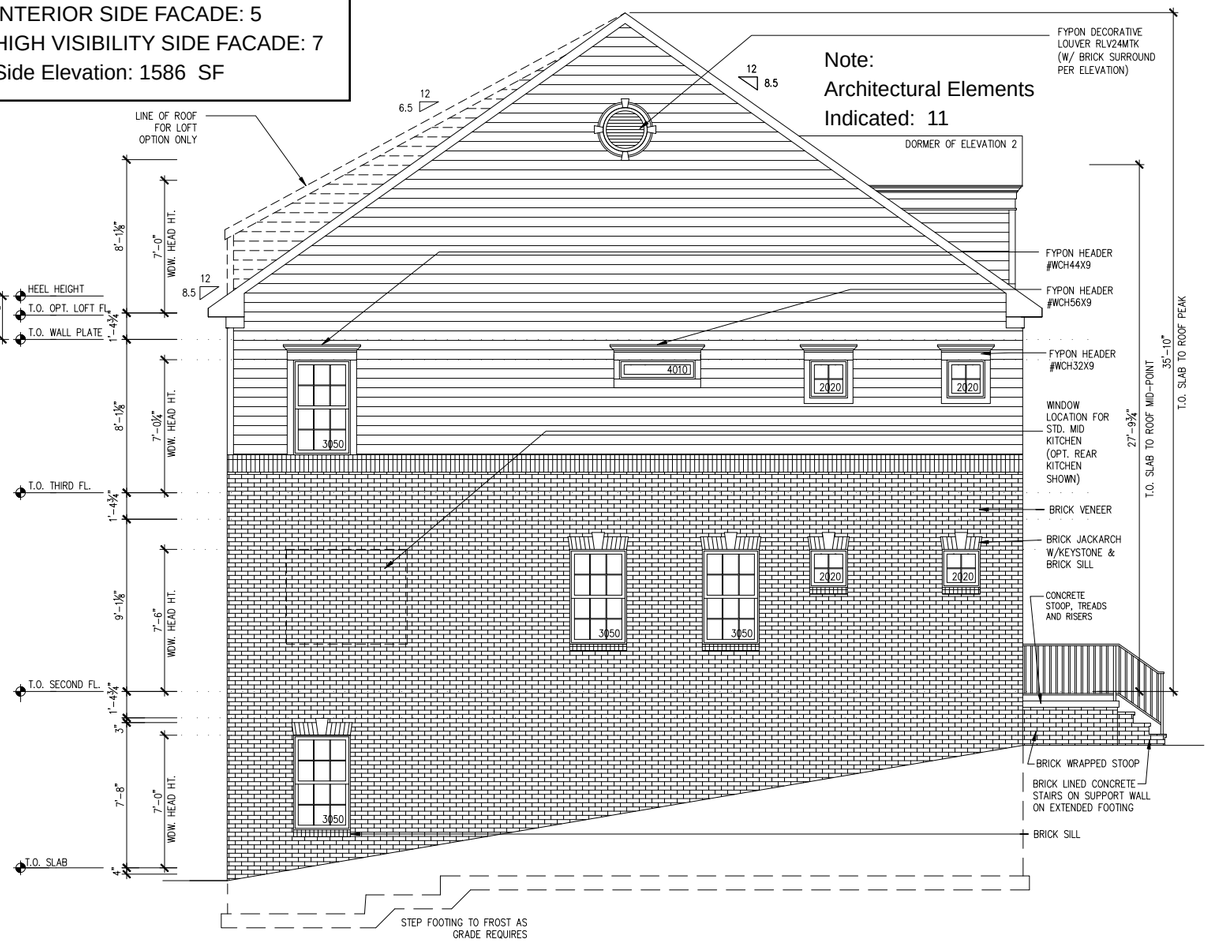


1 SIDE ELEVATION – IN GROUND – LOW VISIBILITY, SIDING

3/32" = 1'-0"

Note:
Per Section 260(BCZR),
Architectural Elements Required:
INTERIOR SIDE FACADE: 5
HIGH VISIBILITY SIDE FACADE: 7
Side Elevation: 1586 SF

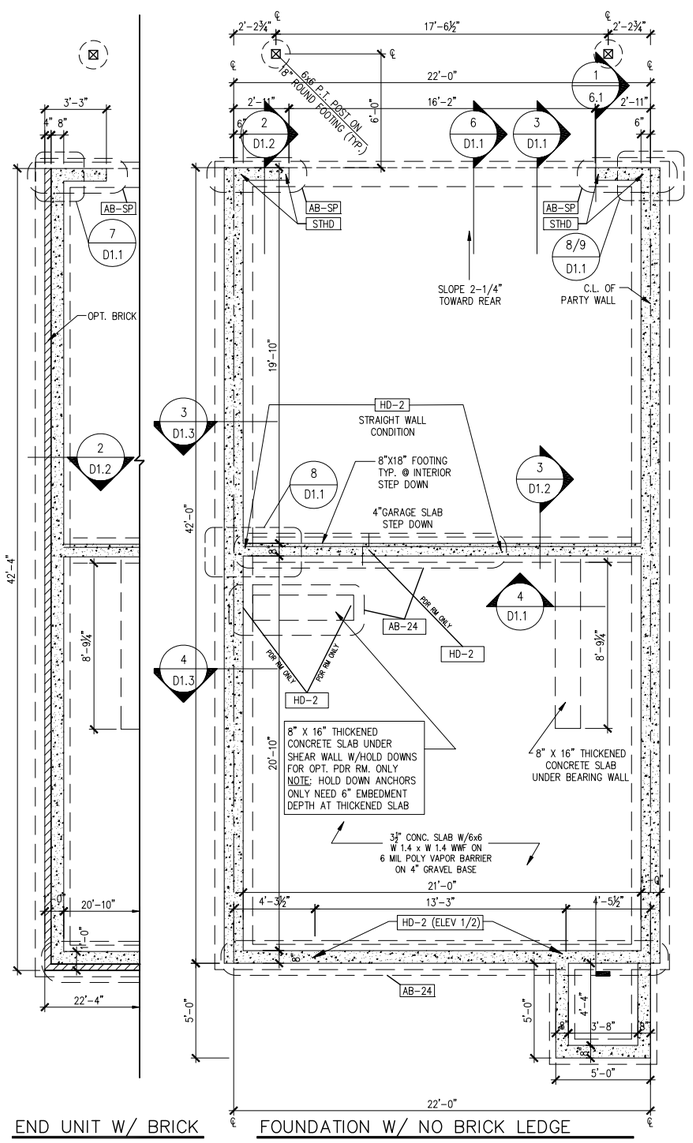
Note:
Architectural Elements
Indicated: 11

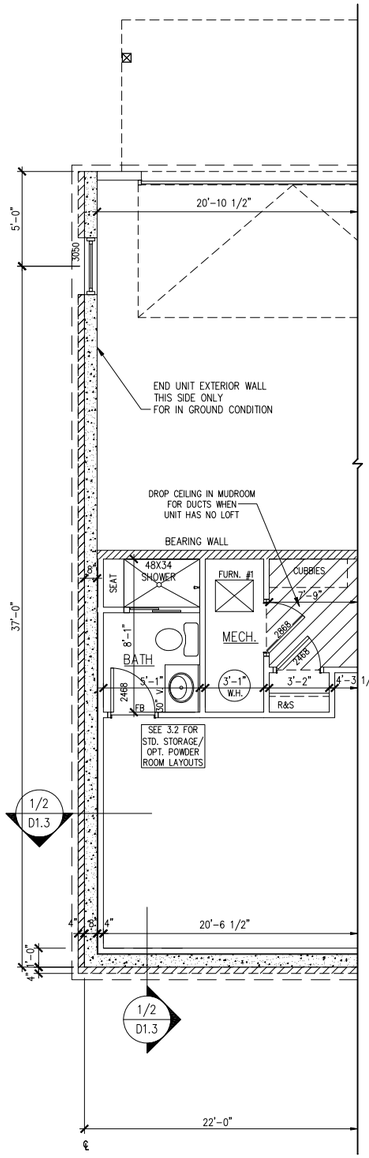


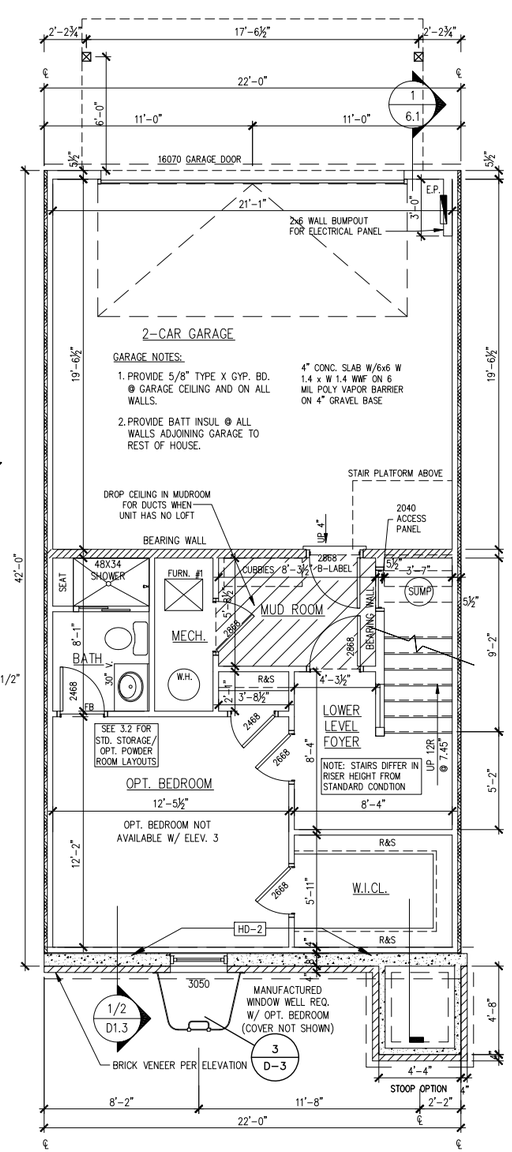
2 SIDE ELEVATION – IN GROUND – HI-VISIBILITY OPTION W/BRICK WATER TABLE

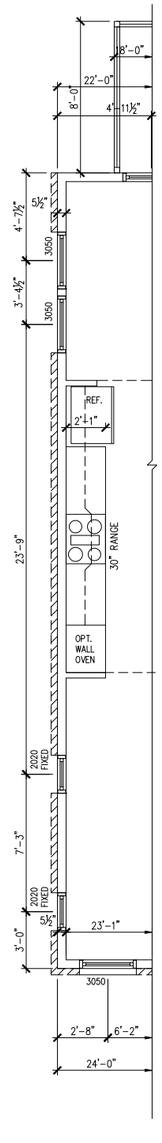
3/32" = 1'-0"

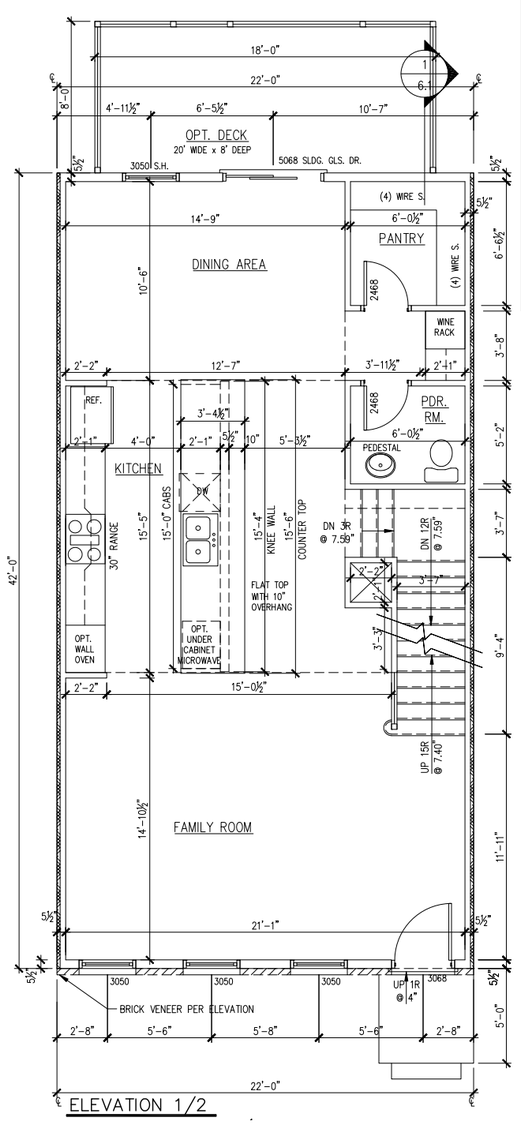
SEE SHEET 2.5 FOR REAR ELEVATIONS











ELEVATION 4 W/ REC ROOM

1 FOUNDATION PLAN — IN GROUND CONDITION END UNIT
1/8" = 1'-0"

2 FIRST FLOOR PLAN — IN GROUND CONDITION
1/8" = 1'-0"

3 SECOND FLOOR PLAN — IN GROUND CONDITION
1/8" = 1'-0"

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EXHIBIT
tabbies
5C

LOT 1 – ELEVATION 3BE
1842 TYDINGS II FL – REVERSED

LOT 2 – ELEVATION 2C
1842 TYDINGS II FL – STANDARD

LOT 3 – ELEVATION 5A
1842 TYDINGS II FL – STANDARD

LOT 4 – ELEVATION 6A
1842 TYDINGS II FL – STANDARD

LOT 5 – ELEVATION 4C
1842 TYDINGS II FL – STANDARD

LOT 6 – ELEVATION 1BE
1842 TYDINGS II FL – STANDARD

1 STRIP FRONT ELEVATION – LOTS 1–6 (TYDINGS II FL MODEL)

1/8" = 1'-0"

LOT 6 – ELEVATION 1BE
1842 TYDINGS II FL – STANDARD

LOT 5 – ELEVATION 4C
1842 TYDINGS II FL – STANDARD

LOT 4 – ELEVATION 6A
1842 TYDINGS II FL – STANDARD

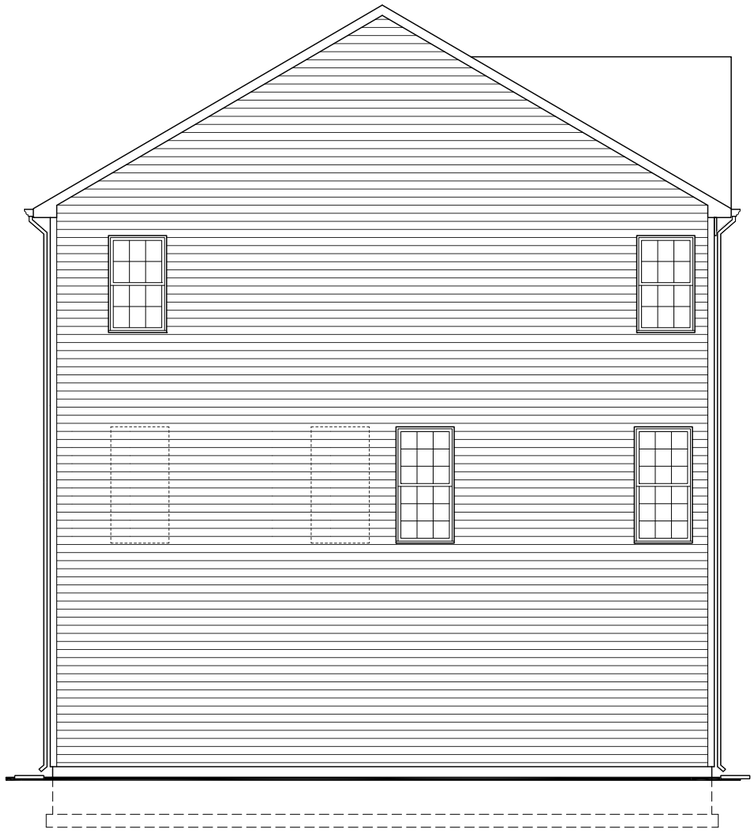
LOT 3 – ELEVATION 5A
1842 TYDINGS II FL – STANDARD

LOT 2 – ELEVATION 2C
1842 TYDINGS II FL – STANDARD

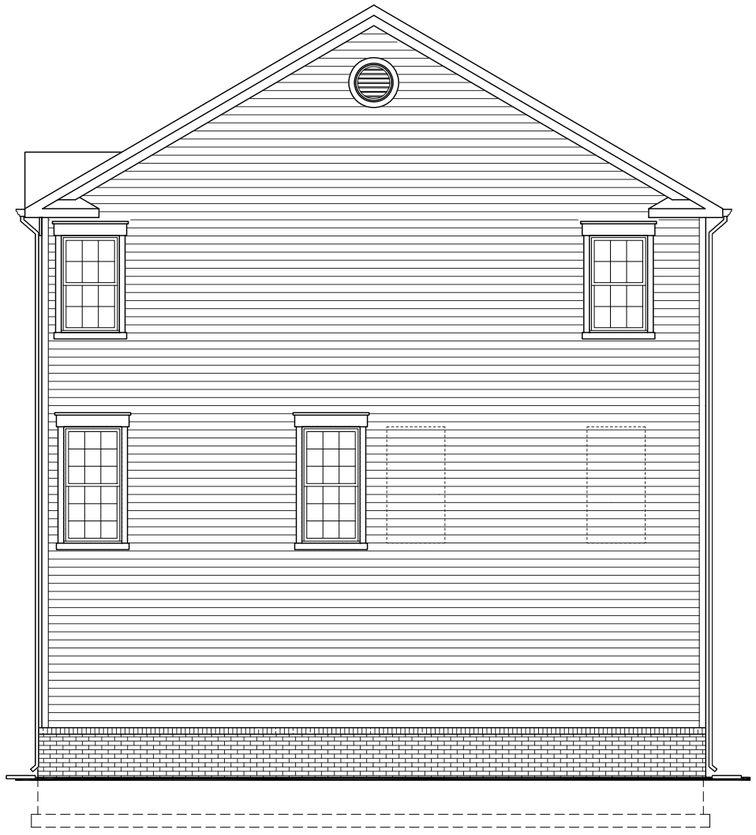
LOT 1 – ELEVATION 3BE
1842 TYDINGS II FL – REVERSED

2 STRIP REAR ELEVATION – LOTS 1–6 (TYDINGS II FL MODEL)

1/8" = 1'-0"



LOT 1 – ELEVATION 3BE
1842 TYDINGS II FL – REVERSED



HIGH VISIBILITY

LOT 6 – ELEVATION 1BE
1842 TYDINGS II FL – STANDARD

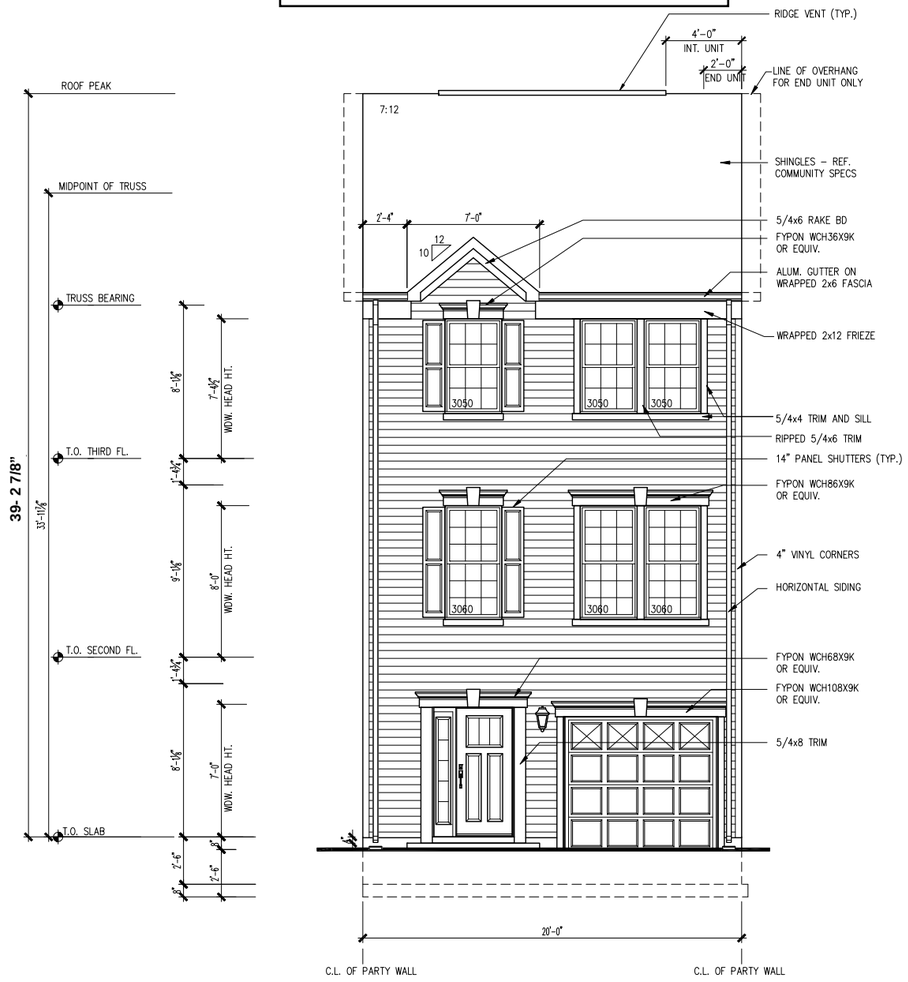
3 STRIP SIDE ELEVATIONS – LOTS 1–6 (TYDINGS II FL MODEL)

1/8" = 1'-0"

Architecture
TYDINGS II - Front Load

NOTE:

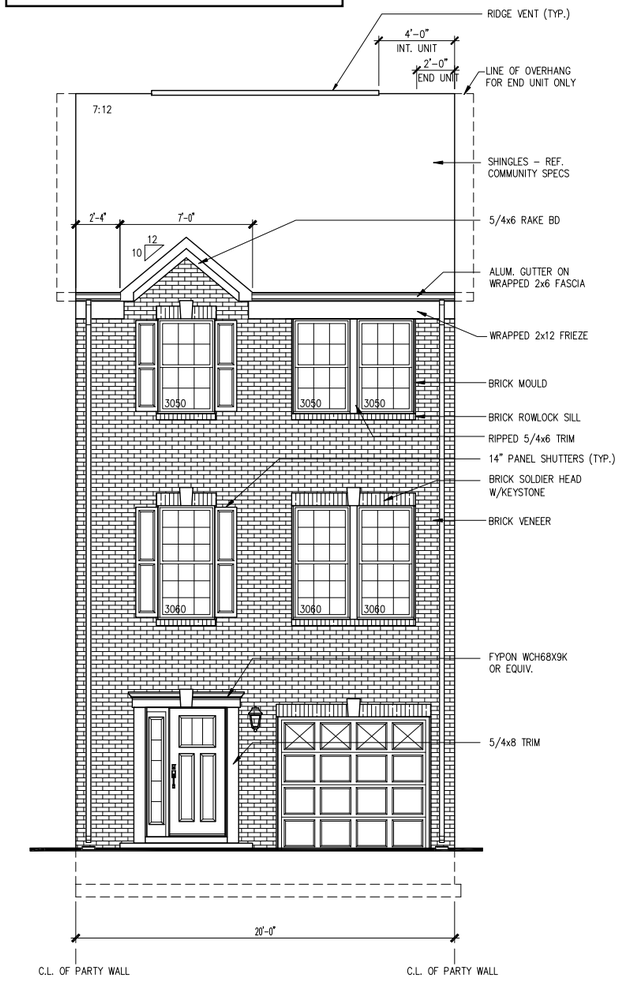
Rooflines on all end units shall have architectural treatments to include gables or dormers



1 FRONT ELEVATION – 1A
ALL SIDING 1/8" = 1'-0"

NOTE:

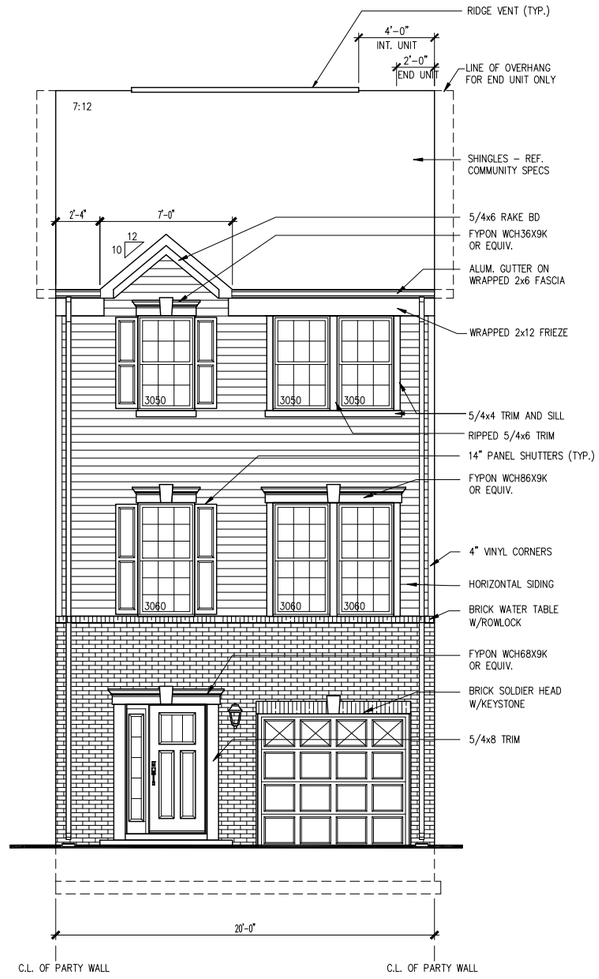
8' (garage door) = 40% ±
20' (façade)



2 FRONT ELEVATION – 1B
ALL BRICK 1/8" = 1'-0"

NOTE:

All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim



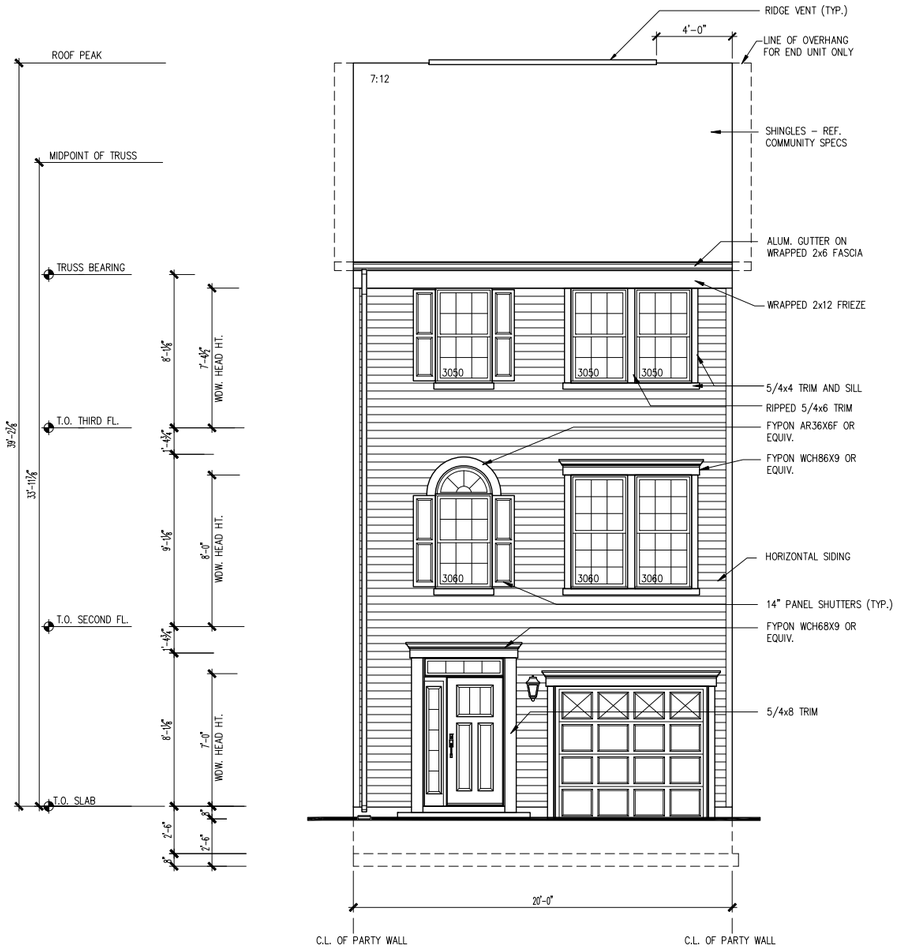
3 FRONT ELEVATION – 1C
BRICK WATER TABLE 1/8" = 1'-0"

NOTE:

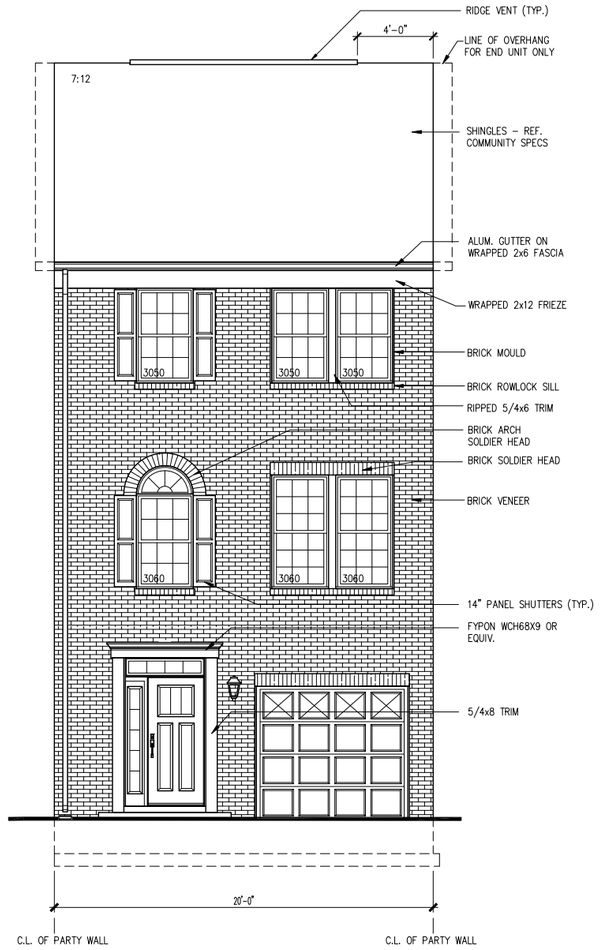
8' (garage door) / 20' (façade) = 40% ±

NOTE:

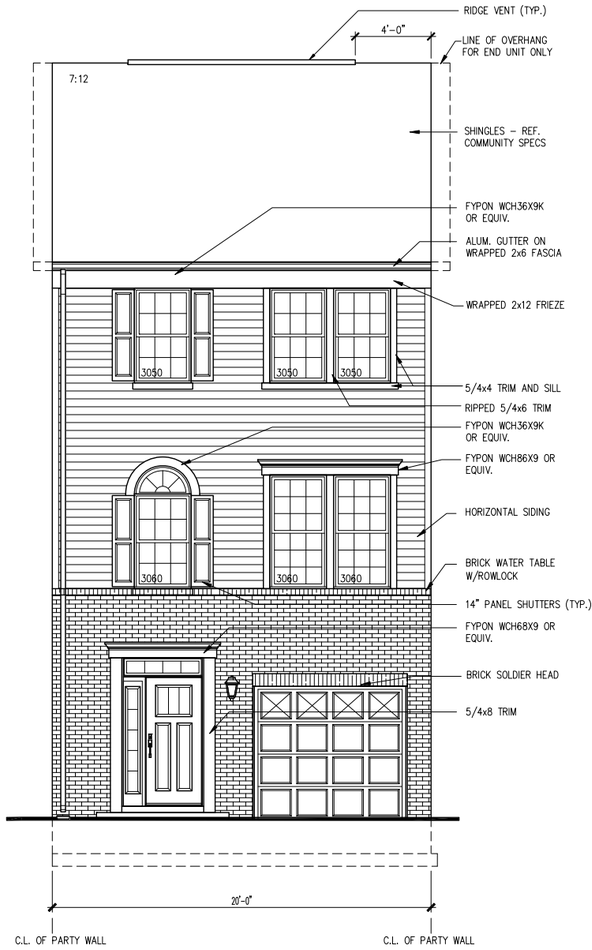
All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim



1 FRONT ELEVATION – 2A
ALL SIDING
1/8" = 1'-0"



2 FRONT ELEVATION – 2B
ALL BRICK
1/8" = 1'-0"



3 FRONT ELEVATION – 2C
BRICK WATER TABLE
1/8" = 1'-0"

Architecture
TYDINGS II - Front Load

NOTE:

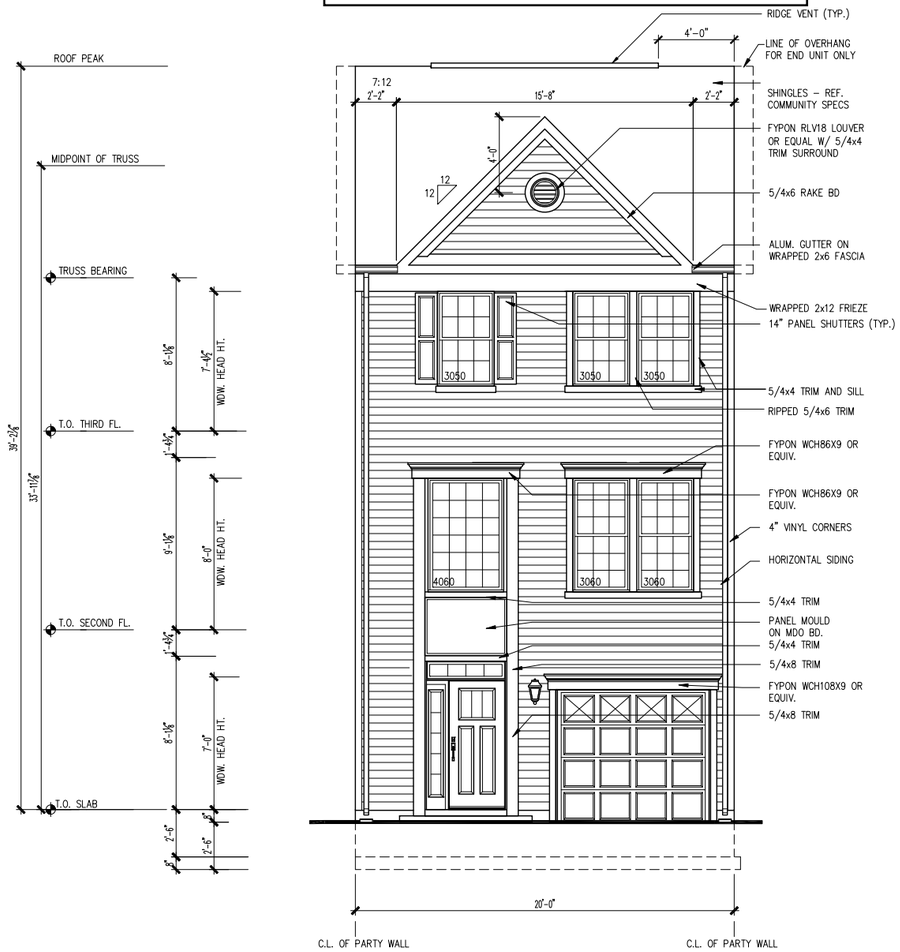
Rooflines on all end units shall have architectural treatments to include gables or dormers

NOTE:

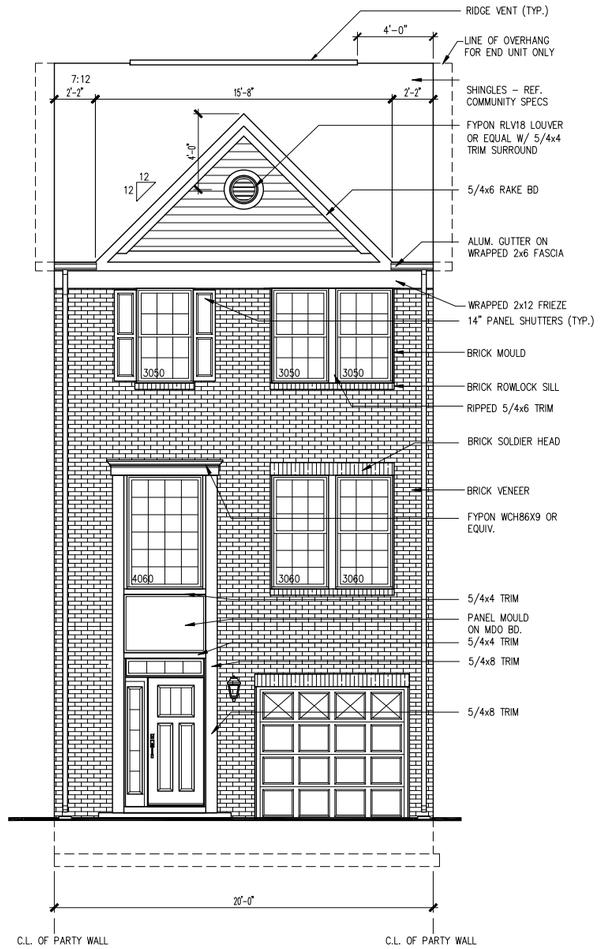
8' (garage door) / 20' (façade) = 40% ±

NOTE:

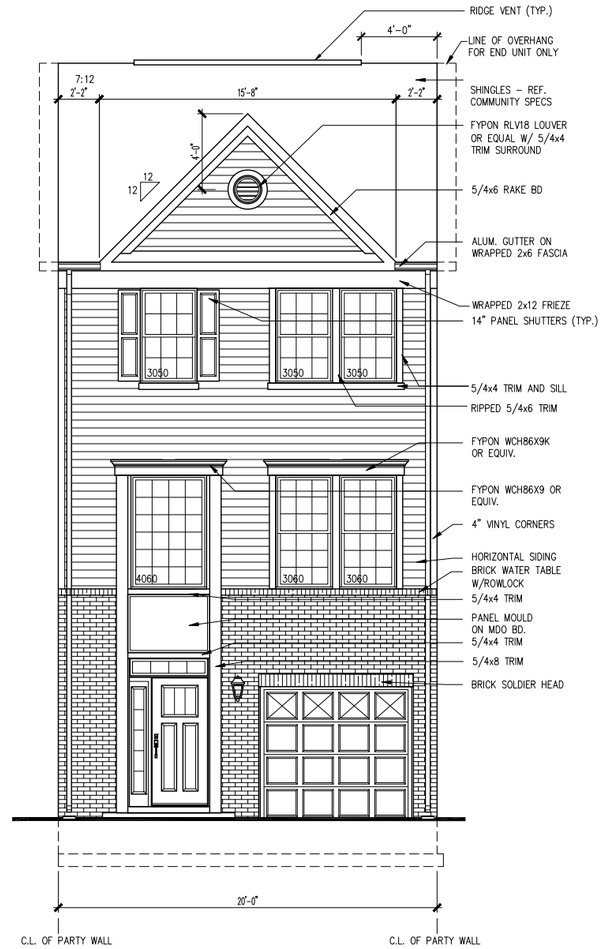
All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim



1 FRONT ELEVATION – 3A
ALL SIDING
1/8" = 1'-0"



2 FRONT ELEVATION – 3B
ALL BRICK
1/8" = 1'-0"



3 FRONT ELEVATION – 3C
BRICK WATER TABLE
1/8" = 1'-0"

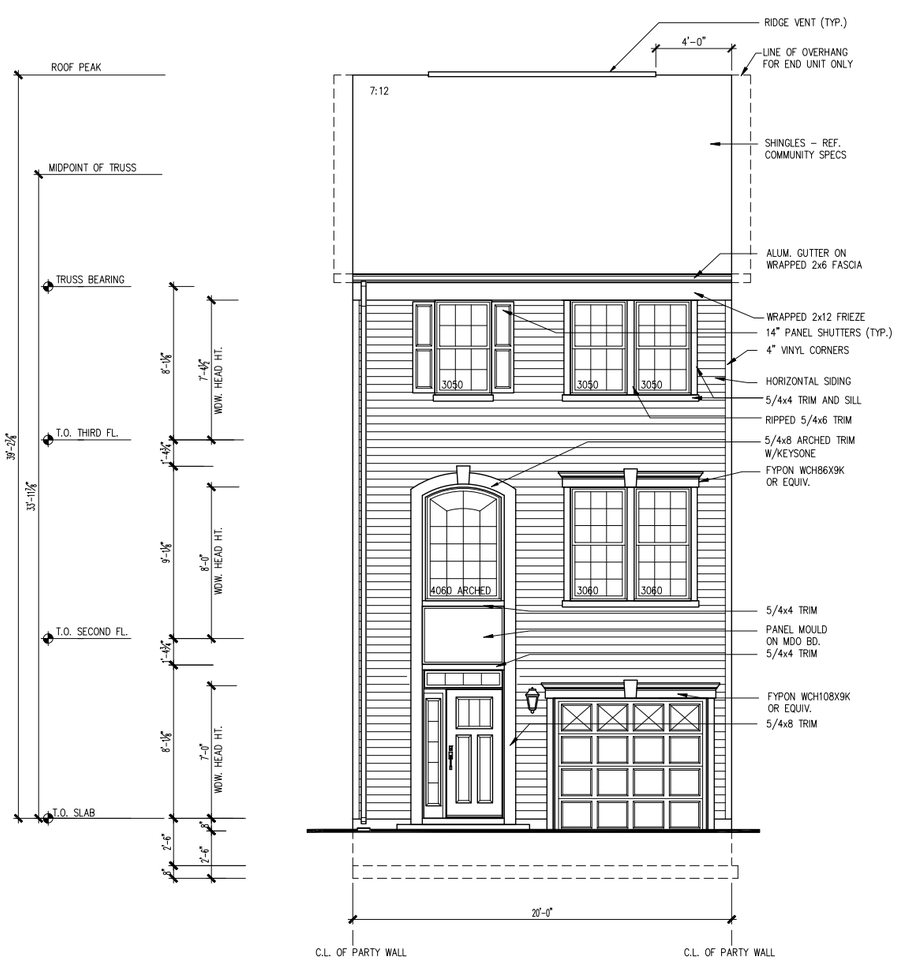
Architecture
TYDINGS II - Front Load

NOTE:

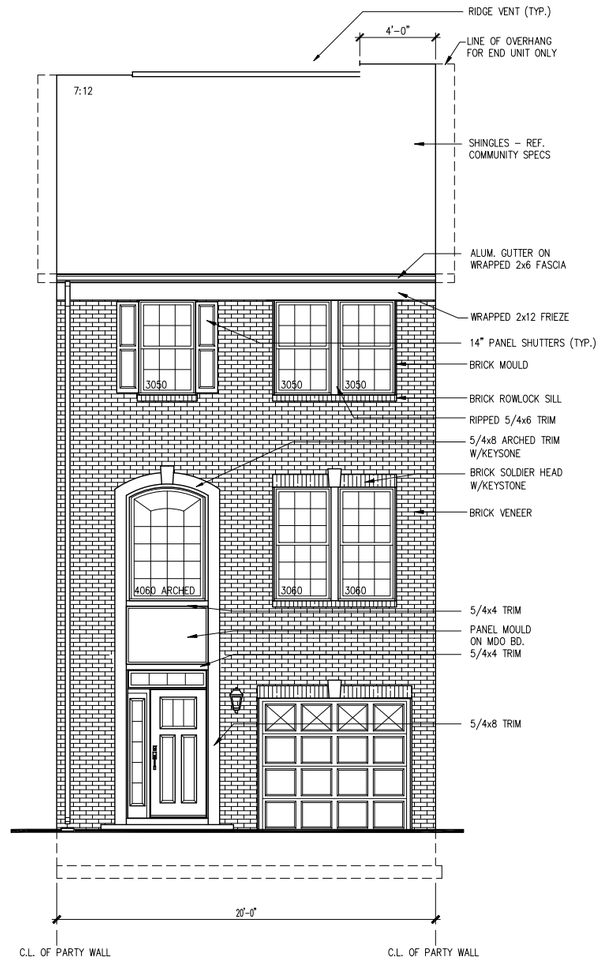
8' (garage door) / 20' (façade) = 40% ±

NOTE:

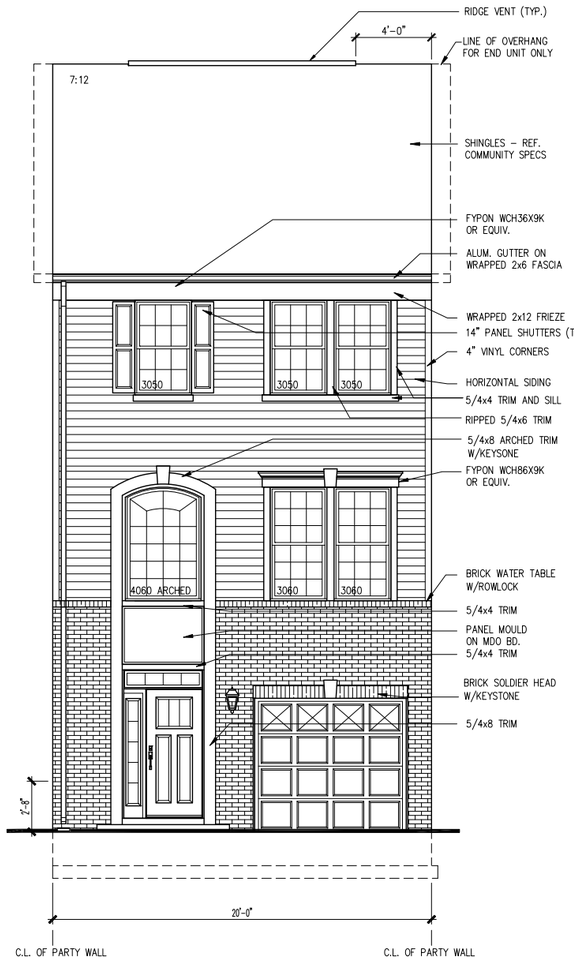
All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim



1 FRONT ELEVATION – 4A
ALL SIDING
1/8" = 1'-0"



2 FRONT ELEVATION – 4B
ALL BRICK
1/8" = 1'-0"



3 FRONT ELEVATION – 4C
BRICK WATER TABLE
1/8" = 1'-0"

NOTE:

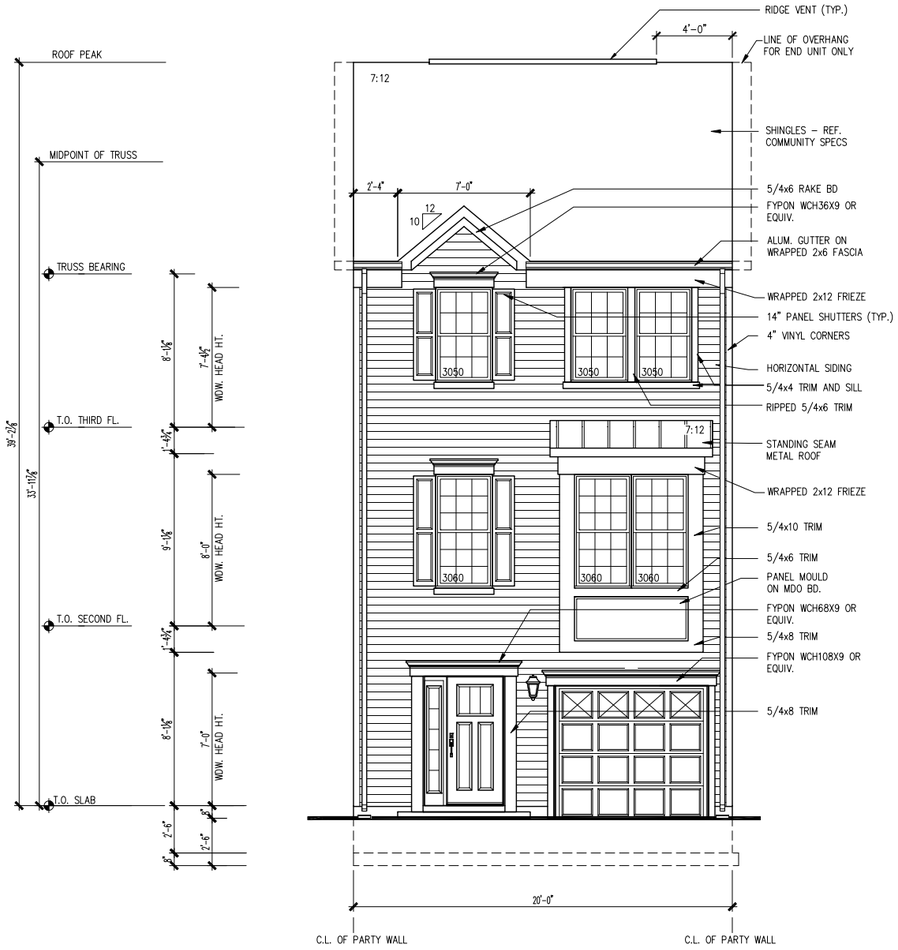
Rooflines on all end units shall have architectural treatments to include gables or dormers

NOTE:

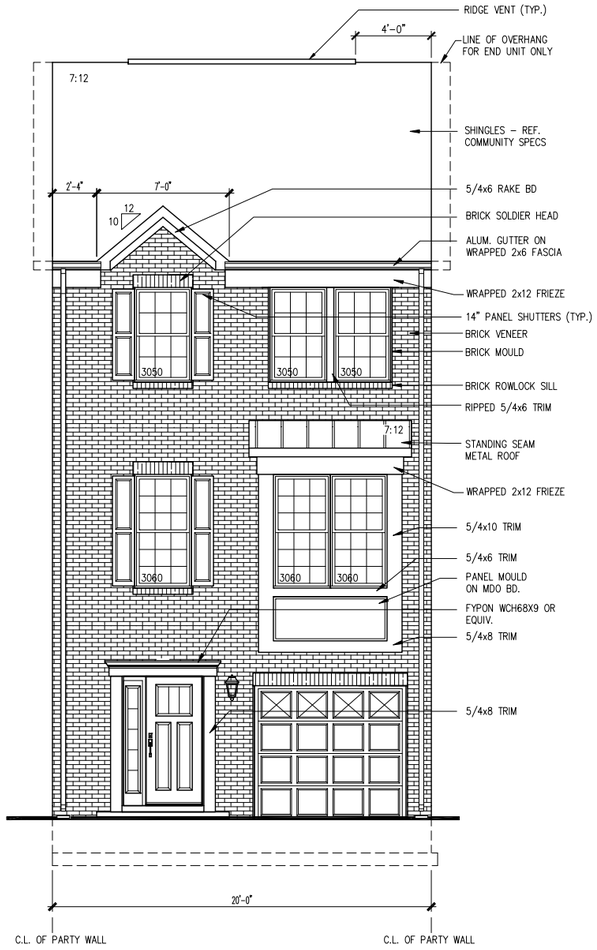
8' (garage door) / 20' (façade) = 40% ±

NOTE:

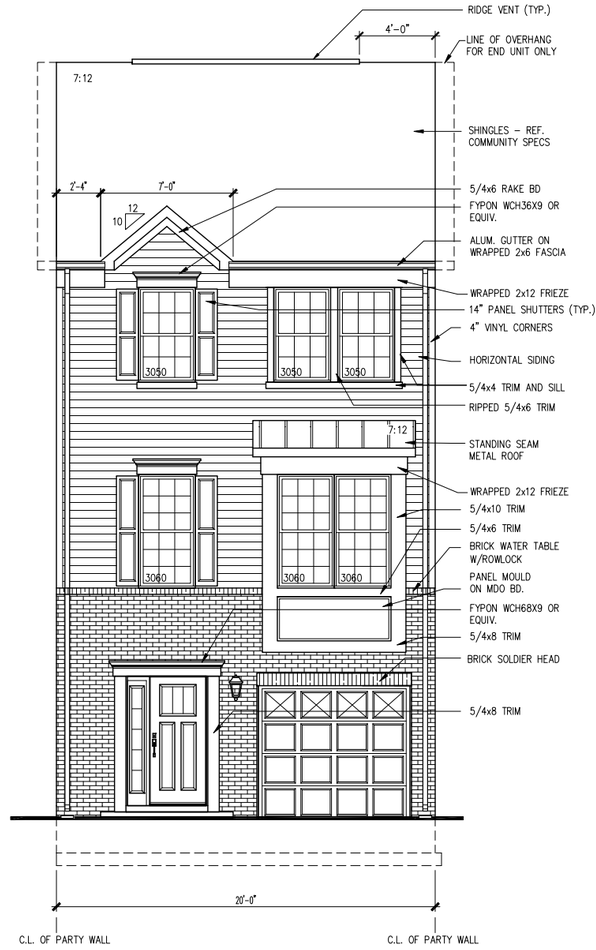
All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim



1 FRONT ELEVATION – 5A
ALL SIDING
1/8" = 1'-0"



2 FRONT ELEVATION – 5B
ALL BRICK
1/8" = 1'-0"



3 FRONT ELEVATION – 5C
BRICK WATER TABLE
1/8" = 1'-0"

Architecture
TYDINGS II - Front Load

NOTE:

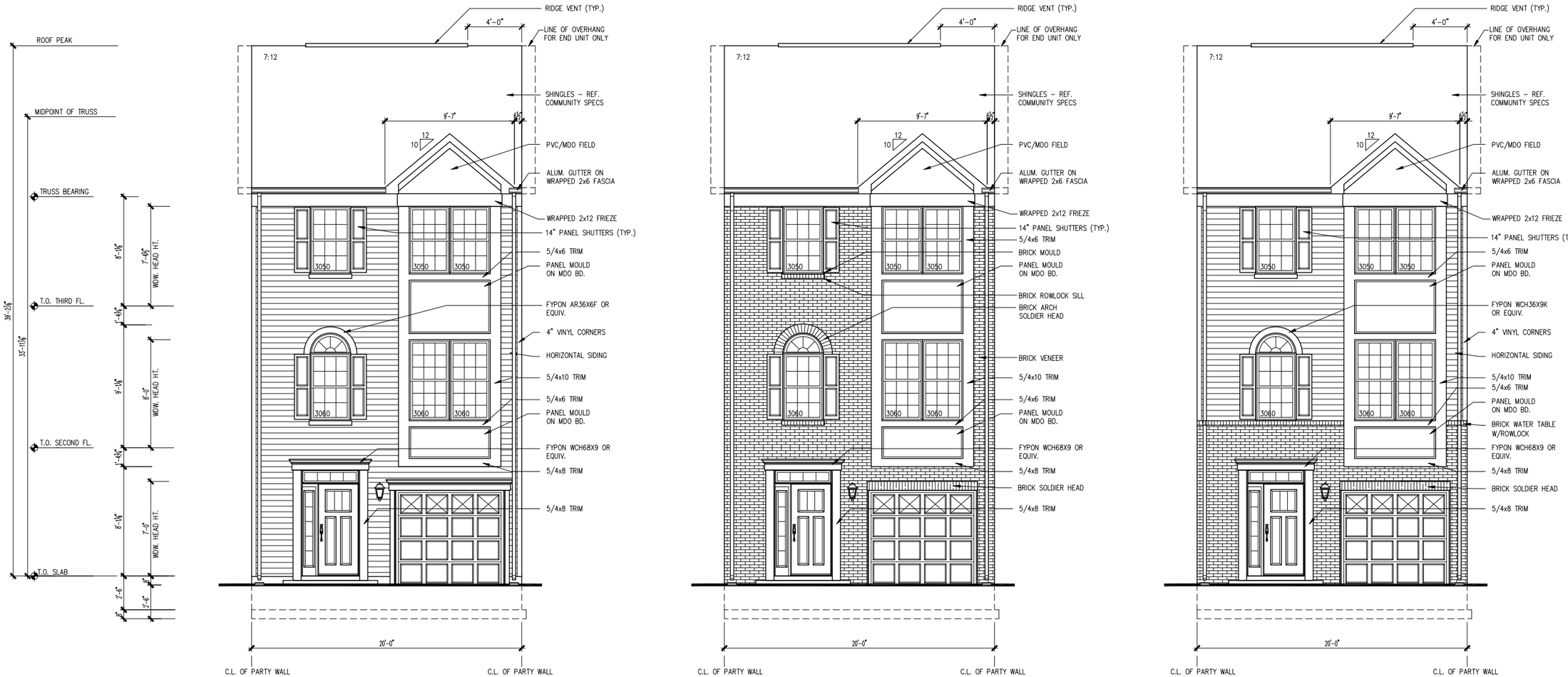
Rooflines on all end units shall have architectural treatments to include gables or dormers

NOTE:

8' (garage door) / 20' (façade) = 40% ±

NOTE:

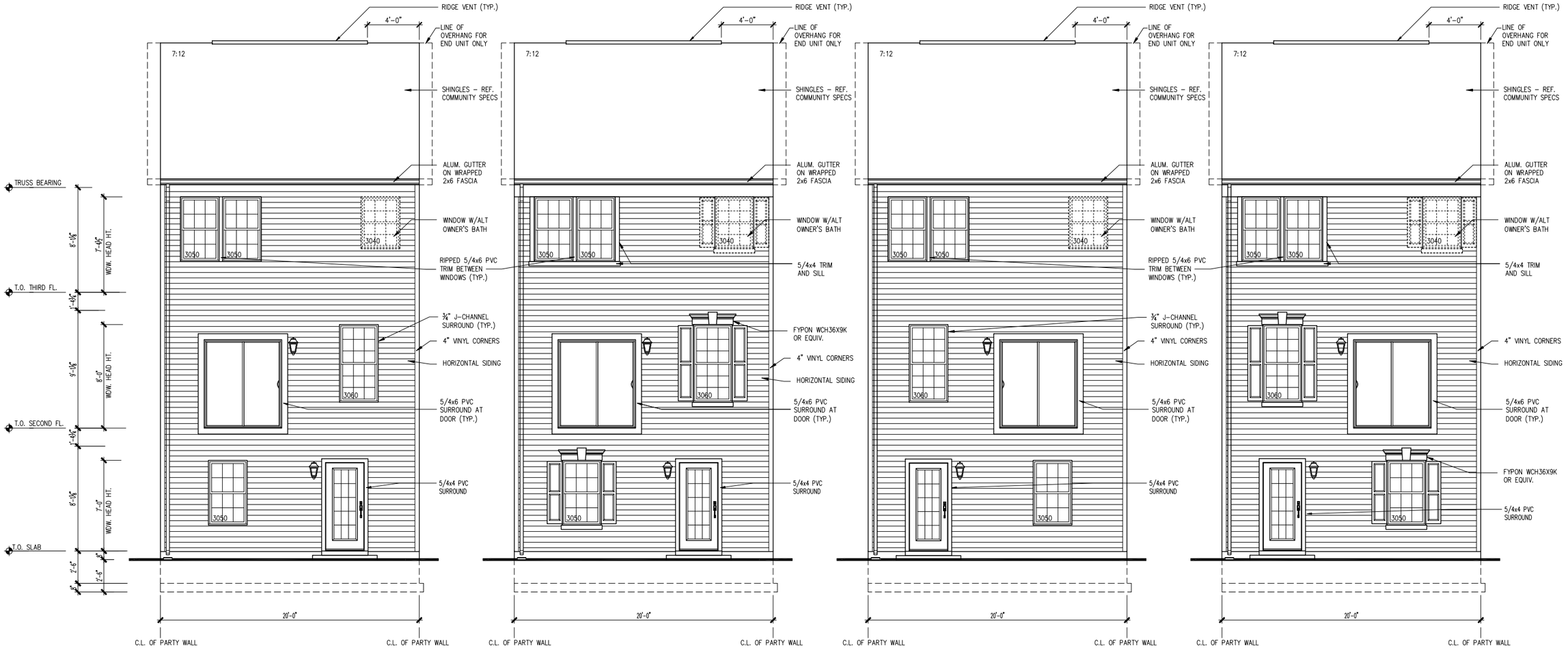
All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim



1 FRONT ELEVATION – 6A
ALL SIDING
1/8" = 1'-0"

2 FRONT ELEVATION – 6B
ALL BRICK
1/8" = 1'-0"

3 FRONT ELEVATION – 6C
BRICK WATER TABLE
1/8" = 1'-0"



1 REAR ELEVATION – STD REAR KITCHEN
ALL SIDING 1/8" = 1'-0"

2 REAR ELEVATION – STD HI-VISIBILITY
ALL SIDING 1/8" = 1'-0"

3 REAR ELEVATION – OPT. MID KTICHEN
ALL SIDING 1/8" = 1'-0"

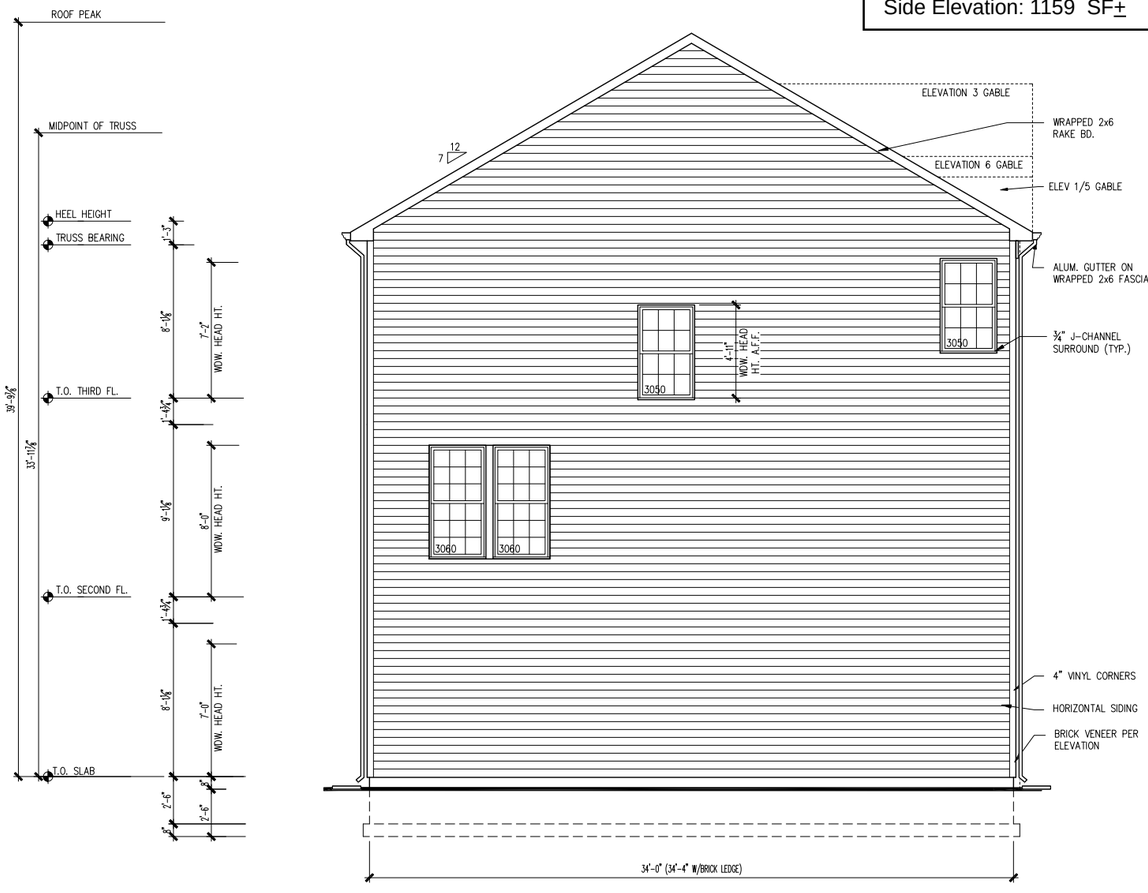
4 REAR ELEV. – OPT. MID KITCHEN – HI-VIZ
ALL SIDING 1/8" = 1'-0"

Architecture
TYDINGS II - Front Load

Note:
Per Section 260(BCZR),
Architectural Elements Required:
INTERIOR SIDE FACADE: 5
HIGH VISIBILITY SIDE FACADE: 6

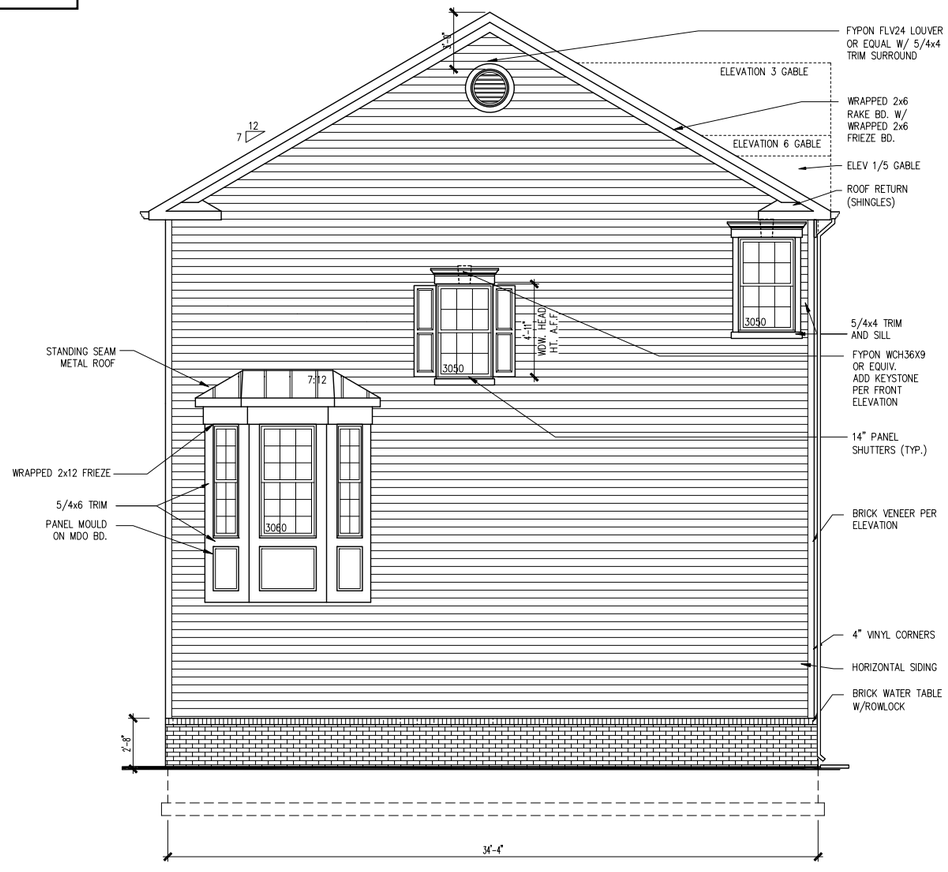
Side Elevation: 1159 SF±

Note:
Architectural Elements
Indicated: 3



1 LEFT SIDE ELEVATION – STANDARD
ALL SIDING 1/8" = 1'-0"

Note:
Architectural Elements
Indicated: 7



2 LEFT SIDE ELEVATION – HIGH VISIBILITY
BRICK WATER TABLE 1/8" = 1'-0"

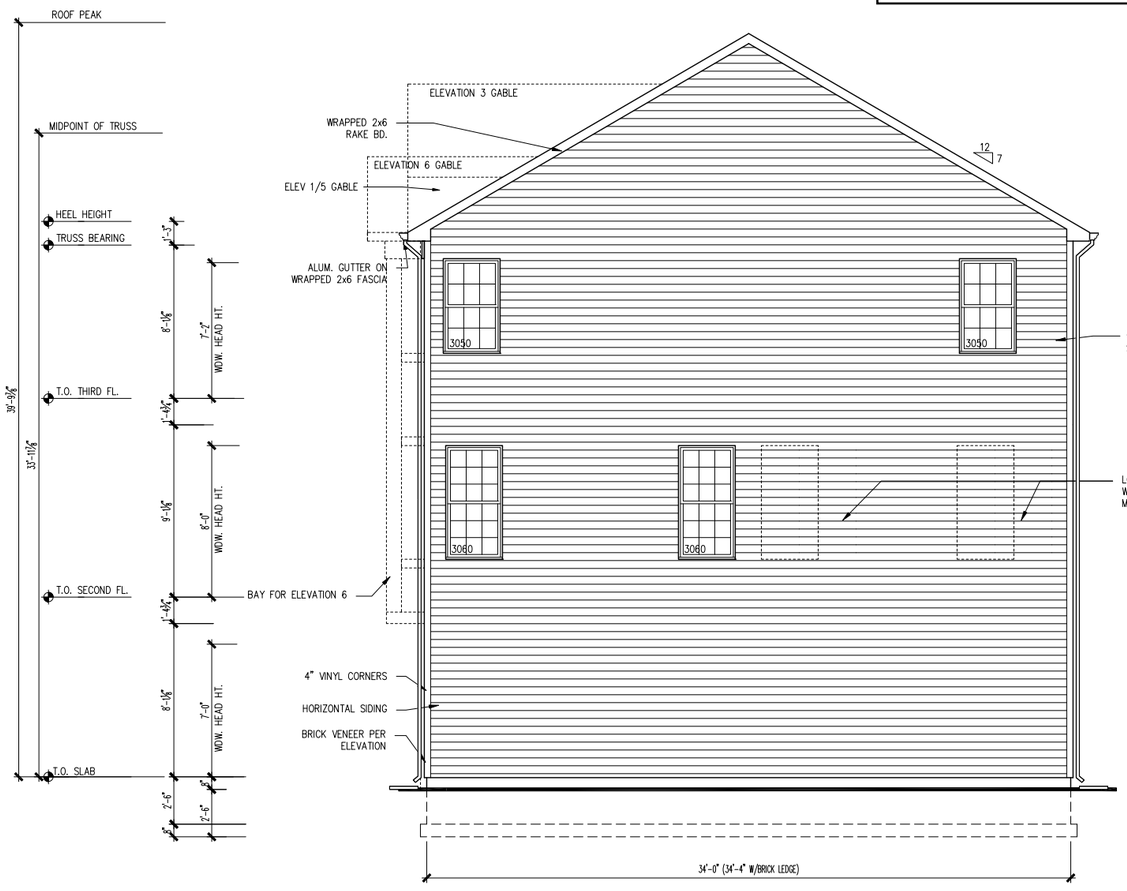
TYDINGS II - Front Load

Note:
Per Section 260(BCZR),
Architectural Elements Required:
INTERIOR SIDE FACADE: 5
HIGH VISIBILITY SIDE FACADE: 6

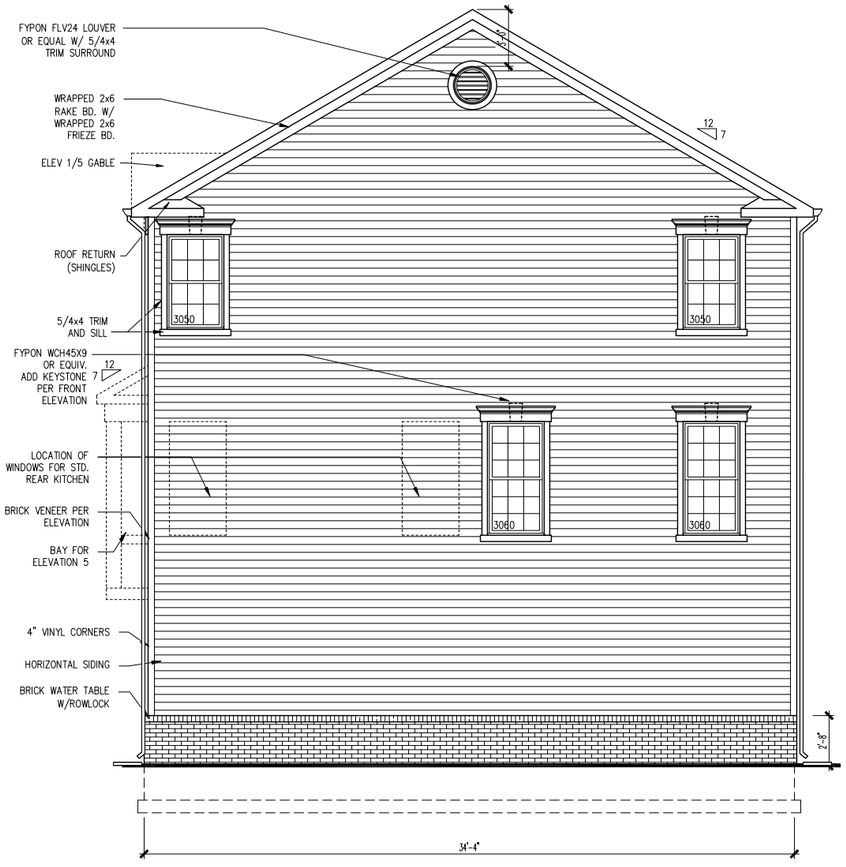
Side Elevation: 1159 SF±

Note:
Architectural Elements
Indicated: 4

Note:
Architectural Elements
Indicated: 7

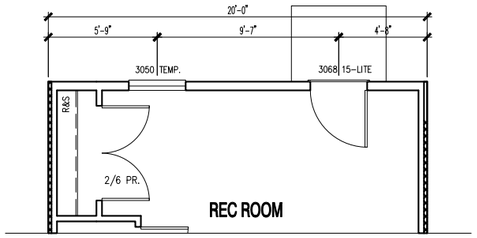


1 RIGHT SIDE ELEVATION – STANDARD
ALL SIDING
1/8" = 1'-0"

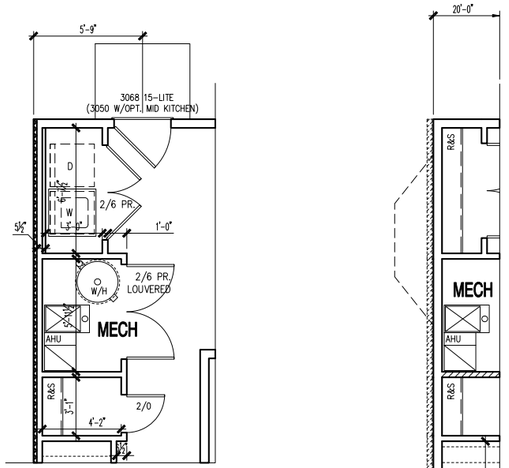


2 RIGHT SIDE ELEVATION – HIGH VISIBILITY
BRICK WATER TABLE
1/8" = 1'-0"

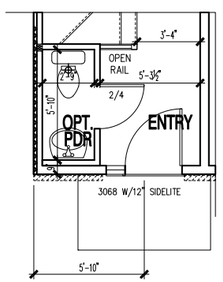
TYDINGS II - Front Load



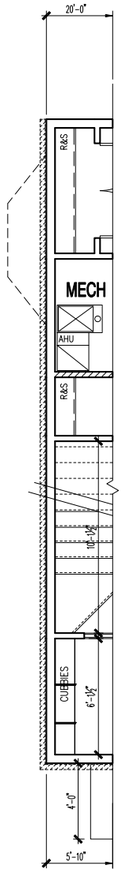
2 REAR WALL W/OPT. MID KITCHEN ABOVE
DROPPED STEEL BEAM LOCATION CHANGES (REF. STRUCTURAL) 1/8" = 1'-0"



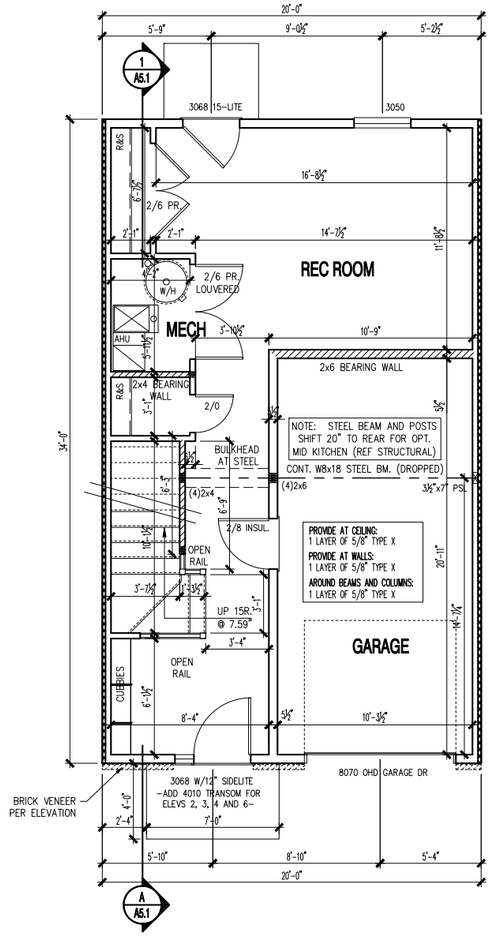
OPT. LAUNDRY CLOSET
ONLY W/OPT. ALT. OWNER'S BATH



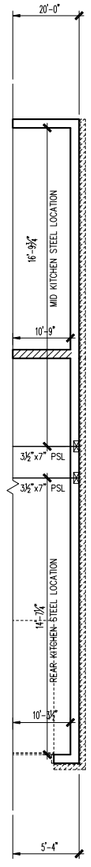
OPT. POWDER ROOM



LEFT END CONDITION



1 FIRST FLR PLAN W/STD REAR KITCHEN
450 SF 230 SF GARAGE 1/8" = 1'-0"

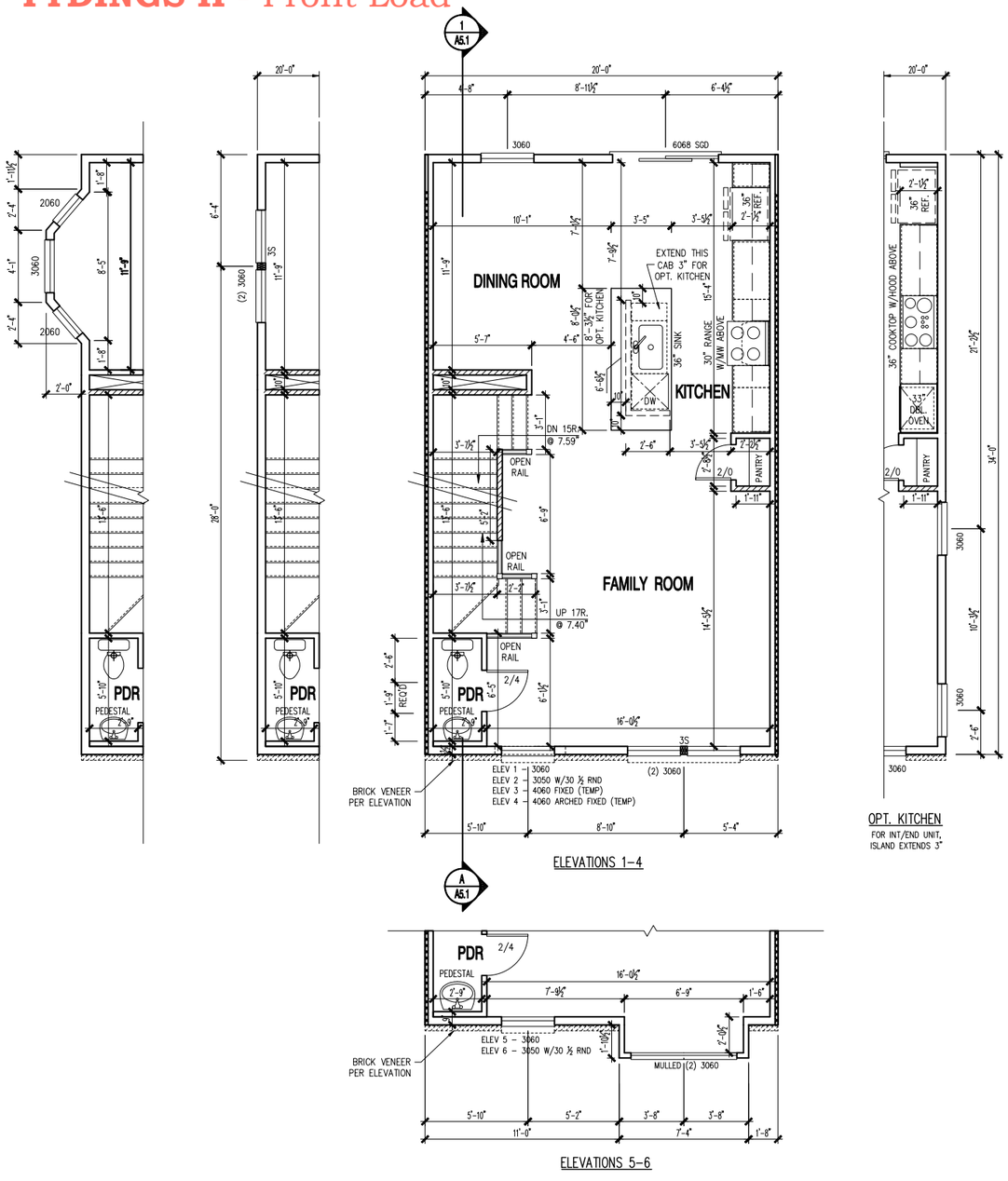


RIGHT END CONDITION

NOTE: STEEL BEAM AND POSTS SHIFT 20" TO REAR FOR OPT. MID KITCHEN (REF STRUCTURAL)

NOTE: ALL DOORS TO BE 6'-8" TALL U.N.O.

NOTE: STANDARD DOOR TRIM RETURN IS 4" U.N.O.



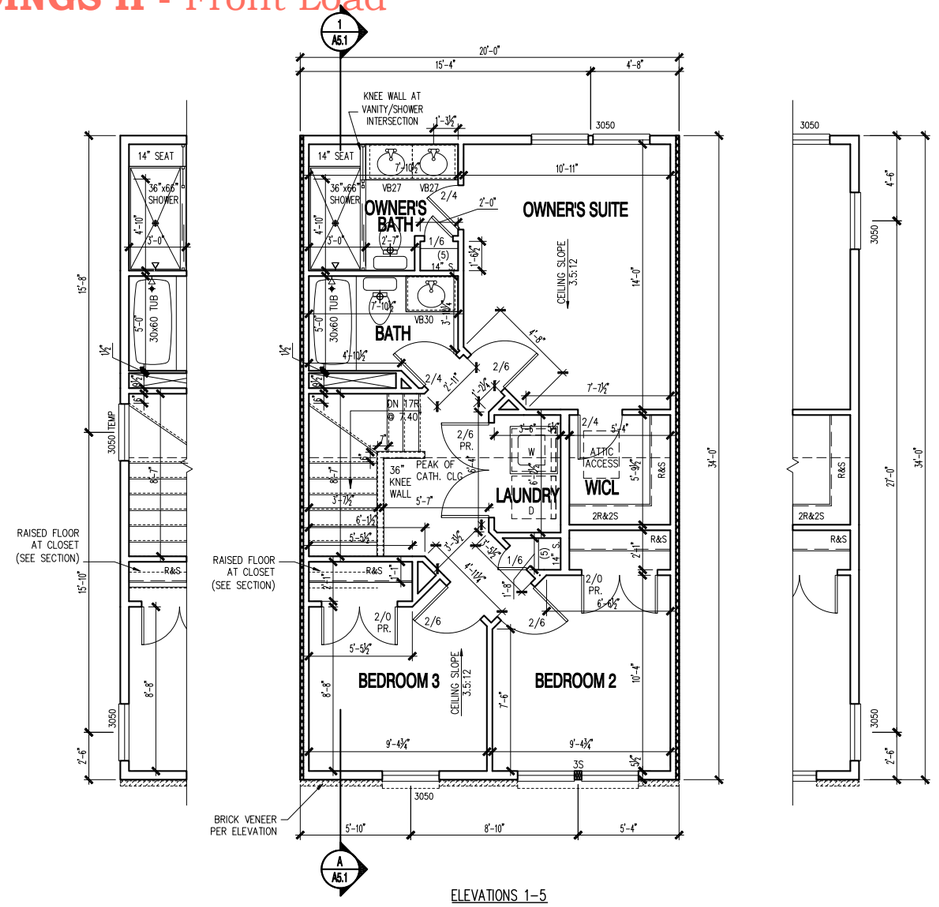
OPT. LEFT END W/BAY WINDOW | STD. LEFT END COND. | 1 SECOND FLR PLAN W/STD REAR KITCHEN 676 SF 1/8" = 1'-0" | RIGHT END CONDITION

OPT. LEFT END W/BAY WINDOW | STD. LEFT END COND. | 2 SECOND FLR PLAN W/OPT MID KITCHEN 676 SF 1/8" = 1'-0" | RIGHT END CONDITION

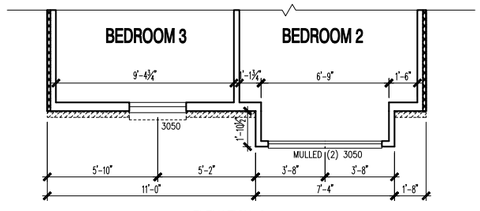
NOTE: ALL DOORS TO BE 6'-8" TALL U.N.O.

NOTE: INSULATE & THERMO-PLY BEHIND TUB & SHOWER AT EXTERIOR WALL LOCATION

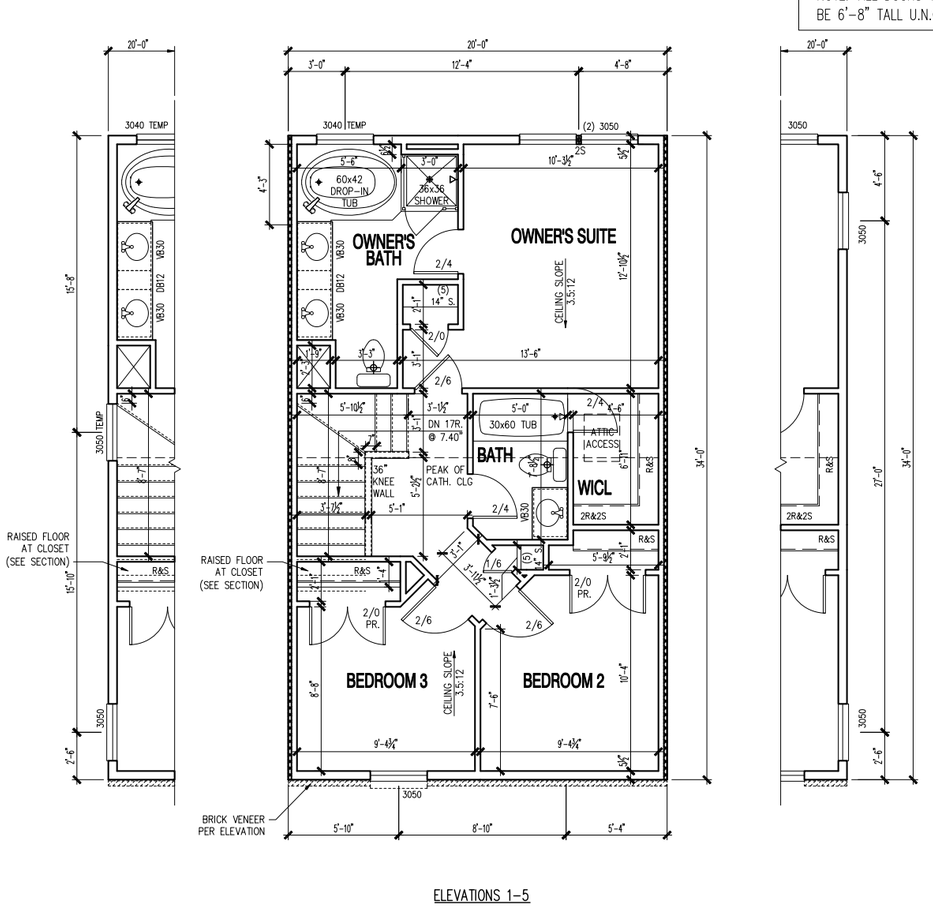
NOTE: STANDARD DOOR TRIM RETURN IS 4" U.N.O.



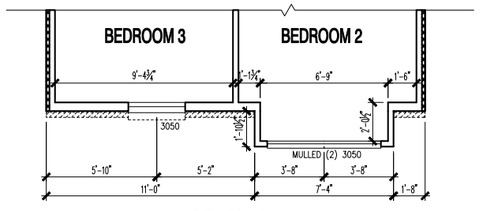
ELEVATIONS 1–5



ELEVATION 6



ELEVATIONS 1–5



ELEVATION 6

LEFT END CONDITION
N/A W/IN-GROUND COND.

1 THIRD FLR PLAN STANDARD
676 SF
1/8" = 1'-0"

RIGHT END CONDITION

LEFT END CONDITION
N/A W/IN-GROUND COND.

2 THIRD FLR PLAN W/OPT OWNERS BATH
676 SF
1/8" = 1'-0"

RIGHT END CONDITION

NOTE: ENTIRE THIRD FLOOR TO HAVE A CATHEDRAL CEILING – SEE SECTION

LOT 1 – ELEVATION 3CE
1690 TYDINGS II RL – REVERSED

LOT 2 – ELEVATION 2B
1690 TYDINGS II RL – STANDARD

LOT 3 – ELEVATION 5C
1690 TYDINGS II RL – STANDARD

LOT 4 – ELEVATION 6A
1690 TYDINGS II RL – STANDARD

LOT 5 – ELEVATION 4C
1690 TYDINGS II RL – STANDARD

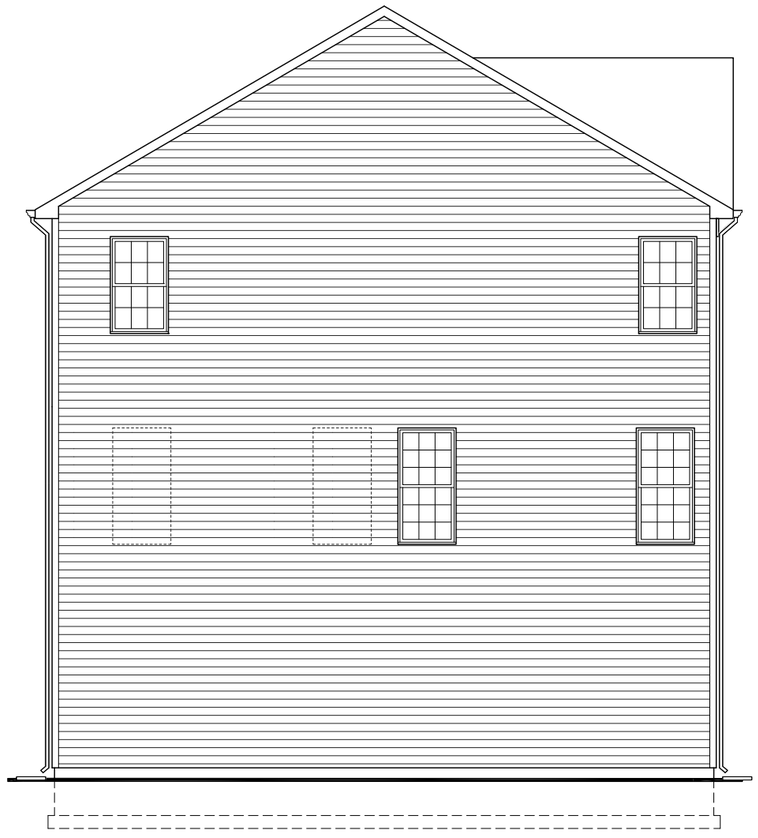
LOT 6 – ELEVATION 1BE
1690 TYDINGS II RL – STANDARD

1 STRIP FRONT ELEVATION – LOTS 1–6 (TYDINGS II RL MODEL)

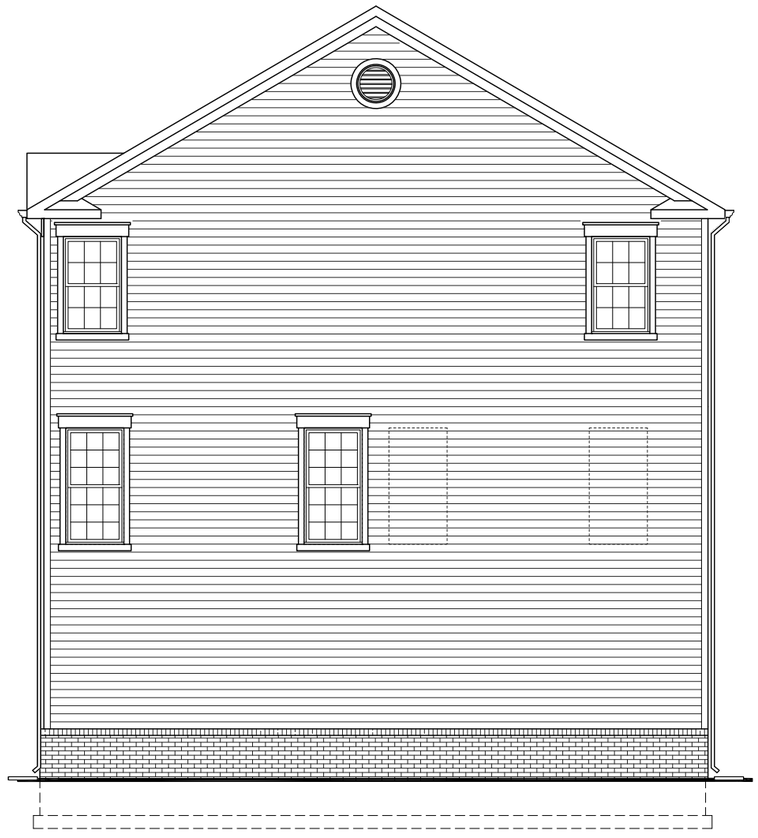
1 1/8" = 1'-0"

2 STRIP REAR ELEVATION – LOTS 1–6 (TYDINGS II RL MODEL)

1/8" = 1'-0"



LOT 1 – ELEVATION 3CE
1690 TYDINGS II RL – REVERSED



HIGH VISIBILITY

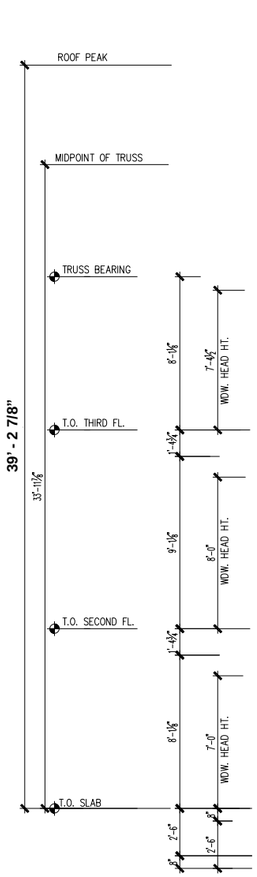
LOT 6 – ELEVATION 1BE
1690 TYDINGS II RL – STANDARD

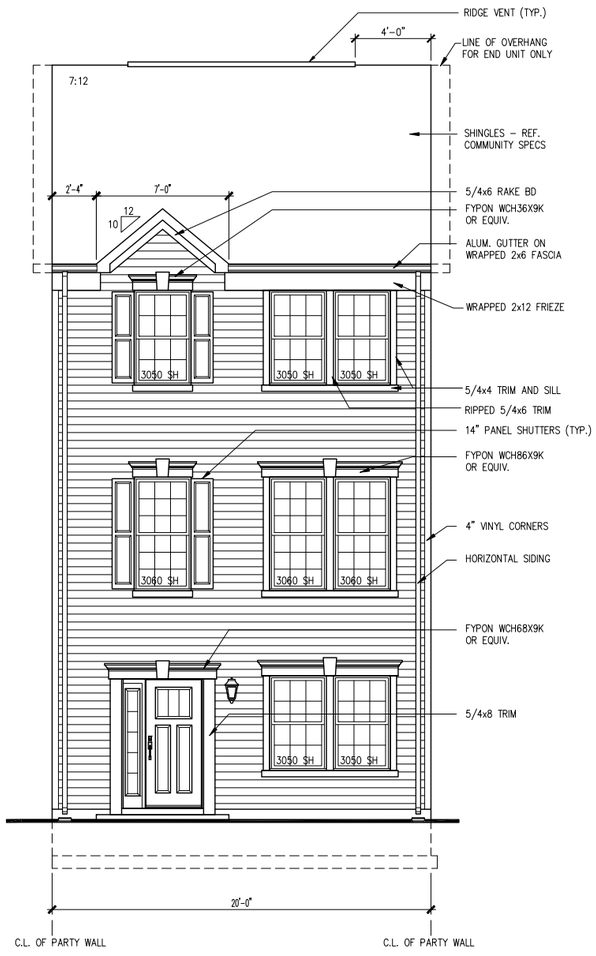
3 STRIP SIDE ELEVATIONS – LOTS 1–6 (TYDINGS II RL MODEL)

1/8" = 1'-0"

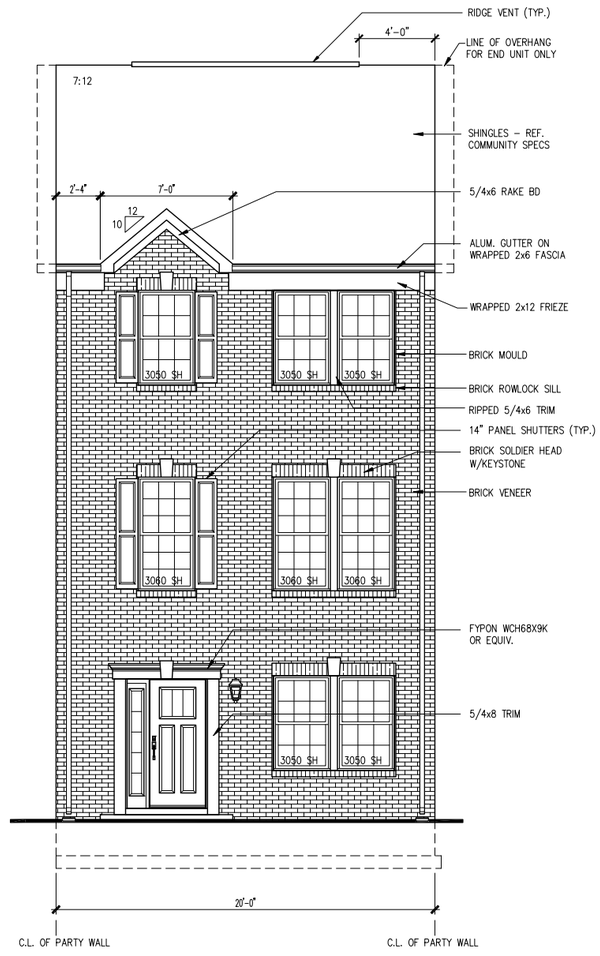
NOTE:

Rooflines on all end units shall have architectural treatments to include gables or dormers

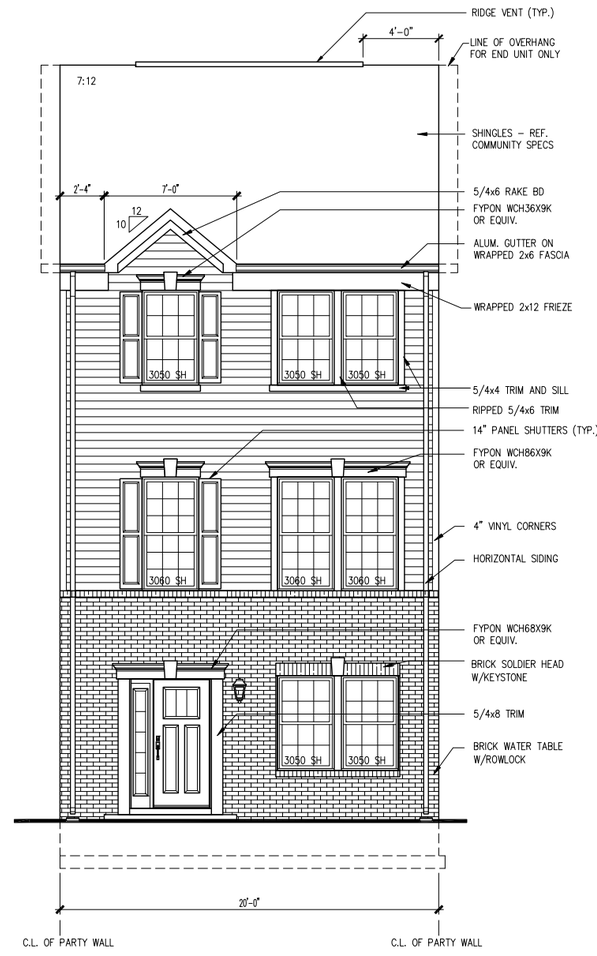




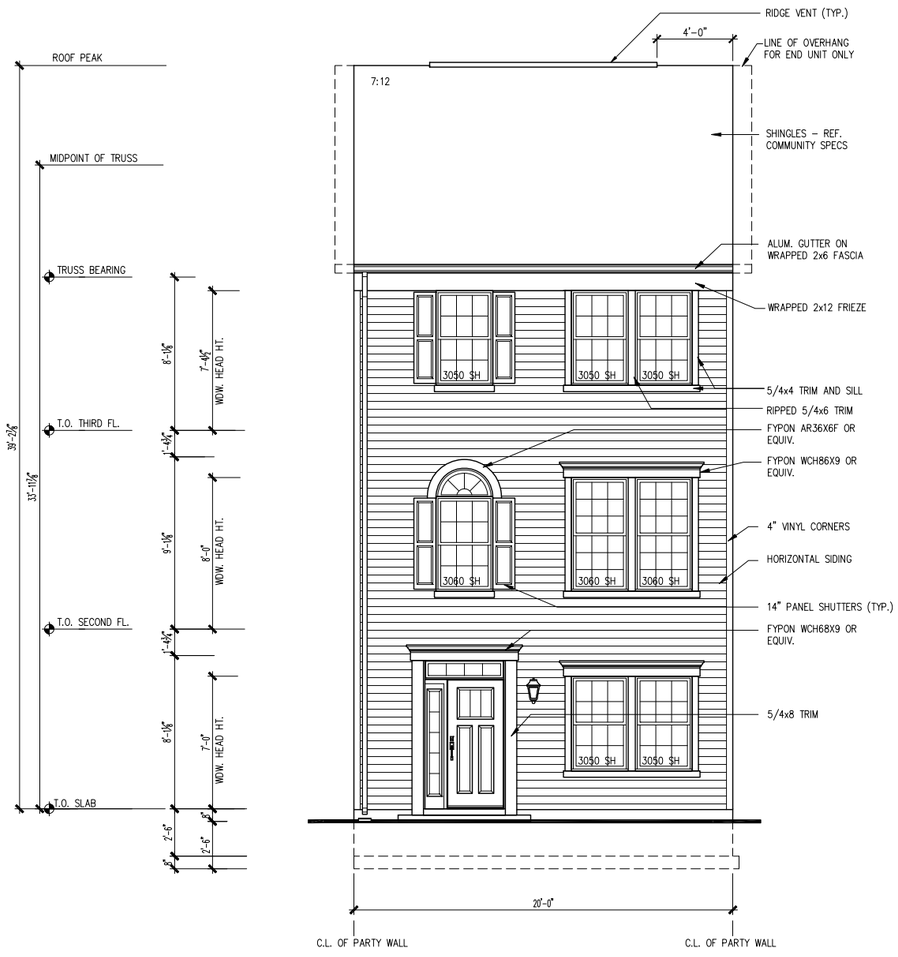
1 FRONT ELEVATION – 1A
ALL SIDING
1/8" = 1'-0"



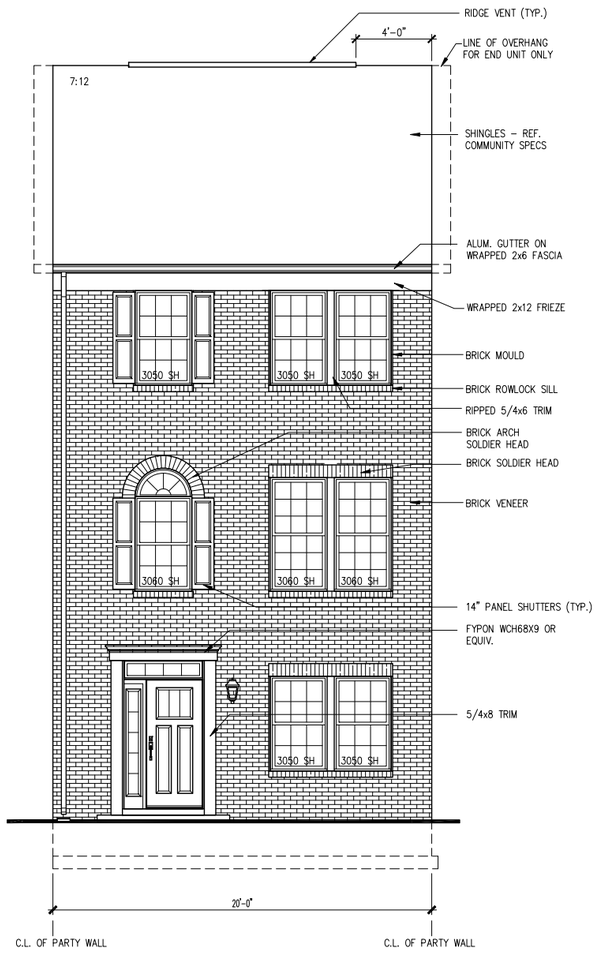
2 FRONT ELEVATION – 1B
ALL BRICK
1/8" = 1'-0"



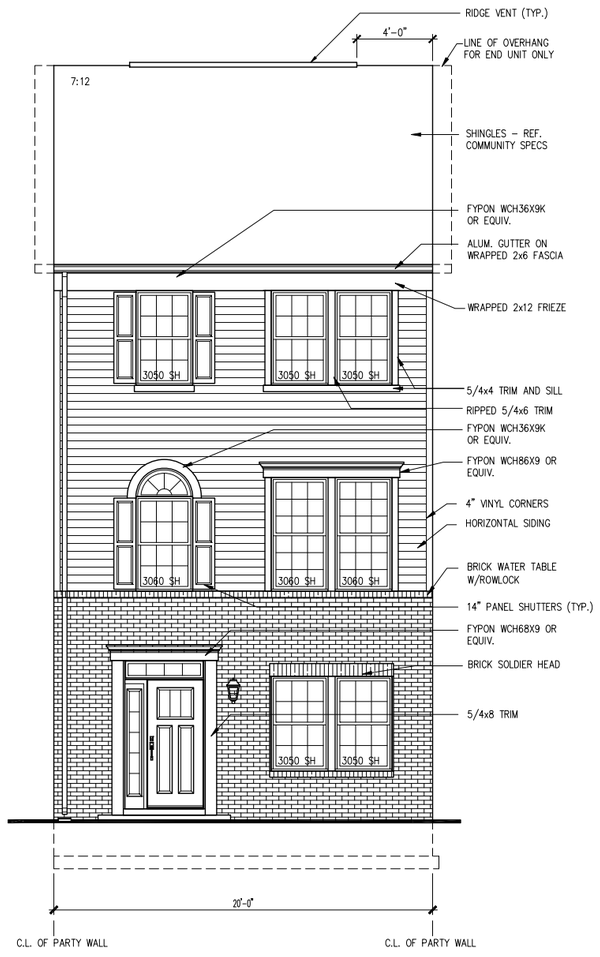
3 FRONT ELEVATION – 1C
BRICK WATER TABLE
1/8" = 1'-0"



1 FRONT ELEVATION – 2A
ALL SIDING
1/8" = 1'-0"



2 FRONT ELEVATION – 2B
ALL BRICK
1/8" = 1'-0"



3 FRONT ELEVATION – 2C
BRICK WATER TABLE
1/8" = 1'-0"

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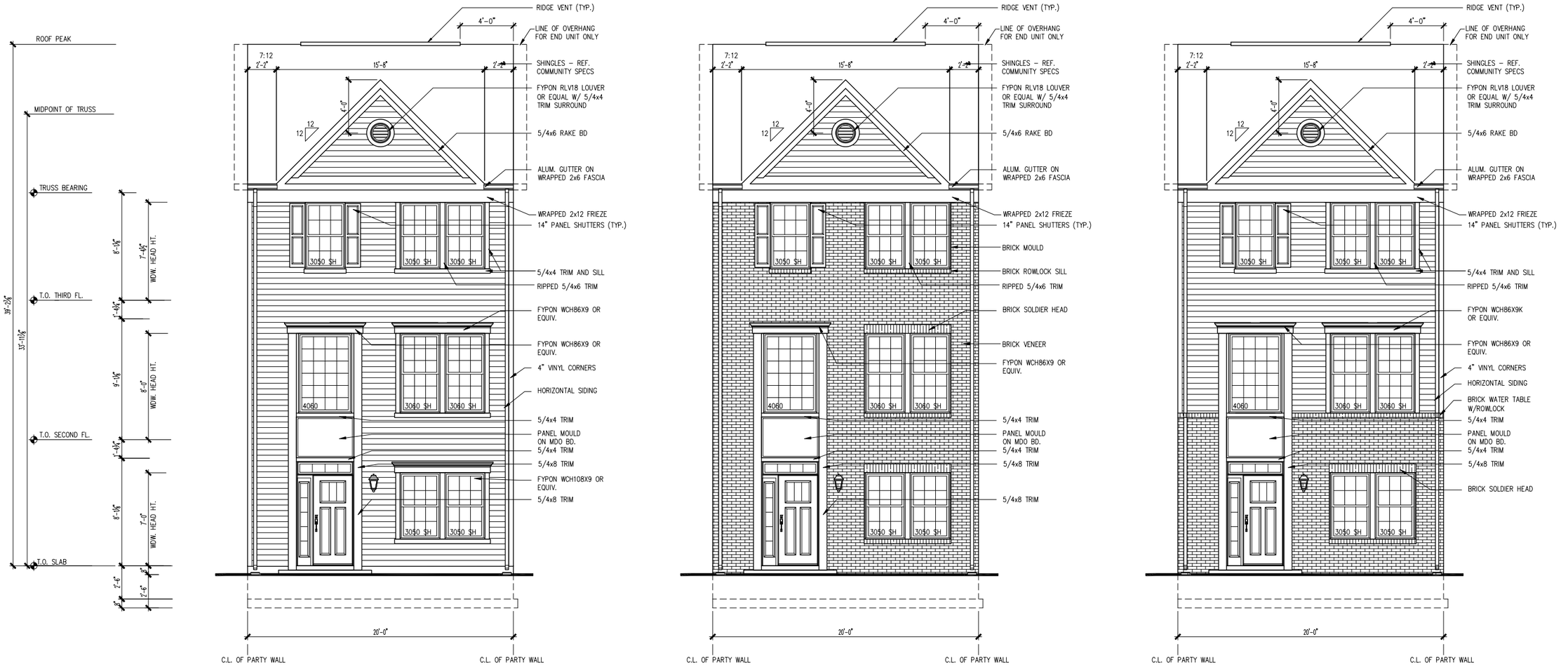
NOTE:

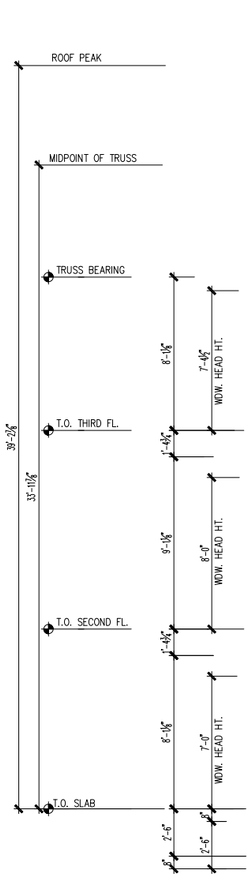
Rooflines on all end units shall have architectural treatments to include gables or dormers

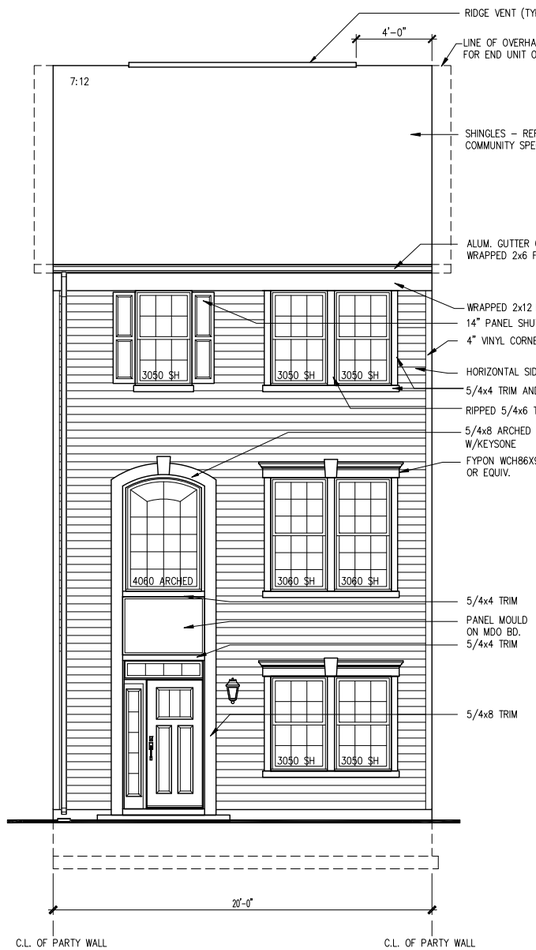


1 FRONT ELEVATION – 3A
ALL SIDING
1/8" = 1'-0"

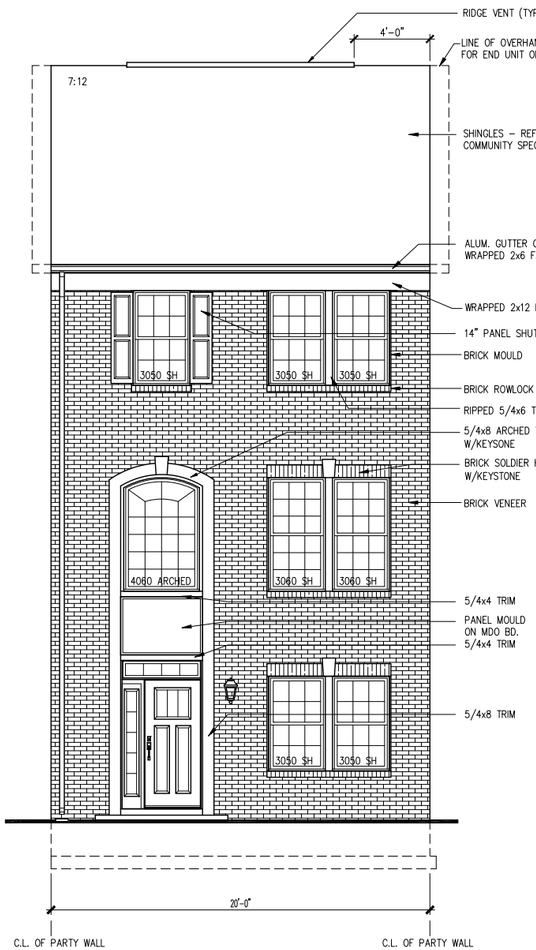
2 FRONT ELEVATION – 3B
ALL BRICK
1/8" = 1'-0"

3 FRONT ELEVATION – 3C
BRICK WATER TABLE
1/8" = 1'-0"

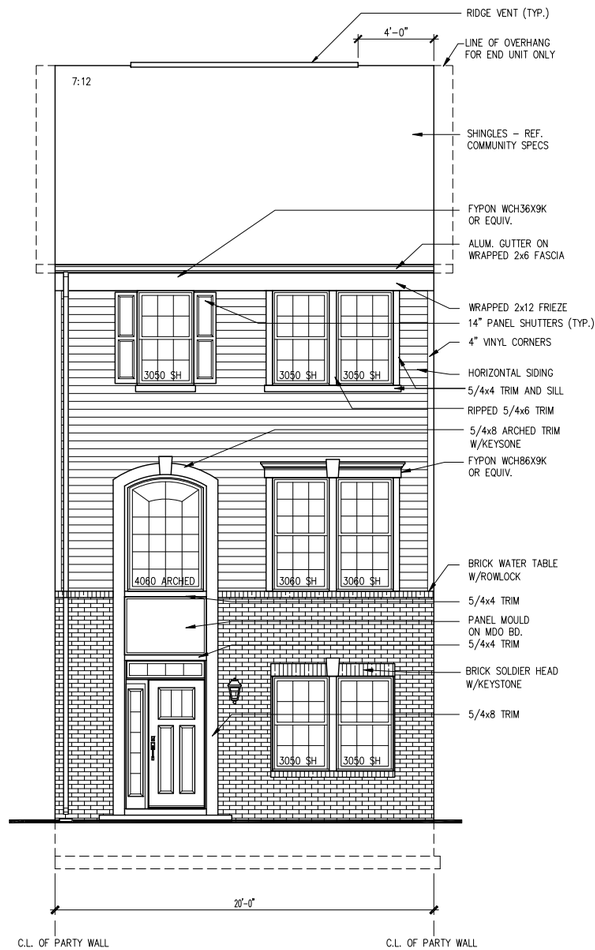




1 FRONT ELEVATION – 4A
ALL SIDING
1/8" = 1'-0"



2 FRONT ELEVATION – 4B
ALL BRICK
1/8" = 1'-0"



3 FRONT ELEVATION – 4C
BRICK WATER TABLE
1/8" = 1'-0"

Architecture
TYDINGS II - Rear Load

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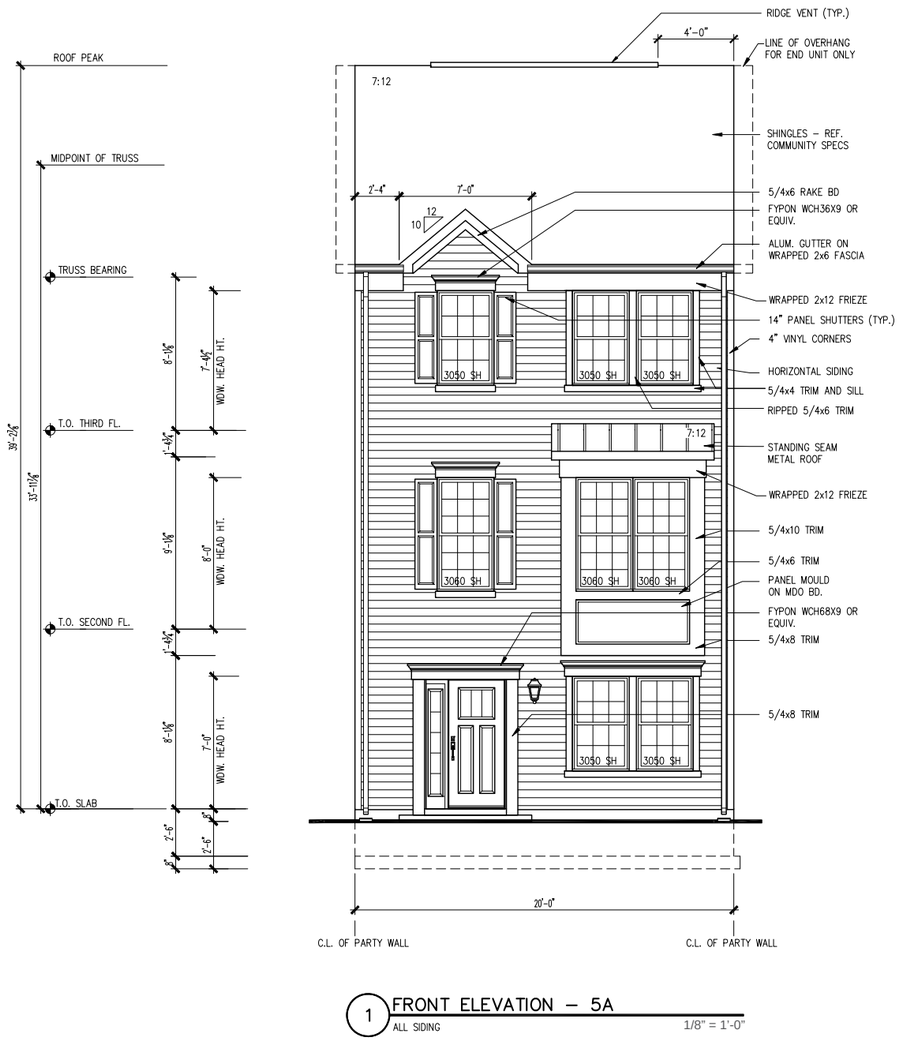
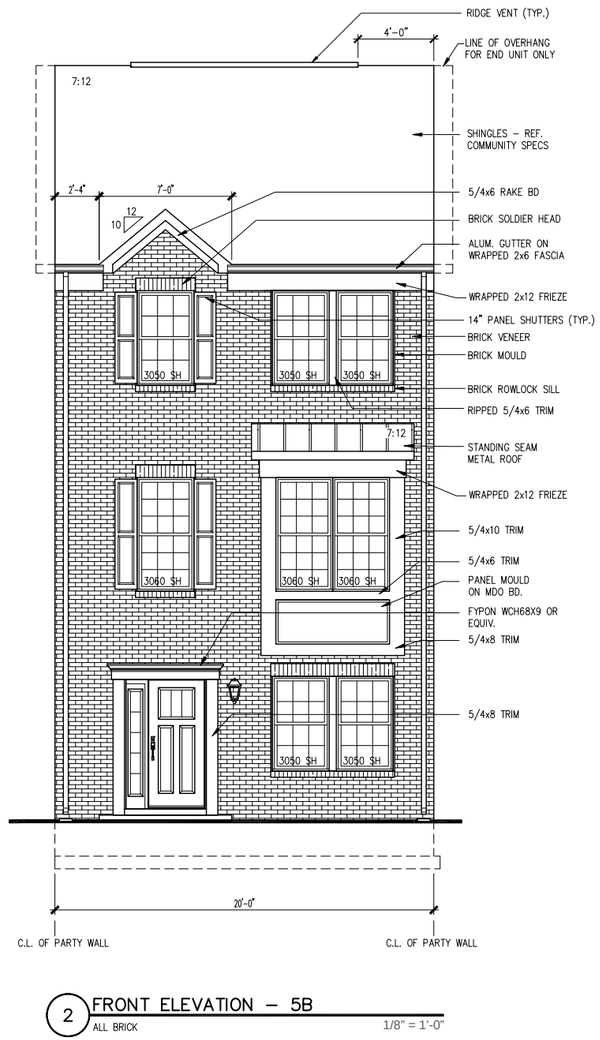
NOTE:

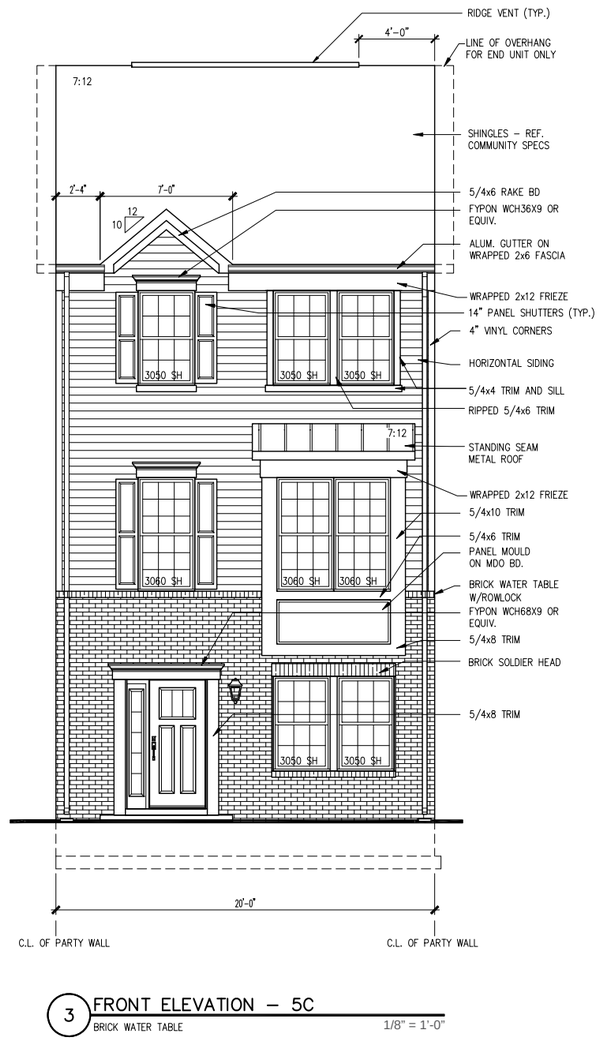
Rooflines on all end units shall have architectural treatments to include gables or dormers



1 FRONT ELEVATION – 5A
ALL SIDING
1/8" = 1'-0"



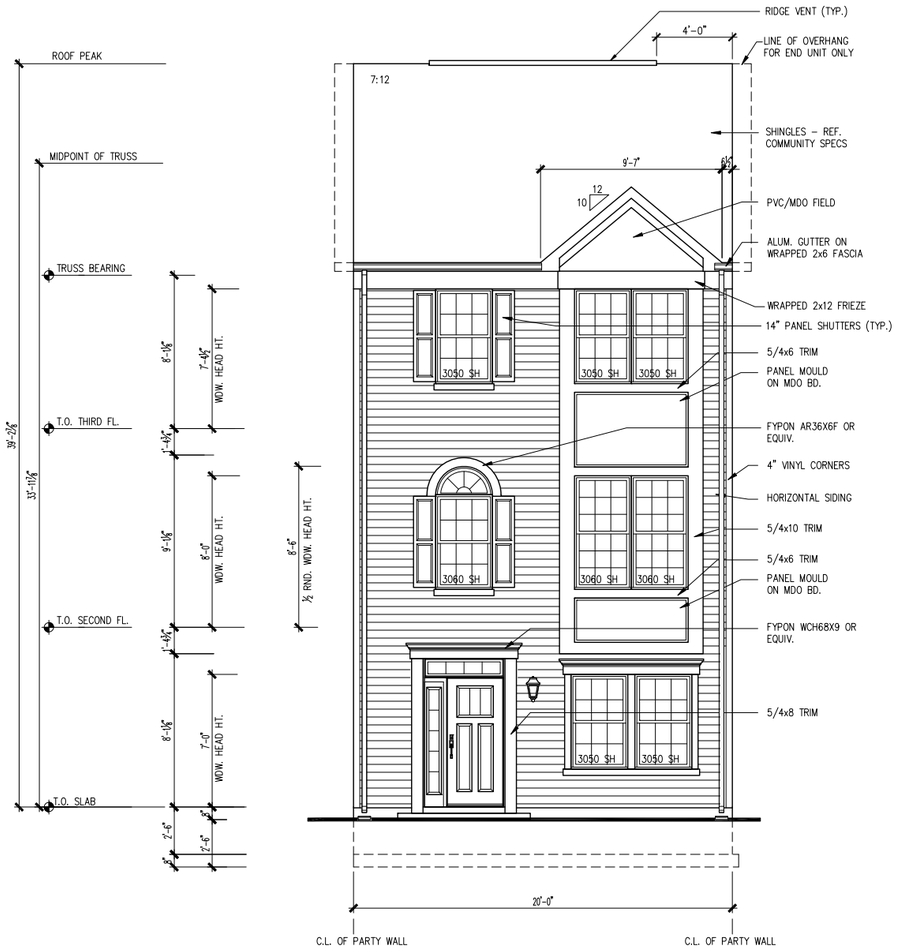
2 FRONT ELEVATION – 5B
ALL BRICK
1/8" = 1'-0"



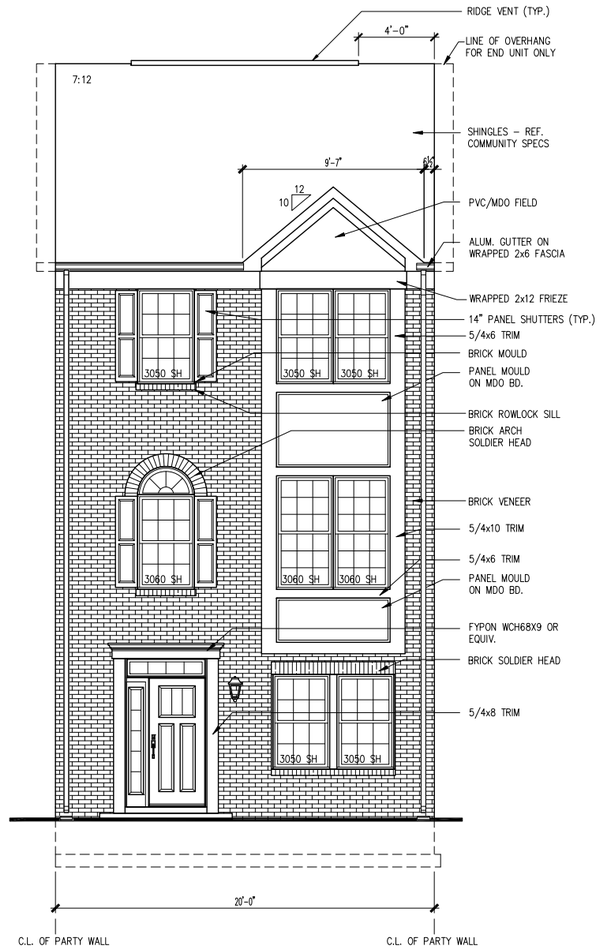
3 FRONT ELEVATION – 5C
BRICK WATER TABLE
1/8" = 1'-0"

NOTE:

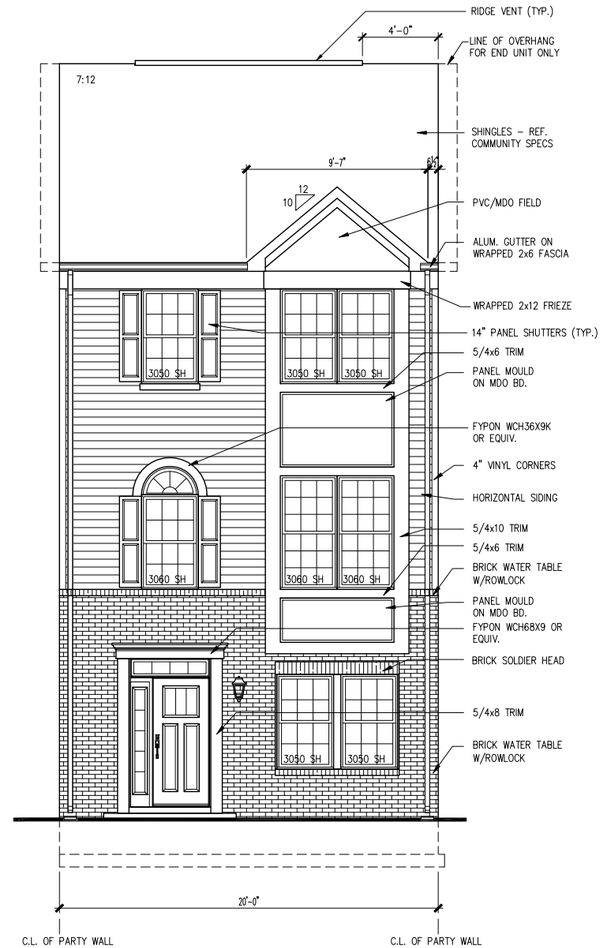
Rooflines on all end units shall have architectural treatments to include gables or dormers



1 FRONT ELEVATION – 6A
ALL SIDING
1/8" = 1'-0"



2 FRONT ELEVATION – 6B
ALL BRICK
1/8" = 1'-0"



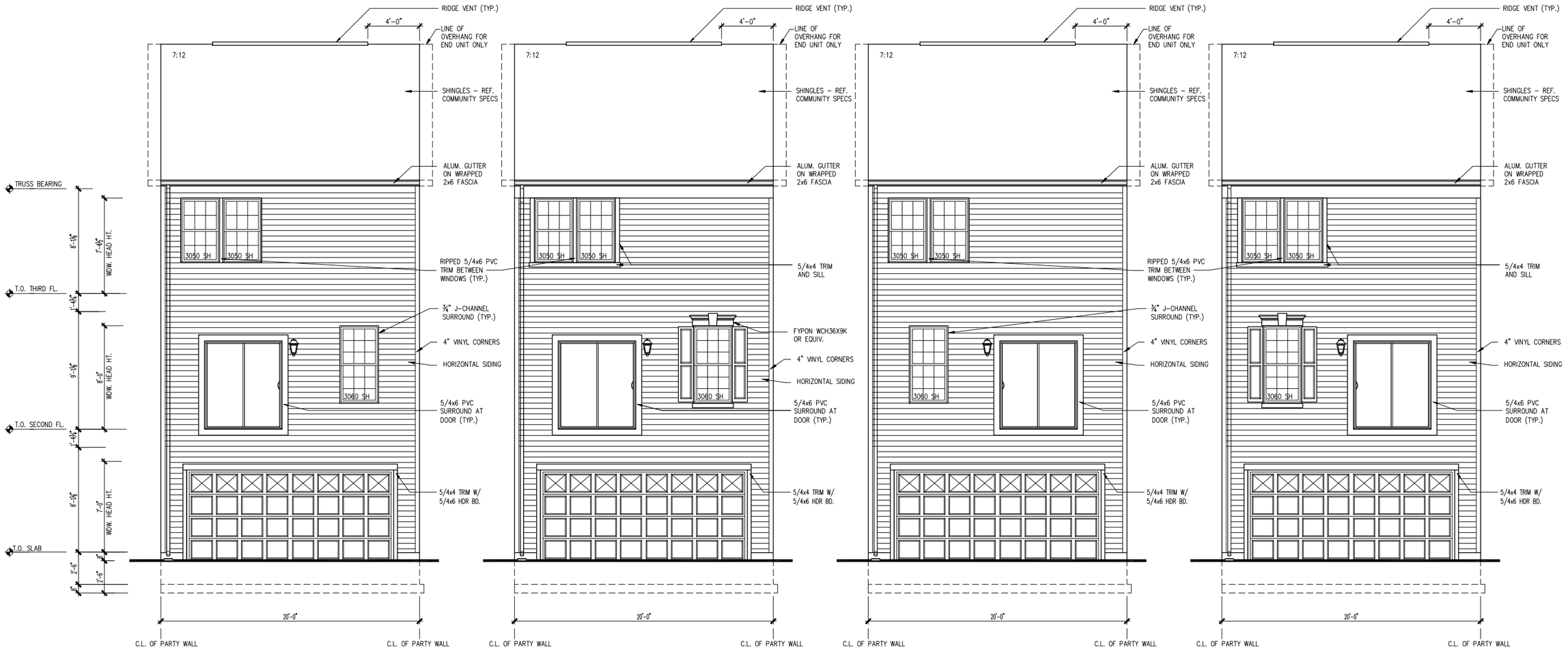
3 FRONT ELEVATION – 6C
BRICK WATER TABLE
1/8" = 1'-0"

NOTE:

16' (garage door) / 20' (façade) = 80% ±

NOTE:

All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim



1 REAR ELEVATION – STD REAR KITCHEN
ALL SIDING 1/8" = 1'-0"

2 REAR ELEVATION – STD HI-VISIBILITY
ALL SIDING 1/8" = 1'-0"

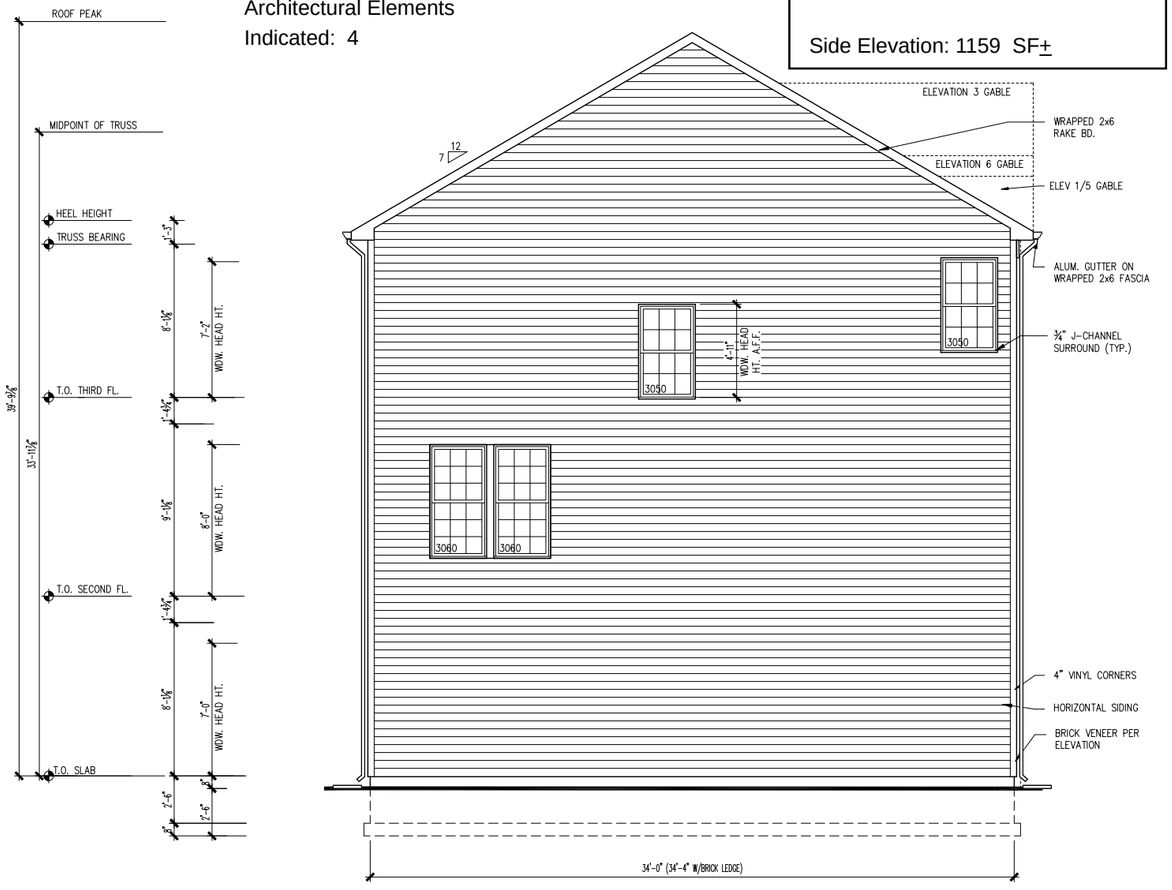
3 REAR ELEVATION – OPT. MID KTICHEN
ALL SIDING 1/8" = 1'-0"

4 REAR ELEV. – OPT. MID KITCHEN – HI-VIZ
ALL SIDING 1/8" = 1'-0"

Note:
Per Section 260(BCZR),
Architectural Elements Required:
INTERIOR SIDE FACADE: 5
HIGH VISIBILITY SIDE FACADE: 6

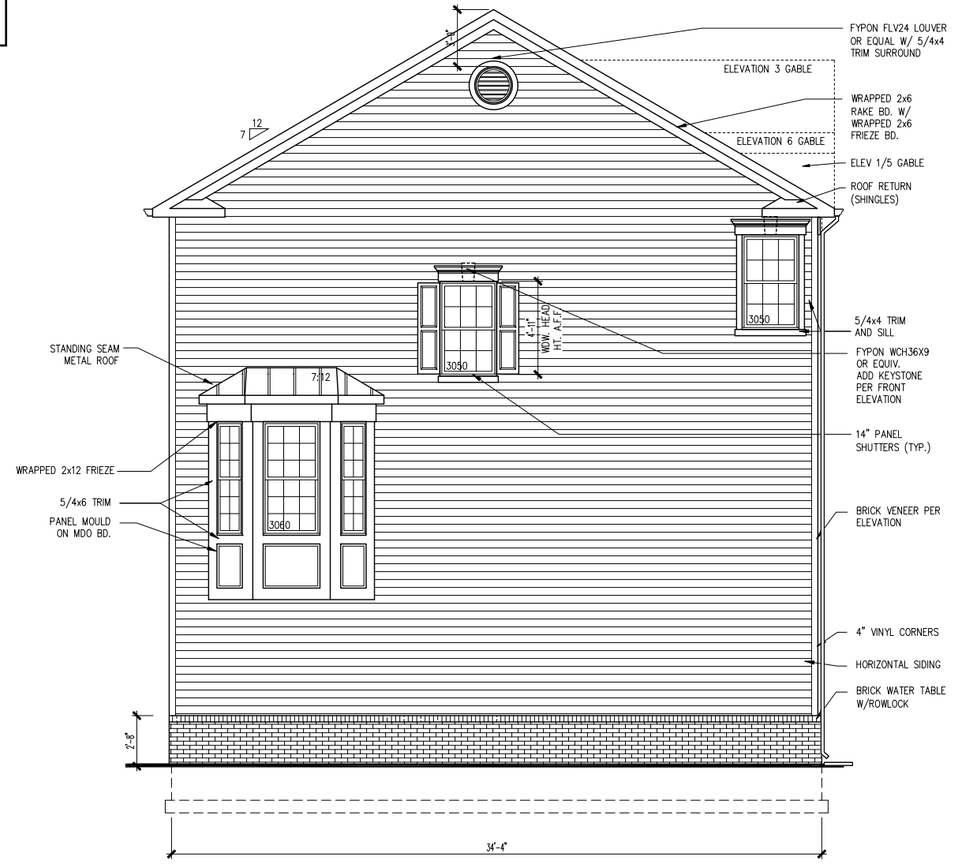
Side Elevation: 1159 SF±

Note:
Architectural Elements
Indicated: 4



1 LEFT SIDE ELEVATION – STANDARD
ALL SIDING 1/8" = 1'-0"

Note:
Architectural Elements
Indicated: 7



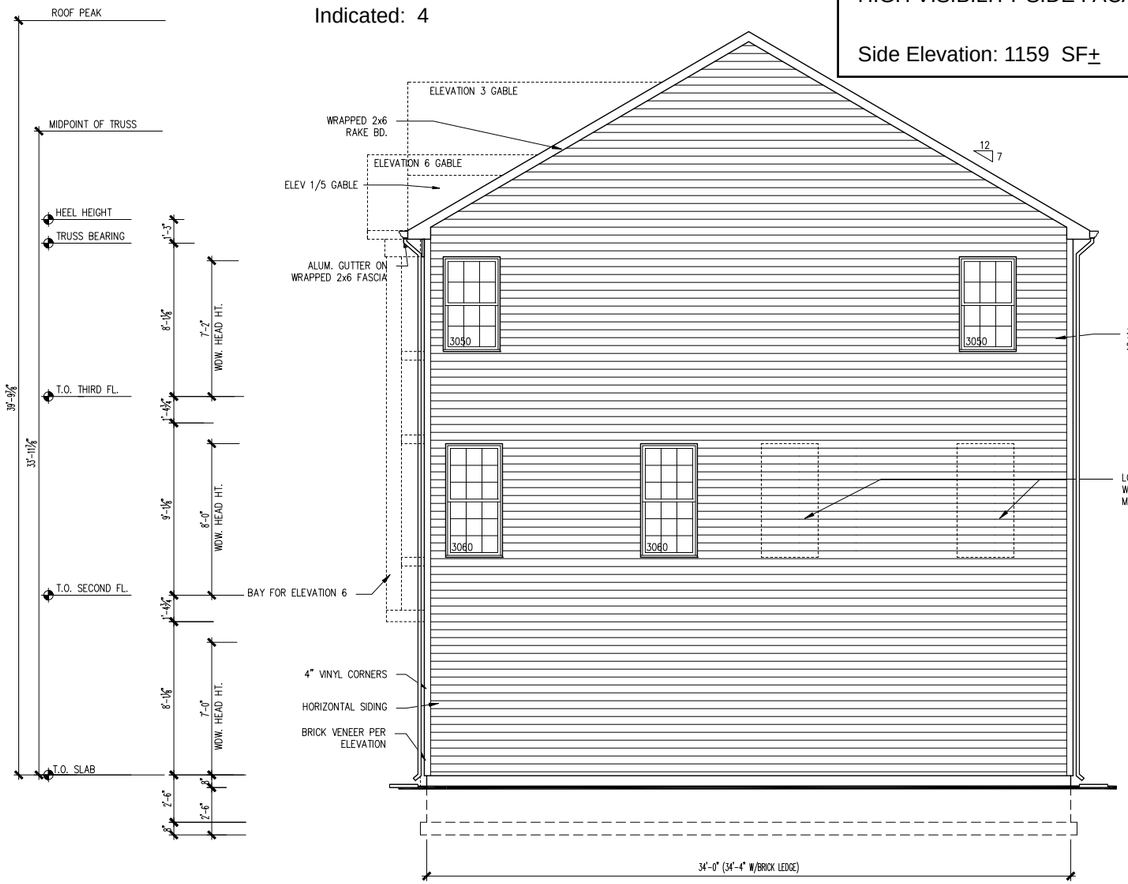
2 LEFT SIDE ELEVATION – HIGH VISIBILITY
BRICK WATER TABLE 1/8" = 1'-0"

Architecture
TYDINGS II - Rear Load

Note:
Per Section 260(BCZR),
Architectural Elements Required:
INTERIOR SIDE FACADE: 5
HIGH VISIBILITY SIDE FACADE: 6

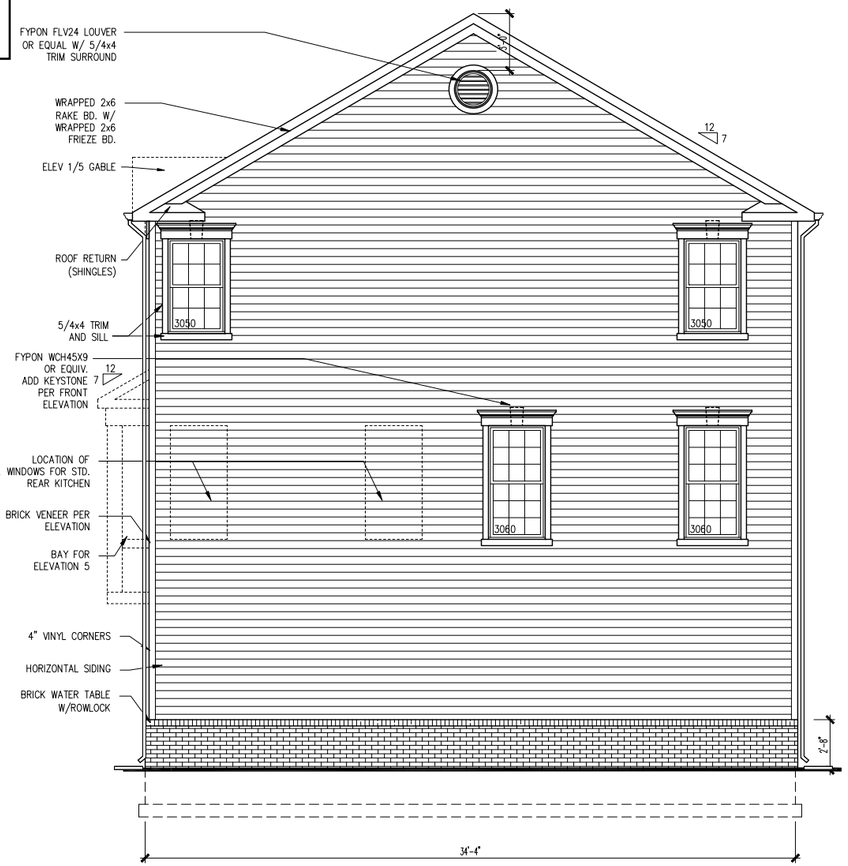
Side Elevation: 1159 SF±

Note:
Architectural Elements
Indicated: 4

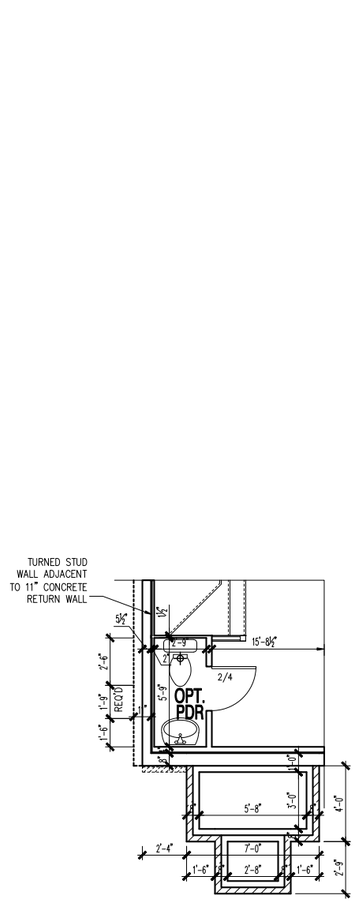


1 RIGHT SIDE ELEVATION – STANDARD
ALL SIDING
1/8" = 1'-0"

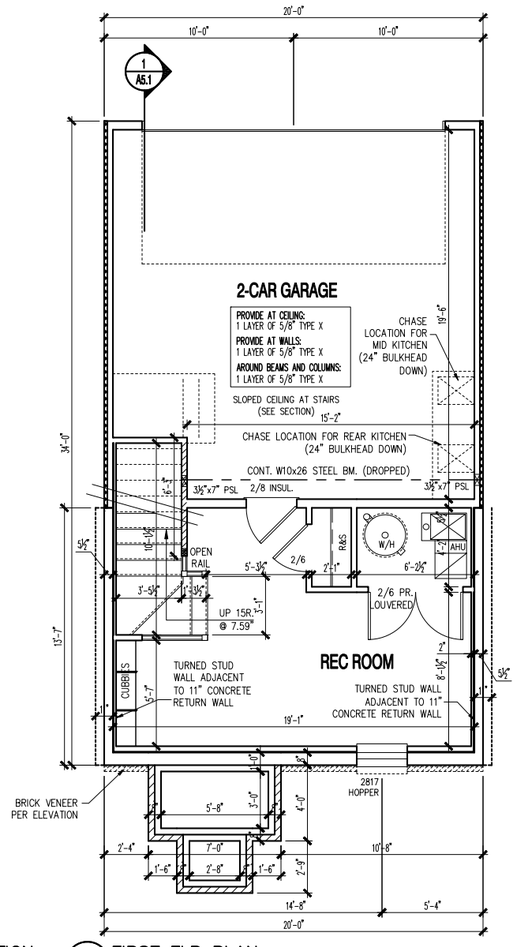
Note:
Architectural Elements
Indicated: 7



2 RIGHT SIDE ELEVATION – HIGH VISIBILITY
BRICK WATER TABLE
1/8" = 1'-0"

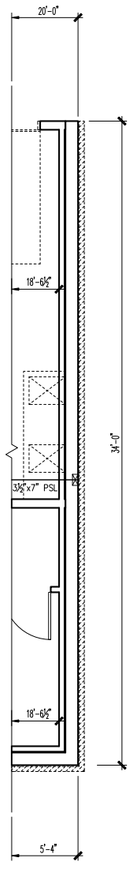


OPT. POWDER ROOM

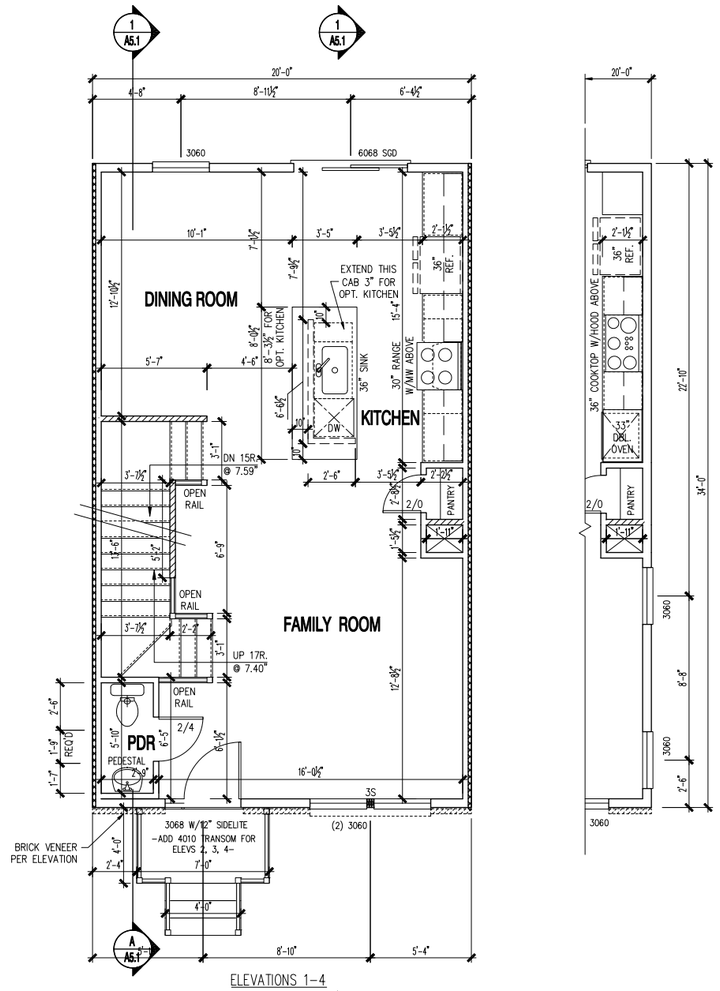


LEFT END CONDITION
N/A W/IN-GROUND COND.

1 FIRST FLR PLAN
295 SF 385 SF GARAGE
1/8" = 1'-0"



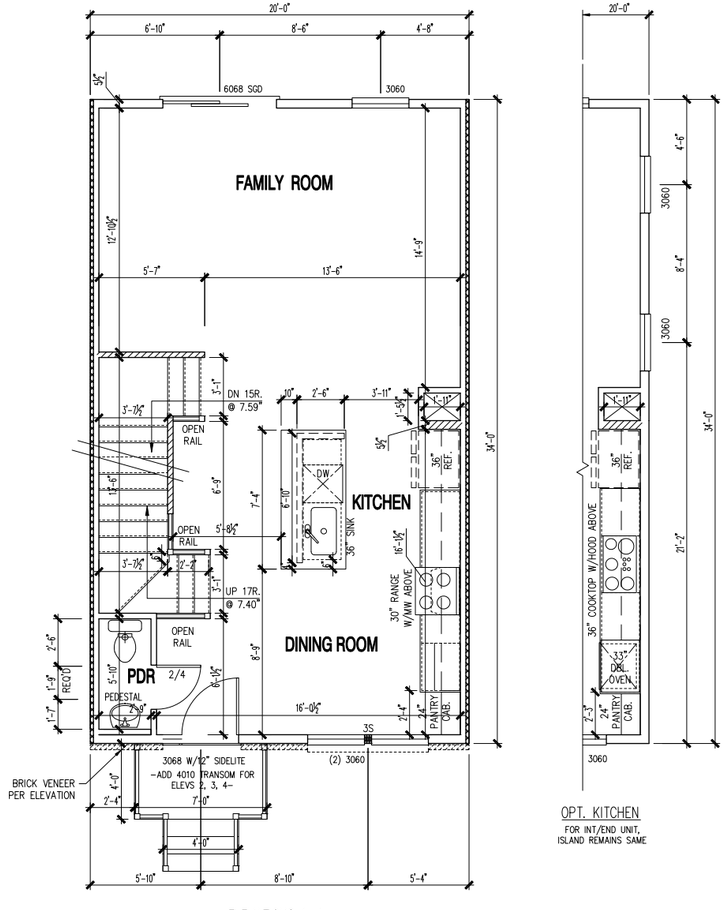
RIGHT END CONDITION



LEFT END CONDITION
N/A W/IN-GROUND COND.

1 SECOND FLR PLAN W/STD REAR KITCHEN
676 SF
1/8" = 1'-0"

RIGHT END CONDITION



LEFT END CONDITION
N/A W/IN-GROUND COND.

2 SECOND FLR PLAN W/OPT MID KITCHEN
676 SF
1/8" = 1'-0"

RIGHT END CONDITION

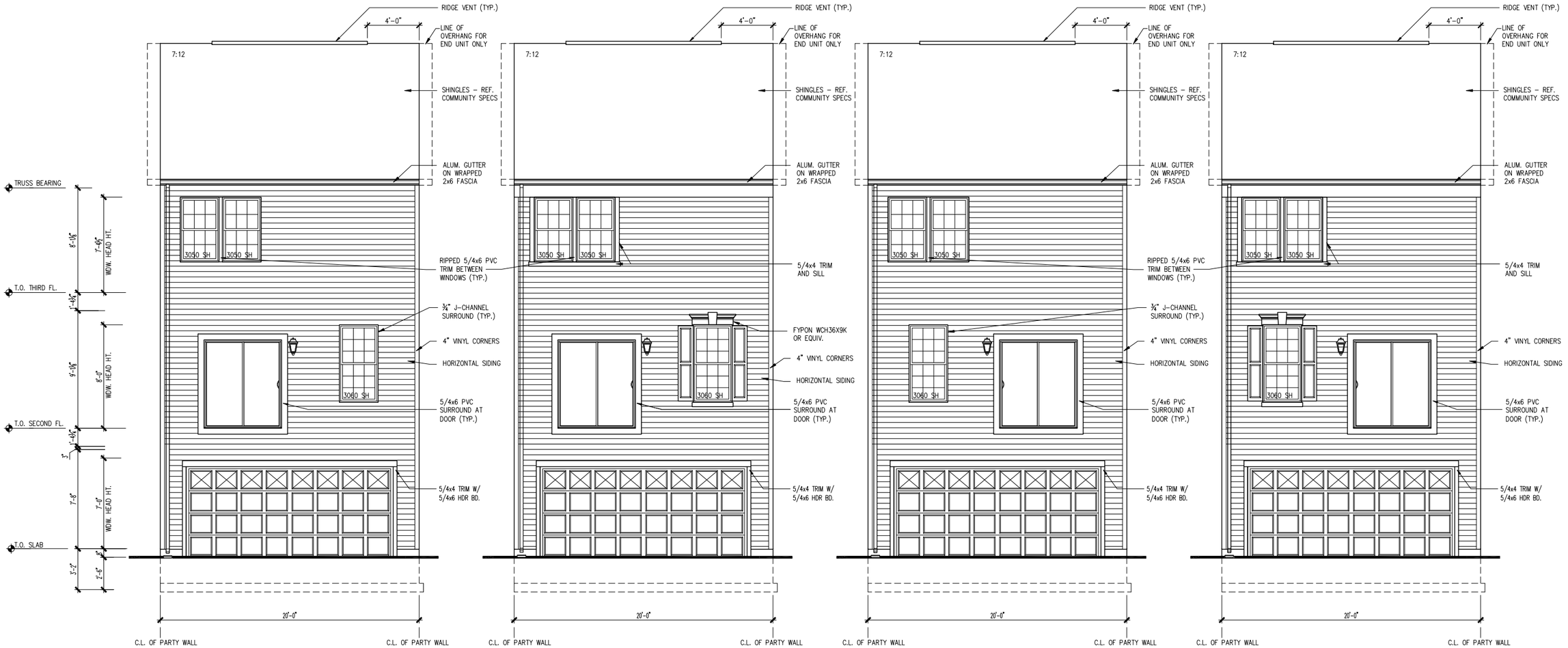
OPT. KITCHEN
FOR INT/END UNIT, ISLAND REMAINS SAME

NOTE:

16' (garage door) / 20' (façade) = 80% ±

NOTE:

All garage doors shall include windows and decorative hardware and shall be similiar in color to the primary facade or trim



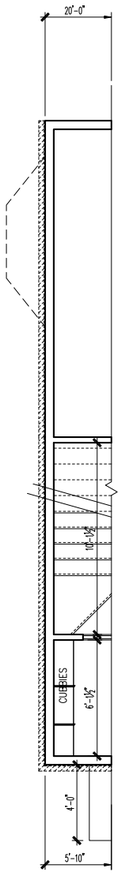
1 REAR ELEVATION – STD REAR KITCHEN
ALL SIDING
1/8" = 1'-0" 1'-0"

2 REAR ELEVATION – STD HI-VISIBILITY
ALL SIDING
1/8" = 1'-0" 1'-0"

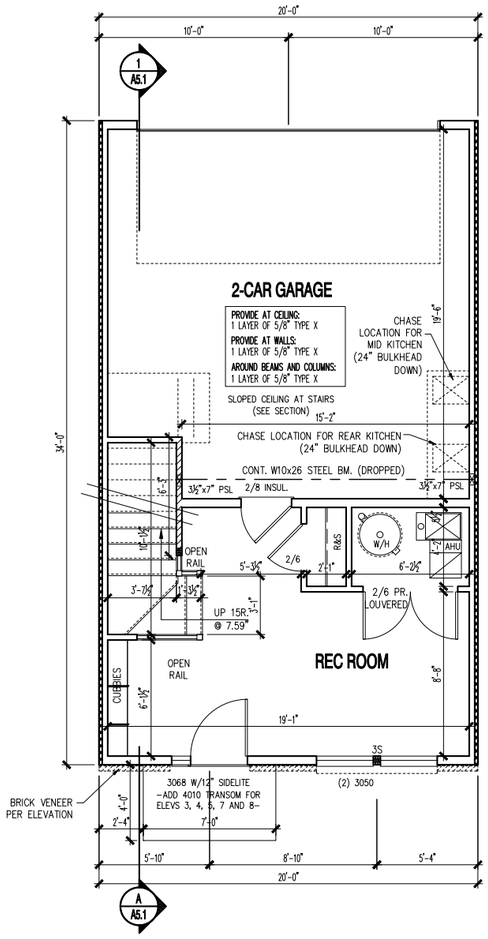
3 REAR ELEVATION – OPT. MID KTICHEN
ALL SIDING
1/8" = 1'-0" 1'-0"

4 REAR ELEV. – OPT. MID KITCHEN – HI-VIZ
ALL SIDING
1/8" = 1'-0" 1'-0"

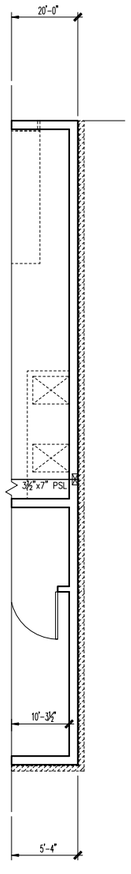
OPT. POWDER ROOM



LEFT END CONDITION



1 FIRST FLR PLAN
295 SF 385 SF GARAGE
1/8" = 1'-0"



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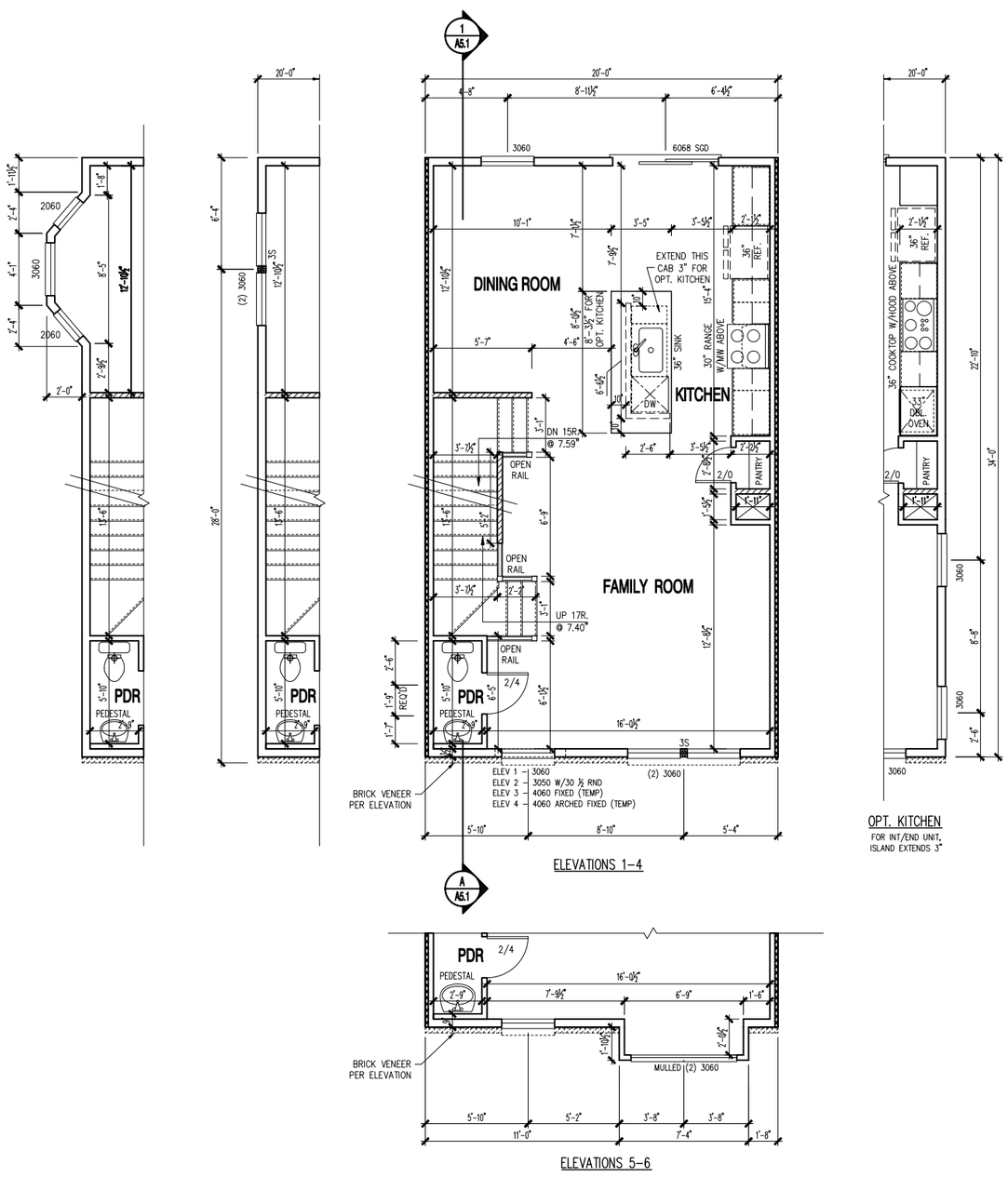
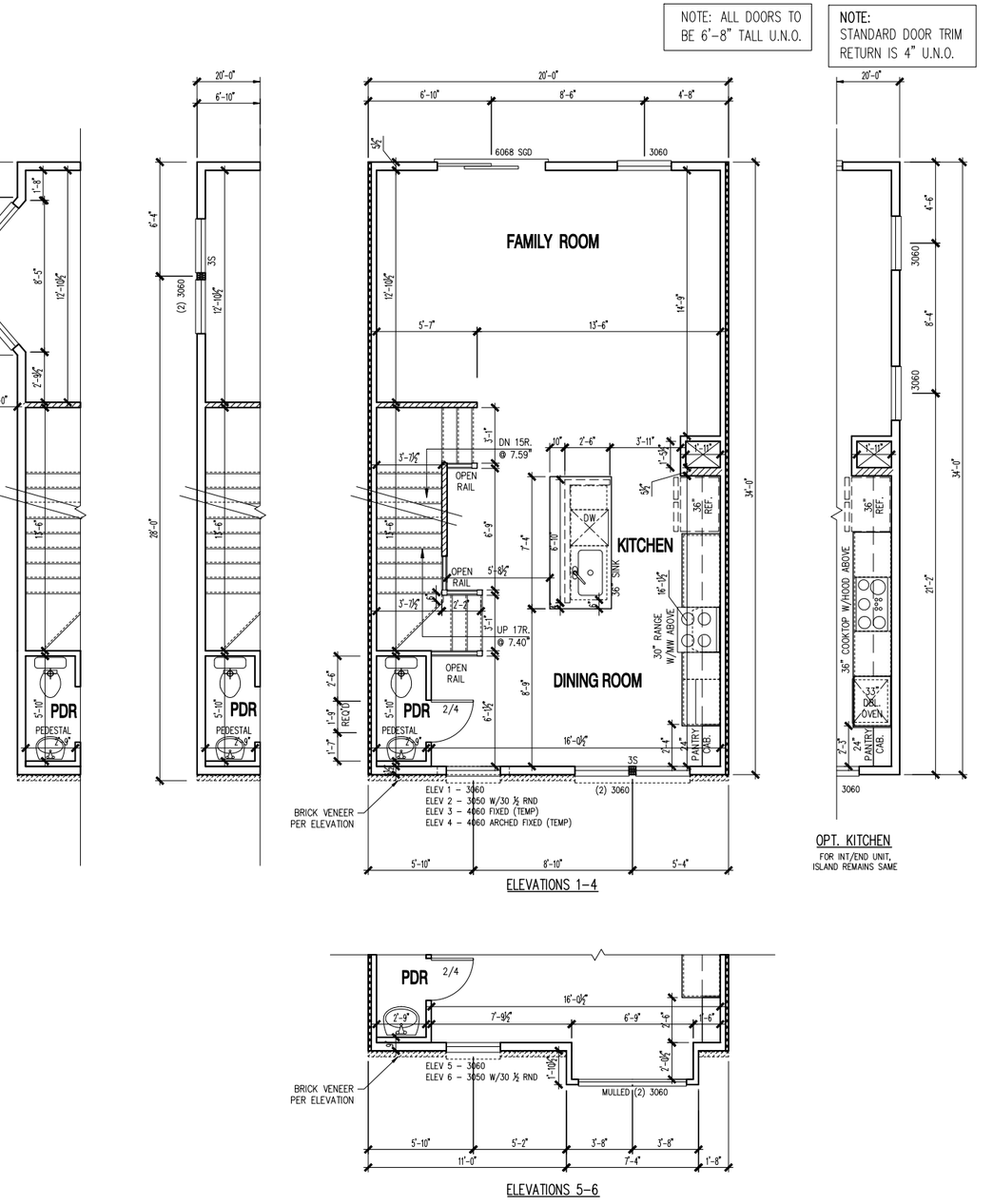
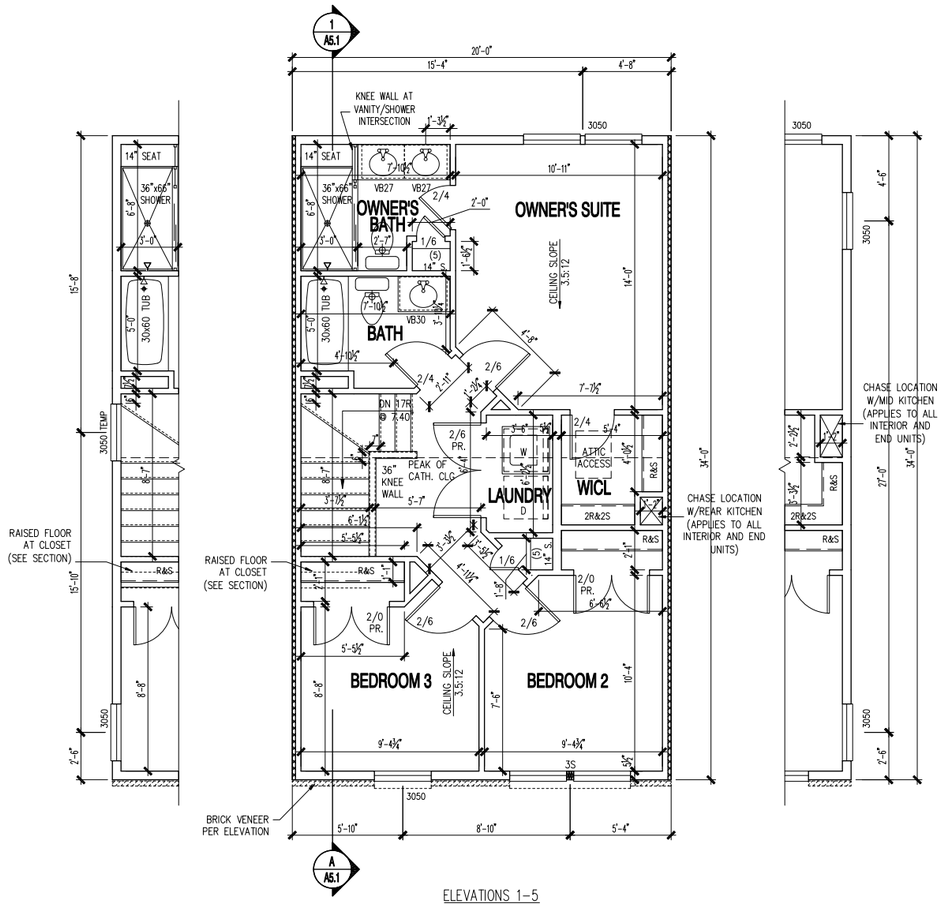


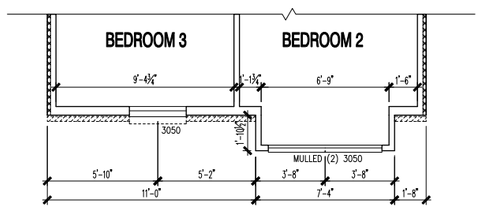
OPT. LEFT END W/BAY WINDOW | STD. LEFT END COND. | 1 SECOND FLR PLAN W/STD REAR KITCHEN 676 SF 1/8" = 1'-0" | RIGHT END CONDITION



OPT. LEFT END W/BAY WINDOW | STD. LEFT END COND. | 2 SECOND FLR PLAN W/OPT MID KITCHEN 676 SF 1/8" = 1'-0" | RIGHT END CONDITION



ELEVATIONS 1–5



ELEVATION 6

LEFT END CONDITION
N/A W/IN-GROUND COND.

1 THIRD FLR PLAN STANDARD
676 SF
1/8" = 1'-0"

RIGHT END CONDITION

Architecture
Product Key

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FOREST BUFFER AND FOREST CONSERVATION EASEMENT #4 7.54 Ac.±
FOREST BUFFER EASEMENT #2 1.58 Ac.±
MEANDER CT
MEANDER CT
OXBOW RD
COBBLESTONE CT
MARBLE RD
RIVER REACH ROAD
SMITH ISLAND RD
PALOMA ROAD
JOHNNYCAKE ROAD
DUNDEE RD
HIDDEN DALE RD
CONSTELLATION RD
TORSK RD
HARBORSIDE CT
ESTUARY RD
RIVER REACH ROAD
MEADOWGATE COURT
GLADSTONE ROAD
HOA OPEN SPACE #4 206,253 SFa 4.71 Ac.±
HOA OPEN SPACE #3 7,357 SFa 0.17 Ac.±
HOA OPEN SPACE #2 9,827 SFa 0.23 Ac.±
HOA OPEN SPACE #1 1,749 SFa 0.17 Ac.±
STORM WATER MANAGEMENT EASEMENT #1
STORM WATER MANAGEMENT EASEMENT #2
STORM WATER MANAGEMENT EASEMENT #3
STORM WATER MANAGEMENT EASEMENT #4
STORM WATER MANAGEMENT EASEMENT #5
STORM WATER MANAGEMENT EASEMENT #6
STORM WATER MANAGEMENT EASEMENT #7
STORM WATER MANAGEMENT EASEMENT #8
STORM WATER MANAGEMENT EASEMENT #9
PROP. RETAINING WALL
PROP. RETAINING WALL
PROP. RETAINING WALL

High Visibility Ends & Enhanced Rear Exhibit

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ENHANCED FACADES

- HIGH VISIBILITY END
- ENHANCED REAR

Open Space Exhibit

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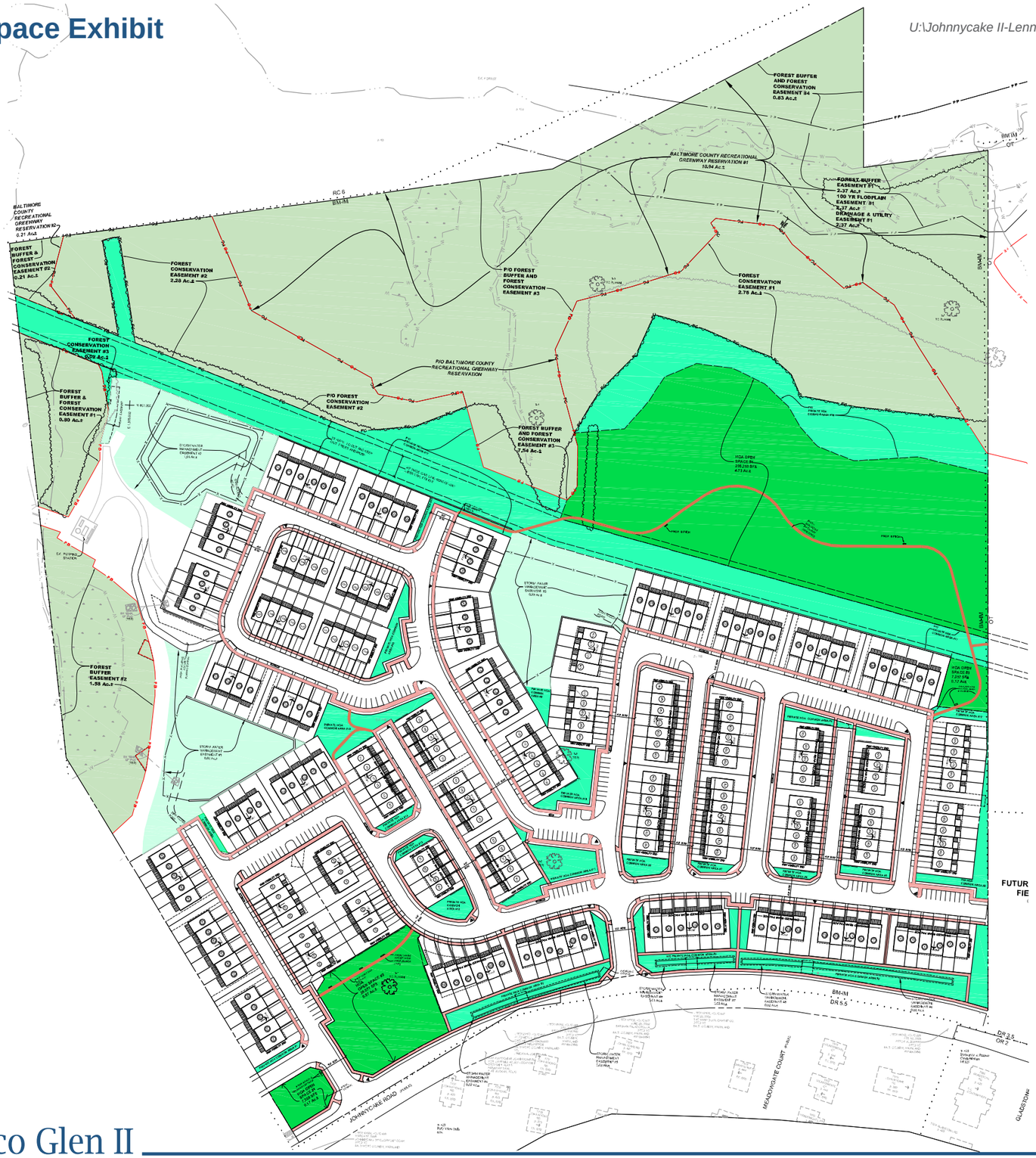

OPEN AREAS

- HOA OPEN SPACE
- PRIVATE HOA COMMON ARE
- SWM AREA
- ENVIRONMENTAL AREAS
- MACADAM PATHWAY
- SIDEWALK

Note:
Assuming that the Patapsco Glen II Development Plan is fully approved and that Lennar acquires and constructs the project, it is anticipated that Patapsco Glen and Patapsco Glen II will merge together as one Home Owners Association (HOA).

This arrangement will enable homeowners to share amenities on both projects, including the active facilities provided within Patapsco Glen (i.e., the community clubhouse, sports court, tot lot and dog park together with the passive amenities provided in Patapsco Glen II (i.e., the extensive open spaces, walking pathways, and seating areas). The joining of the HOA's would also help to spread the costs associated with property maintenance across more households.

Rail & Privacy Fence Exhibit

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Amenities and Site Details

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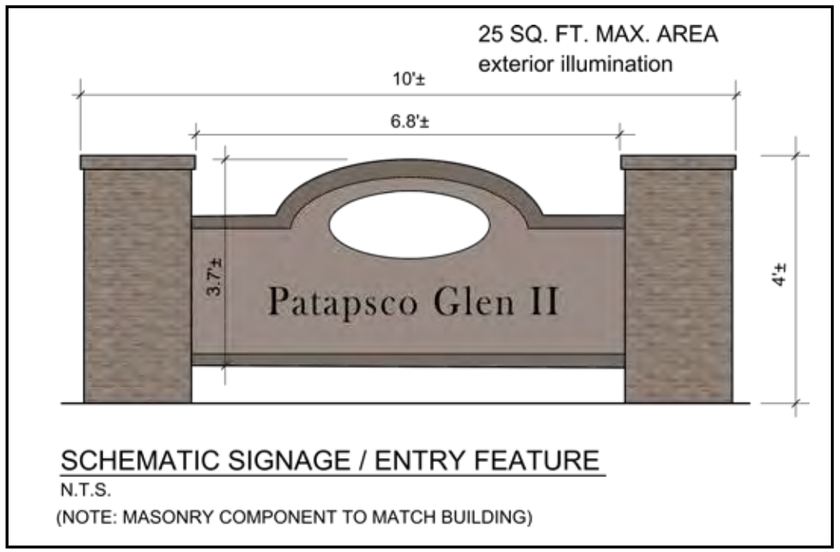


SCHEMATIC SIGNAGE / ENTRY FEATURE
N.T.S.
(NOTE: MASONRY COMPONENT TO MATCH BUILDING)

Schematic Gang Mailbox Style
(Subject to USPS)+

Victor Stanley
RB-36 Litter Receptacle (or similar)

Retaining Wall
(or Similar)

Note: All on-site retaining walls shall be finished with masonry (stone or brick) of natural color.

HVAC Screen
(or Similar)

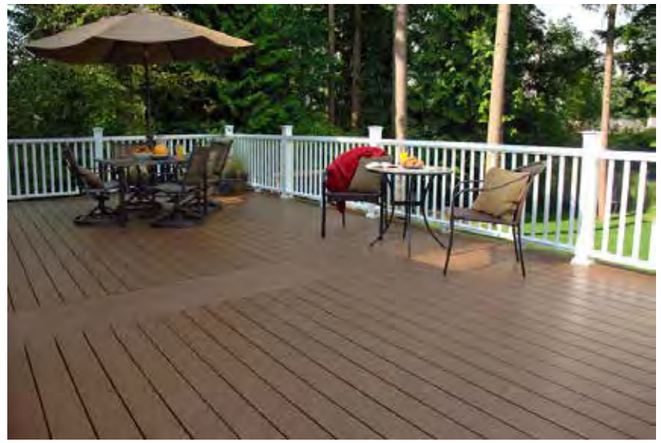
Gazebo
(or Similar)

Street Light

Amenities and Site Details

Schematic Patio Detail

Vinyl Rail Fence Detail
(as shown or similar)



Schematic Deck Detail

Privacy Fence

Bola Bike Rack
www.landscapeforms.com (or similar)

Victor Stanley
RB-12 Standard 6’ Bench (or similar)

NOTES:
Privacy fencing throughout the community is optional and not part of the builder’s standard construction practice. Privacy fences may not be located closer than 20 feet to a public right-of-way (BCZR 260.2.B) and should be of high quality materials.

Compatibility - Neighborhood Map

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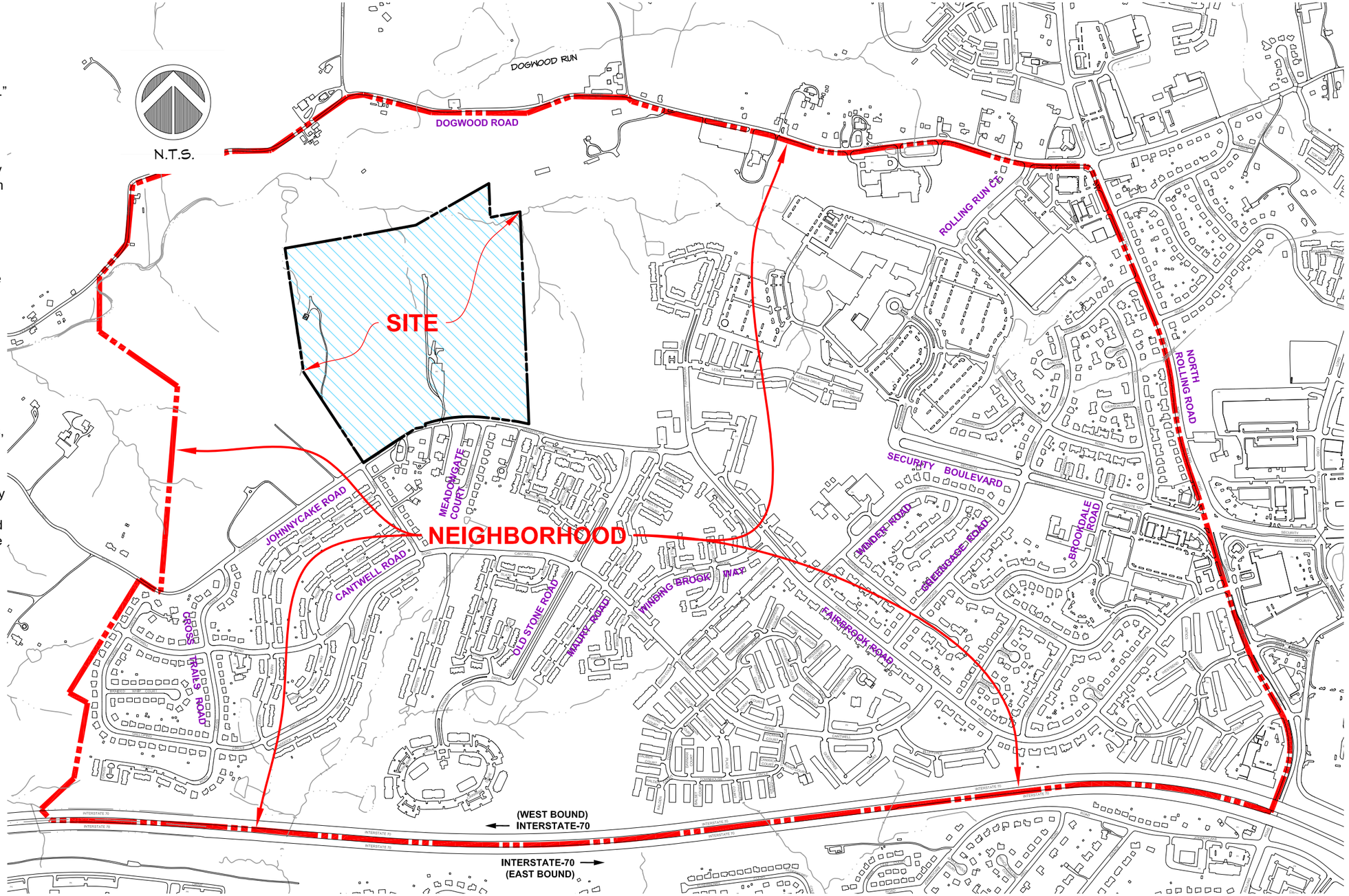
Identification of the Neighborhood:

In addressing the compatibility objectives, the development must be judged in relation to its "neighborhood." BCC Section 32-4-402(a) defines "neighborhood" to include existing buildings adjacent to and extending from the proposed development to a definable boundary, such as a primary collector or arterial street, an area with a significant change in character or land use, or a major natural feature. Applying this definition to the project site, we have defined the boundaries of the "neighborhood" to be Interstate 70 to the south; Dogwood Road to the north; Rolling Road to the east; and the Urban-Rural Demarcation Line (URDL) to the west.

The defined neighborhood is quite diverse and contains a wide mix of uses, including residential, office, institutional, and commercial. Residential uses in the neighborhood include all housing types - apartments, condominiums, townhomes, and single-family homes (semi-detached and detached homes). The neighborhood includes two elementary schools, Chadwick and Dogwood, Security Station Shopping Center, and the offices of the Centers for Medicare and Medicaid Services and United States Department of Health and Human Services. Boulevard Place offers a mixed office and commercial uses. This framework defines the neighborhood within which the property lies.



Architecture - Compatibility

The eight compatibility objectives of Section 32-4-402 are described and addressed below:

The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.

The existing neighborhood contains a mix of single-family detached, townhouse, and multi-family properties in various sizes and arrangements. Many properties maintain direct frontage on Johnnycake Road. Other developments have multiple points of access to Johnnycake Road and the backs of units facing the public road. Parking and access are handled with a mix of surface-parked townhouses (no garages) and single-family houses parked with private driveways and garages. Rather than “turn its back” on its neighbors, Patapsco Glen II is designed with units fronting on Johnnycake Road, creating a more welcoming streetscape, particularly with the proposed landscaping along the property frontage. As you proceed into the community, the design combines more traditional design with front-loaded garage units facing the streets inside the community in addition to the rear load product. This layout incorporates elements of several of the area communities.

The building and parking lot layouts reinforce existing building and streetscape patterns assure that the placement of buildings and parking lots have no adverse impact on the neighborhood.

The design of the proposed community ensures that the high-quality architecture is prominently featured, particularly along the frontage of Johnnycake Road. Garages and parking lots are shielded from public view and minimized. Rather than repeating the pattern of units backing to the public road, Lennar elected to front units to the public street in the neo-traditional style, which follows the pattern set by Patapsco Glen. This design continues an attractive and welcoming streetscape along Johnnycake Road.

The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood.

The proposed community would be served by two access points to Johnnycake Road. The entryways are located between Park Trail Road and Meadow Gate Court. With the adjacent rural area coupled with environmental features to the north, there is no opportunity to connect the Patapsco Glen II neighborhood to existing roads in that area. Access connections are proposed to the west, Patapsco Glenn and to the east, Patapsco Fields. Within Patapsco Glen II, the street network is made up of a series of blocks with connections being provided where appropriate. Sidewalk are provided throughout. A pedestrian trail will be provided within the open space area located to the north nearer to the gas line, allowing two trail head connections. The combination of the trail and sidewalk system will provide connection to Johnnycake Road.

The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems.

One of the main features of the Patapsco Glen II community is the network of open spaces that runs through the community. These spaces will enhance the experience of the residents and also serve to provide a buffer between the new community and the properties on the opposite side of Johnnycake Road. An open space area also preserves the prominent feature of the site, a 53” white oak, a specimen tree in good condition. Other amenity, including benches and trash receptacles, will be provided at the trail heads as well as seating opportunities along the trail.

Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.

The most significant feature on site is the 53” white oak, a specimen tree in good condition located near the western entryway. Great care was taken in the design of the community to maintain this key asset. The design team worked within the constraints of the natural grade changes and other site features. The prominent open space area was designed around the specimen tree so that the tree would be preserved and continued to be enjoyed by the adjacent community as well as the new residents. Maintaining this tree presented yet another reason why Lennar requires the modifications described above, as it further impinges upon the developable area south of the gas line.

The proposed landscape design complements the neighborhood’s landscape patterns and reinforces its functional qualities.

Patapsco Glen II will be extensively landscaped for streetscapes, open spaces, and buffers. Street trees are used for all public streets where appropriate. Open spaces are well landscaped, and plantings are provided as required for stormwater management features.

The exterior signs, site lighting, and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.

Masonry signage will be placed at the entryways. Site lighting on public streets will be an ornamental Baltimore Gas and Electric (BG&E) standard and will be shielded to prevent light spill from unnecessary ambient light. These proposed lights are consistent with those provided in adjacent neighborhoods.

The scale, proportions, massing, and detailing of the proposed buildings are in proportion to those existing in the neighborhood.

The surrounding community features a blend of predominantly two-story townhouses and single-family detached houses and three-story multi-family buildings. Building lengths in the neighborhood vary greatly, depending on the housing type, with the longest building lengths being those found on the large multi-family buildings and the townhouse groupings in Park Trail, which have as many as 8-10 units in a row. Patapsco Glen II will feature three story townhomes with varying grouping lengths, from four 20’wide townhomes (totaling 80 feet in width) to seven 20’ wide townhomes (totaling 140 feet in width). Building lengths are consistent with that of the proposed community. Building architectural techniques, such as using building offsets and differentiation of colors and materials, will minimize the appearance of the building lengths of the townhomes.

We hope that this Compatibility Report, particularly when viewed with the Development Plan and Pattern Book, will assist you in providing positive recommendations to the Hearing Officer as required BCC Section 32-4-402 and to recommend or authorize approval of the requested: (1) increase in the number of units in a row from 6 units to 7 units in a row for the three groupings identified in this letter; and (2) reduction in the RTA along Johnnycake Road for Units 1-33 (encroach into the RTA buffer and setback areas and to exceed the maximum height of 35 feet as shown) and the RTA generated by the property to the east for Units 248-255 (encroach into the RTA buffer and setback area).

Neighborhood Photos Key

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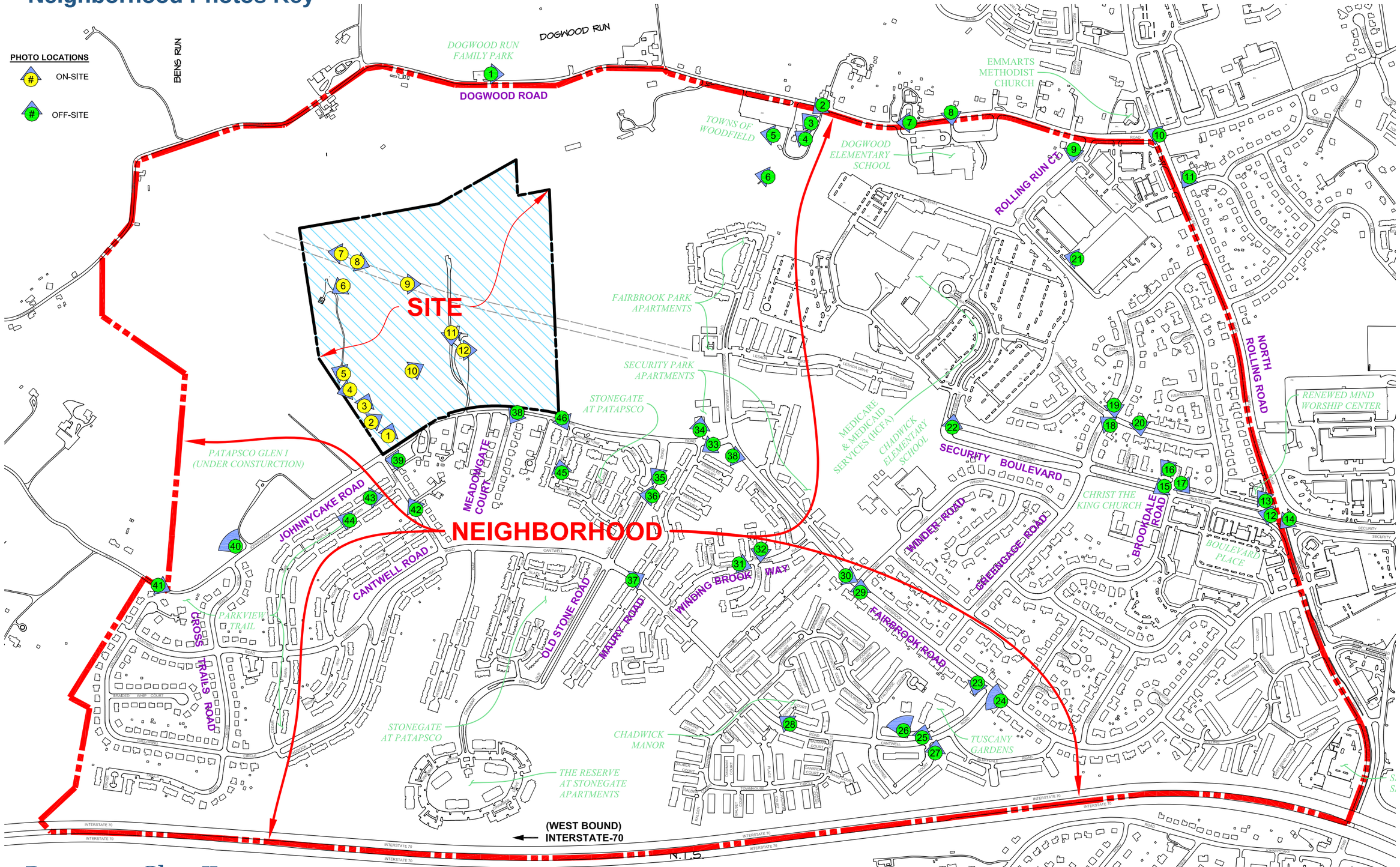

On-Site Photos

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On-Site Images\IMG_0088.JPG

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On-Site Images\IMG_0090.JPG, IMG_0089.JPG

On-Site Photos

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On-Site Photos

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Off-Site Photos

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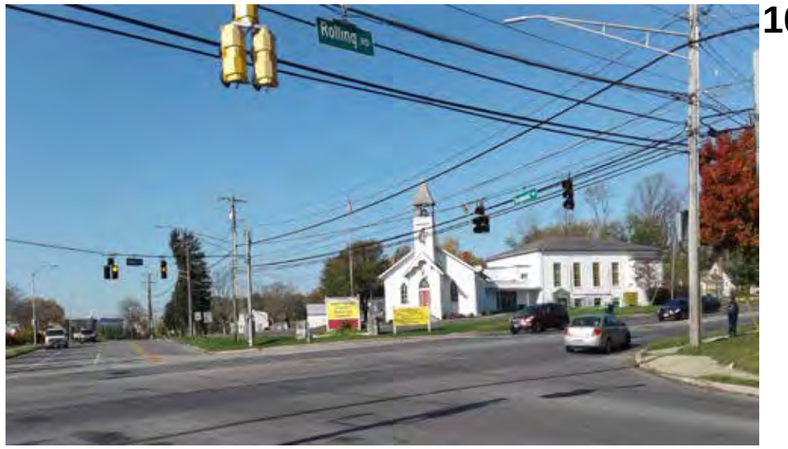

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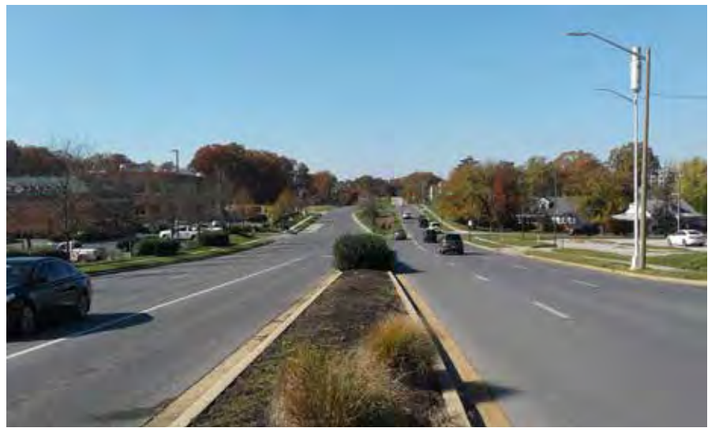

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Off-Site Photos

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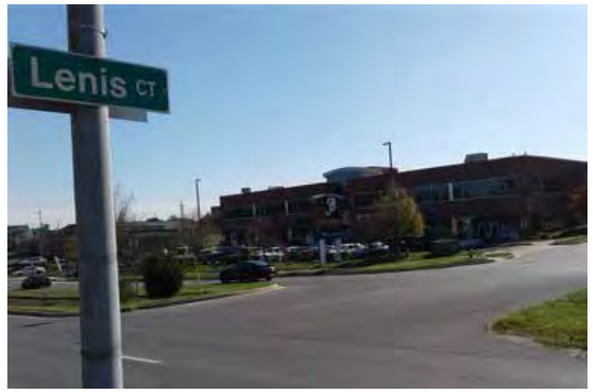

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Off-Site Photos

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Off-Site Photos

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Off-Site Photos

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SECTIONS (for illustrustrative purposes only)

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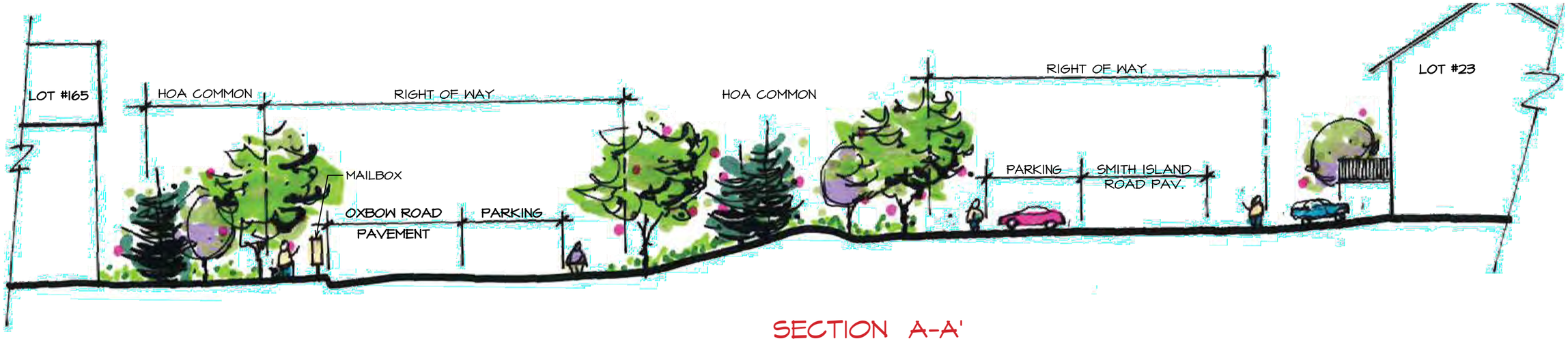

SECTION A-A'

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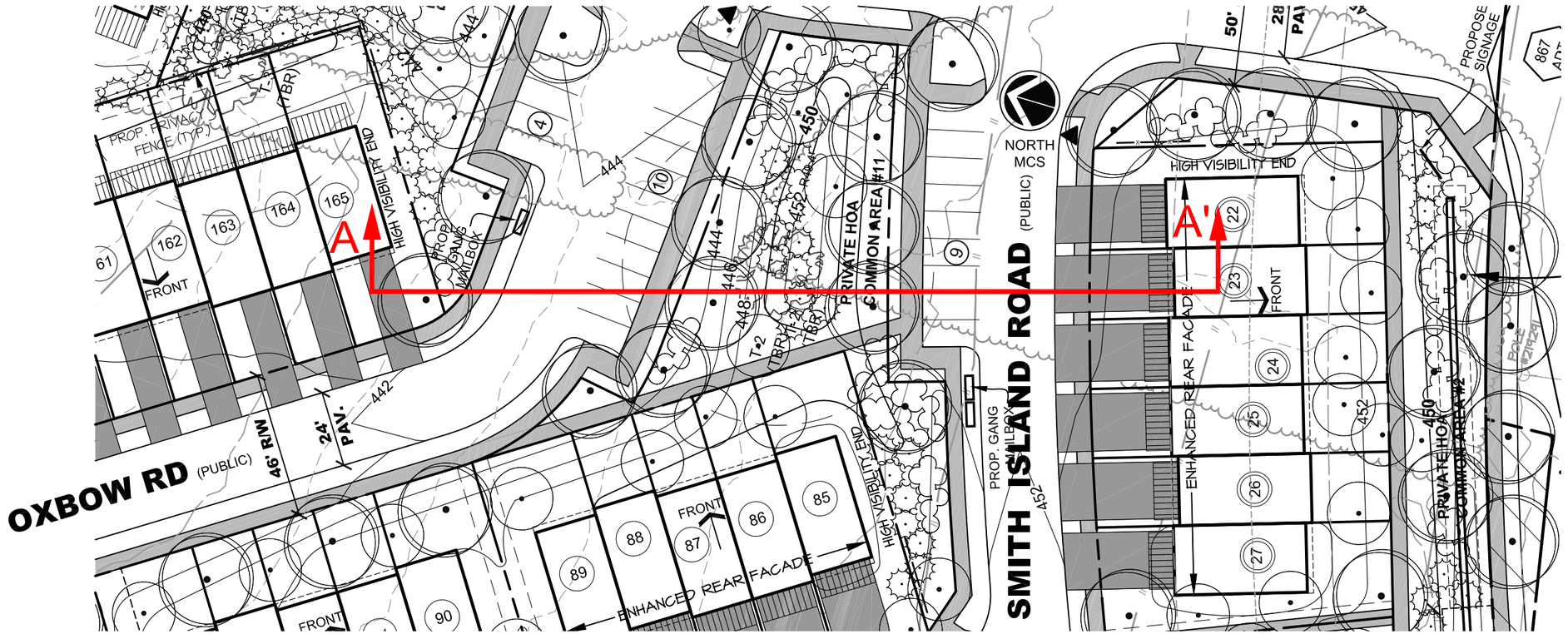

A-A'

SCALE: 1"=40'

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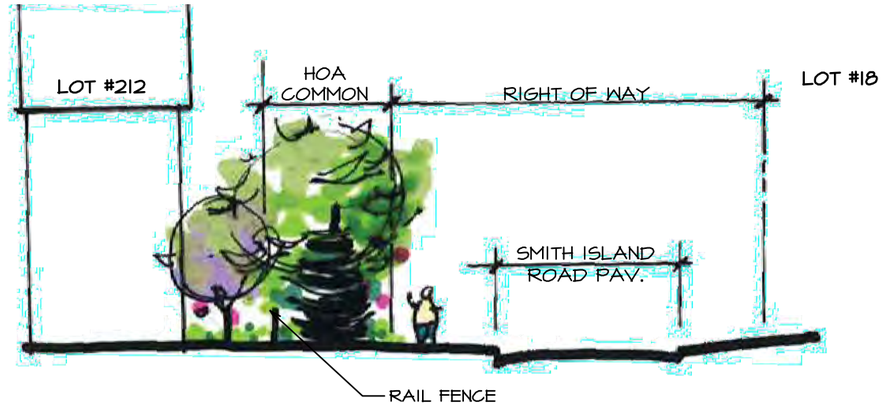

SECTION B-B'

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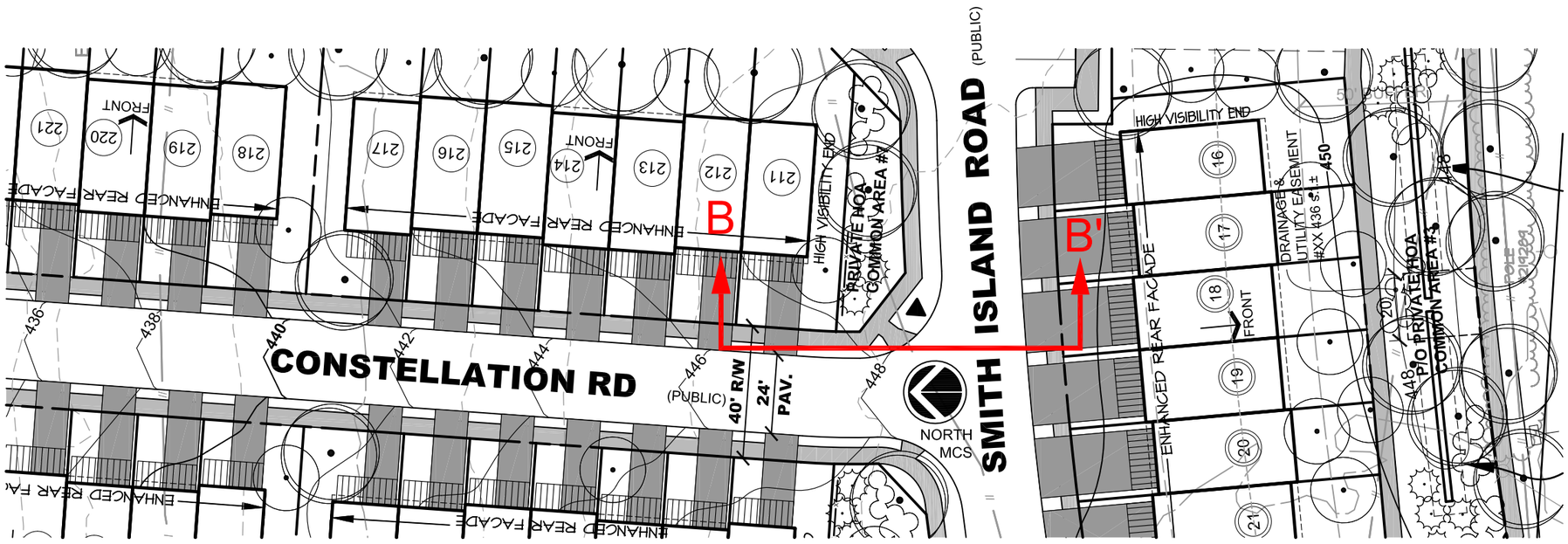

B-B'

SCALE: 1"=40'

SECTIONS (for illustrustrative purposes only)

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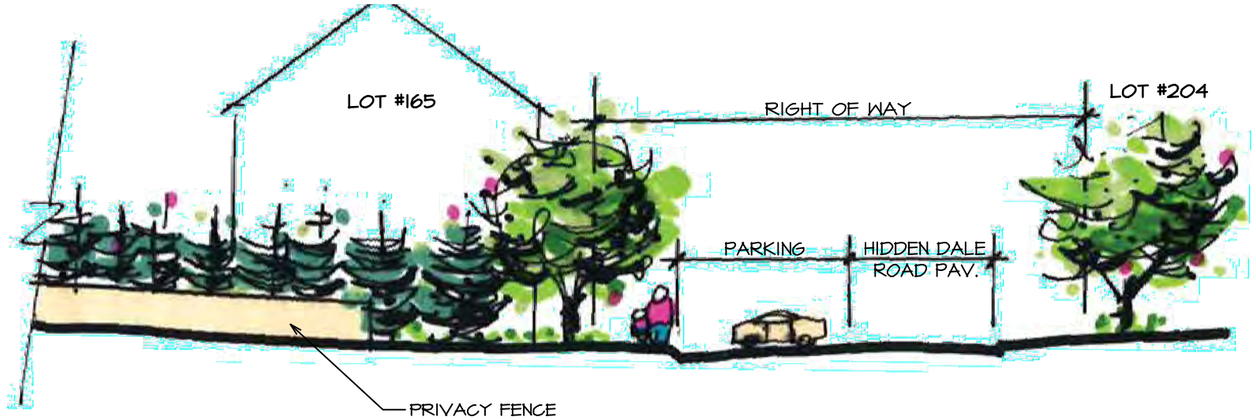
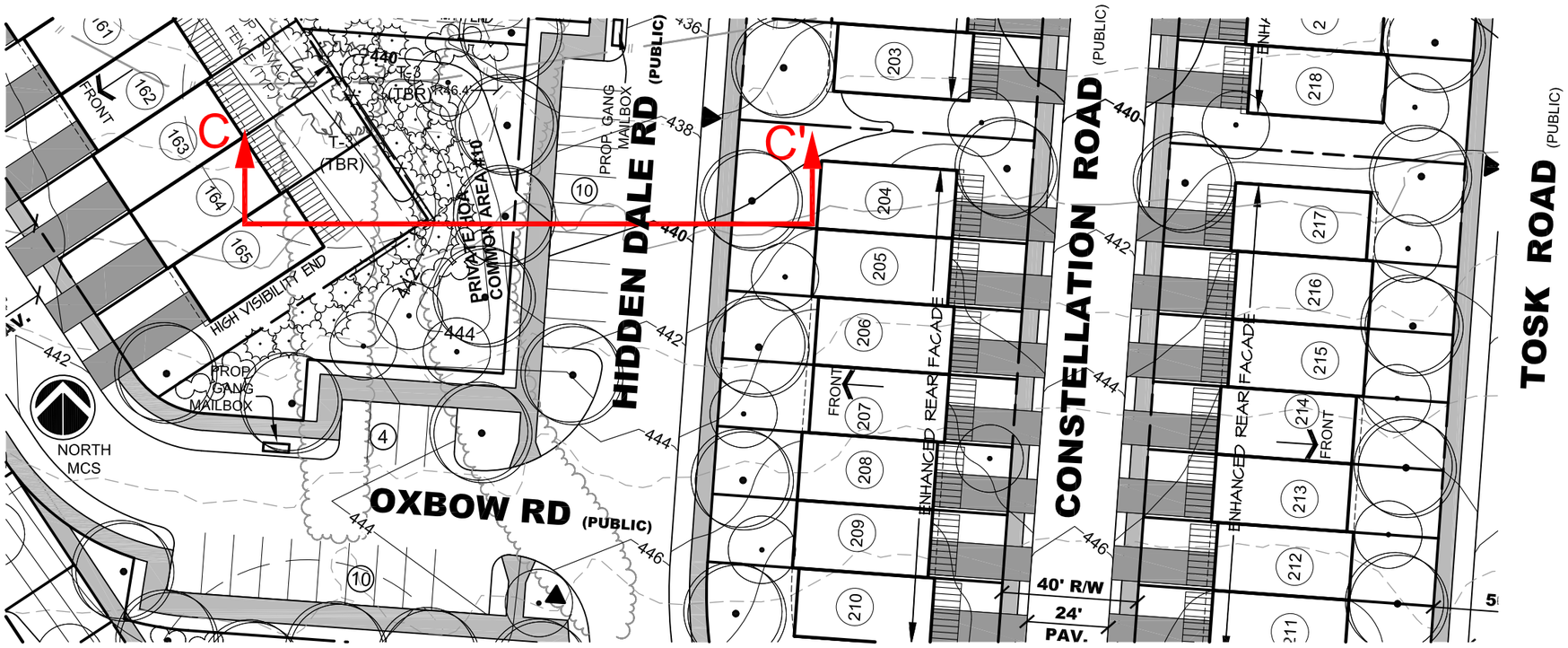


SECTION C-C'
SCALE: 1"=20'



C-C'
SCALE: 1"=40'

EXHIBIT

number 6

SITE

DOGWOOD RD

WOODLANDS RD

PARTIN RD

SHANDON RD

ALLEY

DEVINE RD

IVORY BROOK RD

BACKWATER RD

BARRENSDALE RD

REEVES RD

PALOMA RD

CAPSTONE RD

JOHNNYCAKE RD

TRIPLE CROWN CT

PARK TRAIL RD

RIDING CROP WAY

SLATE DR

CLARITY CT

GLADSTONE RD

GEMSTONE CT

OLDSTONE RD

KIMBERLYS CT

KELLYS CT

ROCKY BROOK CT

FAIRBROOK RD

ROAD

ROAD

PARKING

LESADA DR

SECURITY BLVD.

WINDER RD

CALAIS CT

KENNEBUNK

NORTH

EXISTING CONDITIONS

PATAPSCO GLEN II

4.29.2021 SCALE: 1" = 200'

DS Thaler & ASSOC., LLC

CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS
LANDSCAPE ARCHITECTS & LAND PLANNERS

7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
410-944-3647 www.dsthaler.com

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EXHIBIT

7

Architecture - Compatibility

The eight compatibility objectives of Section 32-4-402 are described and addressed below:

The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.

The existing neighborhood contains a mix of single-family detached, townhouse, and multi-family properties in various sizes and arrangements. Many properties maintain direct frontage on Johnnycake Road. Other developments have multiple points of access to Johnnycake Road and the backs of units facing the public road. Parking and access are handled with a mix of surface-parked townhouses (no garages) and single-family houses parked with private driveways and garages. Rather than “turn its back” on its neighbors, Patapsco Glen II is designed with units fronting on Johnnycake Road, creating a more welcoming streetscape, particularly with the proposed landscaping along the property frontage. As you proceed into the community, the design combines more traditional design with front-loaded garage units facing the streets inside the community in addition to the rear load product. This layout incorporates elements of several of the area communities.

The building and parking lot layouts reinforce existing building and streetscape patterns assure that the placement of buildings and parking lots have no adverse impact on the neighborhood.

The design of the proposed community ensures that the high-quality architecture is prominently featured, particularly along the frontage of Johnnycake Road. Garages and parking lots are shielded from public view and minimized. Rather than repeating the pattern of units backing to the public road, Lennar elected to front units to the public street in the neo-traditional style, which follows the pattern set by Patapsco Glen. This design continues an attractive and welcoming streetscape along Johnnycake Road.

The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood.

The proposed community would be served by two access points to Johnnycake Road. The entryways are located between Park Trail Road and Meadow Gate Court. With the adjacent rural area coupled with environmental features to the north, there is no opportunity to connect the Patapsco Glen II neighborhood to existing roads in that area. Access connections are proposed to the west, Patapsco Glenn and to the east, Patapsco Fields. Within Patapsco Glen II, the street network is made up of a series of blocks with connections being provided where appropriate. Sidewalk are provided throughout. A pedestrian trail will be provided within the open space area located to the north nearer to the gas line, allowing two trail head connections. The combination of the trail and sidewalk system will provide connection to Johnnycake Road.

The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and siting and complement existing open space systems.

One of the main features of the Patapsco Glen II community is the network of open spaces that runs through the community. These spaces will enhance the experience of the residents and also serve to provide a buffer between the new community and the properties on the opposite side of Johnnycake Road. An open space area also preserves the prominent feature of the site, a 53” white oak, a specimen tree in good condition. Other amenity, including benches and trash receptacles, will be provided at the trail heads as well as seating opportunities along the trail.

Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.

The most significant feature on site is the 53” white oak, a specimen tree in good condition located near the western entryway. Great care was taken in the design of the community to maintain this key asset. The design team worked within the constraints of the natural grade changes and other site features. The prominent open space area was designed around the specimen tree so that the tree would be preserved and continued to be enjoyed by the adjacent community as well as the new residents. Maintaining this tree presented yet another reason why Lennar requires the modifications described above, as it further impinges upon the developable area south of the gas line.

The proposed landscape design complements the neighborhood’s landscape patterns and reinforces its functional qualities.

Patapsco Glen II will be extensively landscaped for streetscapes, open spaces, and buffers. Street trees are used for all public streets where appropriate. Open spaces are well landscaped, and plantings are provided as required for stormwater management features.

The exterior signs, site lighting, and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.

Masonry signage will be placed at the entryways. Site lighting on public streets will be an ornamental Baltimore Gas and Electric (BG&E) standard and will be shielded to prevent light spill from unnecessary ambient light. These proposed lights are consistent with those provided in adjacent neighborhoods.

The scale, proportions, massing, and detailing of the proposed buildings are in proportion to those existing in the neighborhood.

The surrounding community features a blend of predominantly two-story townhouses and single-family detached houses and three-story multi-family buildings. Building lengths in the neighborhood vary greatly, depending on the housing type, with the longest building lengths being those found on the large multi-family buildings and the townhouse groupings in Park Trail, which have as many as 8-10 units in a row. Patapsco Glen II will feature three story townhomes with varying grouping lengths, from four 20’wide townhomes (totaling 80 feet in width) to seven 20’ wide townhomes (totaling 140 feet in width). Building lengths are consistent with that of the proposed community. Building architectural techniques, such as using building offsets and differentiation of colors and materials, will minimize the appearance of the building lengths of the townhomes.

We hope that this Compatibility Report, particularly when viewed with the Development Plan and Pattern Book, will assist you in providing positive recommendations to the Hearing Officer as required BCC Section 32-4-402 and to recommend or authorize approval of the requested: (1) increase in the number of units in a row from 6 units to 7 units in a row for the three groupings identified in this letter; and (2) reduction in the RTA along Johnnycake Road for Units 1-33 (encroach into the RTA buffer and setback areas and to exceed the maximum height of 35 feet as shown) and the RTA generated by the property to the east for Units 248-255 (encroach into the RTA buffer and setback area).

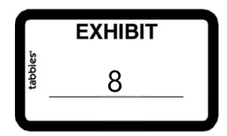
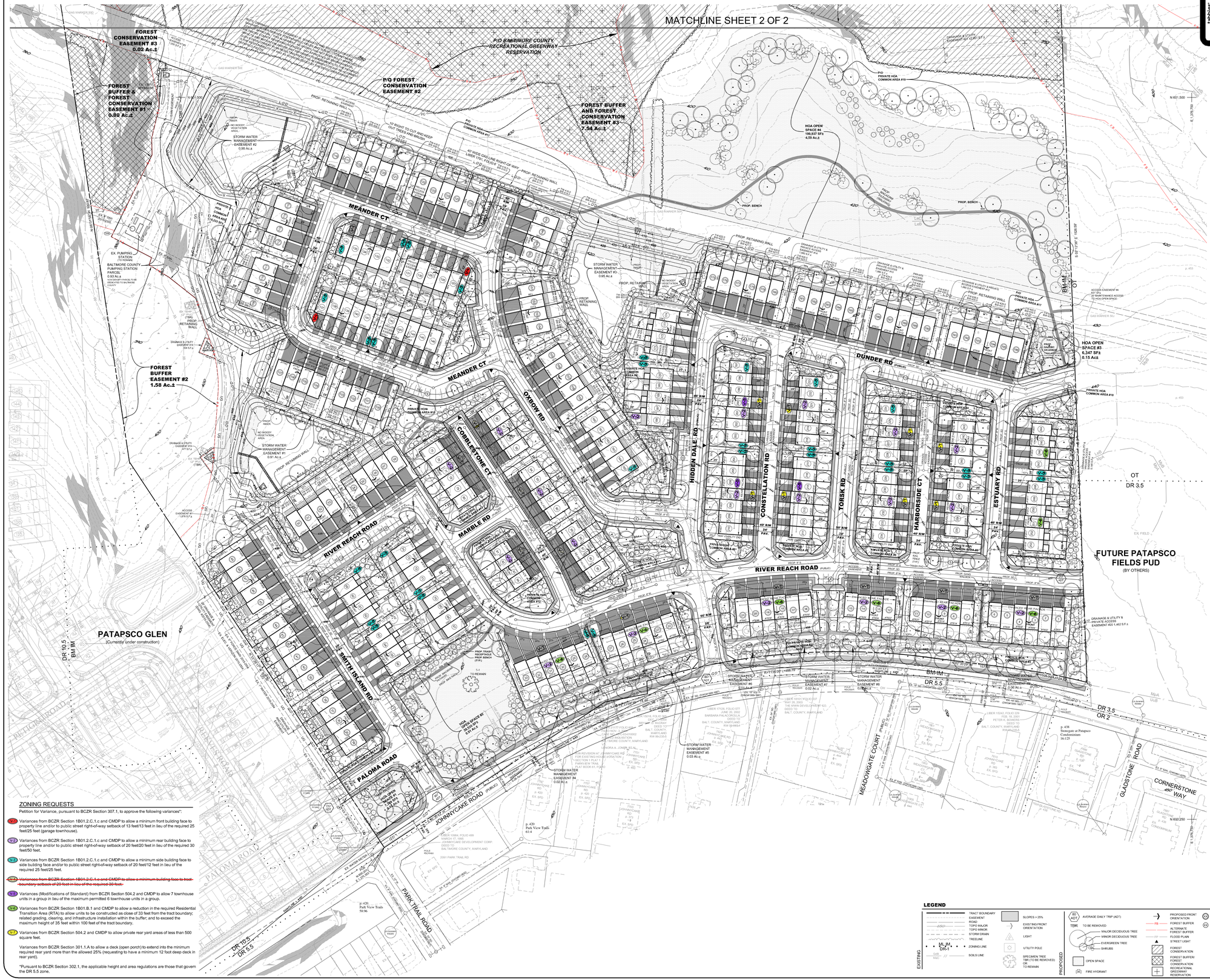


EXHIBIT 9


MATCHLINE SHEET 2 OF 2
FOREST CONSERVATION EASEMENT #3 0.02 Ac.±
FOREST BUFFER & FOREST CONSERVATION EASEMENT #1 0.89 Ac.±
P/O FOREST CONSERVATION EASEMENT #2
P/O BALTIMORE COUNTY RECREATIONAL GREENWAY RESERVATION
FOREST BUFFER AND FOREST CONSERVATION EASEMENT #3 7.94 Ac.±
FOREST BUFFER EASEMENT #2 1.58 Ac.±
STORM WATER MANAGEMENT EASEMENT #2 0.90 Ac.±
STORM WATER MANAGEMENT EASEMENT #1 0.91 Ac.±
STORM WATER MANAGEMENT EASEMENT #3 0.95 Ac.±
STORM WATER MANAGEMENT EASEMENT #4 0.02 Ac.±
STORM WATER MANAGEMENT EASEMENT #5 0.03 Ac.±
STORM WATER MANAGEMENT EASEMENT #6 0.06 Ac.±
STORM WATER MANAGEMENT EASEMENT #7 0.06 Ac.±
STORM WATER MANAGEMENT EASEMENT #8 0.06 Ac.±
EX. PUMPING STATION (TO REMAIN)
BALTIMORE COUNTY PUMPING STATION PARCEL 0.93 Ac.±
ACCESS EASEMENT TO BE CONVEYED TO BALTIMORE COUNTY
HOA OPEN SPACE #1 4.54 Ac.±
HOA OPEN SPACE #2 199,937 SF± 4.59 Ac.±
HOA OPEN SPACE #3 6,347 SF± 0.15 Ac±
HOA OPEN SPACE #4 1,462 SF± 0.03 Ac±
HOA OPEN SPACE #5 1,462 SF± 0.03 Ac±
P/O PRIVATE HOA COMMON AREA #13
P/O PRIVATE HOA COMMON AREA #14
P/O PRIVATE HOA COMMON AREA #15
P/O PRIVATE HOA COMMON AREA #16
P/O PRIVATE HOA COMMON AREA #17
P/O PRIVATE HOA COMMON AREA #18
P/O PRIVATE HOA COMMON AREA #19
P/O PRIVATE HOA COMMON AREA #20
P/O PRIVATE HOA COMMON AREA #21
P/O PRIVATE HOA COMMON AREA #22
P/O PRIVATE HOA COMMON AREA #23
P/O PRIVATE HOA COMMON AREA #24
P/O PRIVATE HOA COMMON AREA #25
MEANDER CT
DUNDEE RD
OXBOW RD
CORBLESTONE CT
HIDDEN DALE RD
CONSTELLATION RD
TORSK RD
HARBORSIDE CT
ESTUARY RD
MARBLE RD
RIVER REACH ROAD (PUBLIC)
SMITH ISLAND RD
PALOMA ROAD
JOHNNY CAKE ROAD (PUBLIC)
MEADOWGATE COURT (PUBLIC)
GLADSTONE ROAD
CORNERSTONE WAY
PARK TRAIL ROAD
PATAPSCO GLEN
(Currently under construction)
FUTURE PATAPSCO FIELDS PUD
(BY OTHERS)
BM #IM DR 5.5
DR 10.5 BM IM
DR 3.5 OR 2
OT DR 3.5
N 601,500
E 1,376,750
N 600,250
E 1,376,750
ACCESS EASEMENT #4 207 SF± FOR MAINTENANCE ACCESS TO HOA OPEN SPACE
DRAINAGE & UTILITY & PRIVATE ACCESS EASEMENT #3 1,462 S.F.±
DRAINAGE & UTILITY EASEMENT #1 0.89 Ac.±
DRAINAGE & UTILITY EASEMENT #2 0.90 Ac.±
DRAINAGE & UTILITY EASEMENT #3 0.91 Ac.±
DRAINAGE & UTILITY EASEMENT #4 0.95 Ac.±
ACCESS EASEMENT #1 1,876 S.F.±
ACCESS EASEMENT #2 1,876 S.F.±
ACCESS EASEMENT #3 1,876 S.F.±
ACCESS EASEMENT #4 1,876 S.F.±
ACCESS EASEMENT #5 1,876 S.F.±
ACCESS EASEMENT #6 1,876 S.F.±
ACCESS EASEMENT #7 1,876 S.F.±
ACCESS EASEMENT #8 1,876 S.F.±
ACCESS EASEMENT

EXHIBIT

tabbies

10

SCALE: 1"=60'

NORTH
MCS

LEGEND

EXISTING

- TRACT BOUNDARY
- EASEMENT
- ROAD
- TOPO MAJOR
- TOPO MINOR
- STORM DRAIN
- TREELINE
- ZONING LINE
- SOILS LINE
- SLOPES > 25%
- EXISTING FRONT ORIENTATION
- LIGHT
- UTILITY POLE
- SPECIMEN TREE TBR (TO BE REMOVED) OR TO REMAIN

PROPOSED

- AVERAGE DAILY TRIP (ADT)
- TBR TO BE REMOVED
- MAJOR DECIDUOUS TREE
- MINOR DECIDUOUS TREE
- EVERGREEN TREE
- SHRUBS
- OPEN SPACE
- FIRE HYDRANT
- PROPOSED FRONT ORIENTATION
- FOREST BUFFER
- ALTERNATE FOREST BUFFER
- FLOOD PLAIN
- STREET LIGHT
- FOREST CONSERVATION
- FOREST BUFFER/ FOREST CONSERVATION
- RECREATIONAL GREENWAY RESERVATION
- 22' WIDE TOWNHOUSE
- 20' WIDE TOWNHOUSE

PATAPSCO GLEN II

DSThaler & ASSOC., LLC

CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS & LAND PLANNERS

7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
410-944-3647
www.dsthaler.com

DATE: 4.29.21
SCALE: 1"=60'
C.I.: 2'
PROJ. NO.: 04444
SHEET 1 OF 1

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EXHIBIT
11

Patapsco Glen II

SPECIAL VARIANCE APPLICATION

(Baltimore County Forest Conservation Regulation)

February 2021

For:

Baltimore County
Department of Environmental Protection
and Sustainability (EPS)

Baltimore County
Maryland

Prepared by:

D.S. Thaler & Assoc., LLC

Civil Engineers - Land Planners - Landscape Architects - Surveyors

7115 Ambassador Road
P.O. Box 47428
Baltimore, MD 21244-7428

Phone: (410) 944-3647
Fax: (410) 944-3684

BALTIMORE COUNTY FOREST CONSERVATION REGULATIONS
SPECIAL VARIANCE APPLICATION

Part A. Applicant Information:

Applicant(s) Name(s): Security Boulevard Ventures, LLC
c/o Arthur H. Adler **Date:** February, 2021
Phone No: 410.427.6700
Company: Caves Valley Partners
Street Address: 1 Olympic Place, Suite 1210
City: Towson
State: MD **Zip Code:** 21204

Property Owner(s)

Name(s): Security Boulevard Ventures II, Inc.
Phone No.: 410.427.6700
Company:
Street Address: 1 Olympic Place, Suite 1210
City: Towson
State: MD **Zip Code:** 21204

Engineer/Other Representative:

Name: Stacey A. McArthur, RLA
Phone No. 410.944.3647
Company: D. S. Thaler & Assoc., LLC
Street Address: 7115 Ambassador Road
City: Baltimore **State:** MD **Zip Code:** 21244-7428

Principal Contact:

Name: Stacey A. McArthur, RLA
Phone No. 410.944.3647
Company: D. S. Thaler & Assoc., LLC
Street Address: 7115 Ambassador Road
City: Baltimore **State:** MD **Zip Code:** 21244-7428

Part B. Property Information.

Property/address/Location: 7726 Johnnycake Road
Catonsville, MD 21244
Tax Account Number(s): 0111000160
Subdivision: N/A
Tax Map: **Map** 87 **Grid** 21
Parcel No(s): 333 **Lot No.**
Acreage/Lot Size: 29.6 +/-
Zoning: BM-IM, DR-5.5

Water	X	
Sewer	X	
	Public (PROPOSED)	**Private**

Property/address/Location: 7726 Johnnycake Road
Catonsville, MD 21244
Tax Account Number(s): 2500010553
Subdivision: N/A
Tax Map: **Map** 87 **Grid** 22
Parcel No(s) 768 **Lot No.**
Acreage/Lot Size: 14.6 +/-
Zoning: BM-IM

Water	X	
Sewer	X	
	Public (PROPOSED)	**Private**

Property/address/Location: 7726 Johnnycake Road
Catonsville, MD 21244
Tax Account Number(s): 1800013885
Subdivision: N/A
Tax Map: **Map** 87 **Grid** 22
Parcel No(s): 8 **Lot No.**
Acreage/Lot Size: 13.0 +/-
Zoning: BM-IM, OT, DR-3.5

Water	X	
Sewer	X	
	Public (PROPOSED)	**Private**

Part C. Variance Type.

Indicate the specific section(s) of the Code from which you are requesting a variance:

Section 33-6-116 "Special Variances".

Part D. Project Description.

Briefly describe the proposed project or activity.

The site is virtually unimproved, comprised of an open field and forest totaling approximately 57.4 acres, more or less.

A pumping station, associated with Patapsco Glen a residential development currently under construction located directly to the west of the site, is situated on the Patapsco Glen II site.

Single family attached dwellings are proposed including open space areas, associated parking and stormwater management facilities. Primary access is proposed via Johnnycake Road.

Part E. Existing Resources.

Briefly describe the existing resources (e.g., streams, wetlands, floodplains, steep slopes/erodible soils, vegetation) present within the Forest Buffer, and the condition/quality of these resources.

A Forest Stand Delineation and Wetland Delineation was performed by Eco-Science Professionals in October 2014. The following is reflected in the reports prepared by Eco-Science Professionals:

Three forest stand types have been identified on the property.

Stand F-1 is a successional community that has developed on the slopes in the northeastern corner of the property. Overall the stand occupies 2.5 acres on the site, this includes 1.0 acres of 100 year floodplain. The stand has a diverse composition but is dominated by black locust, green ash, black cherry, and red cedar. The canopy composition varies with localized inclusions that are nearly monotypic. These areas, which are dominated primarily by black locust or red

cedar, blend into the overall successional community. The canopy species are typically 6-8 inches in diameter at breast height with scattered larger individual trees being noted. Canopy closure is roughly 80 percent. Other canopy associates include tulip poplar and sycamore.

Stand F-2 is a mixed oak-poplar stand that is located with the stream valley near the center of the site. This stand occurs on moderate to steep slopes on the site and extends offsite. The stand occupies 3.0 acres of the site and bridges the community gap between the successional community on the eastern end of the site and the more mature oak-poplar stand on the western end of the site. The successional character of the stand can be seen in the more diverse composition of the stand. The canopy is dominated by white oak, red oak, green ash, with sycamore, poplar, black cherry, black locust and red maple being associates. The canopy trees are, on average, in the 10-18 inch diameter at breast height with scattered large specimens being present throughout the stand. The canopy closure in the stand is roughly 70 percent. The understory is comprised of canopy associates with black gum, red cedar and ironwood. Black locust, sassafras and mulberry were noted along the stand's perimeter.

Stand F-3 is a remnant, 0.6 acre, forest patch that is located along the southern edge of the property, along Johnnycake Road. This area is dominated by fairly mature trees over an old lawn area. The canopy trees include white oak, red oak, black oak, pignut and shagbark hickory. Limited understory development is present in the stand through some growth is present along the stand's western edge. In this area young black cherry, hickory and cedar were noted. The canopy is roughly 70 percent closed and is comprised of 10-18 inch dbh trees.

A headwater wetland/stream system is present within the forest in the northern end of the site. Tributaries of this system extend south into the farmed fields, following the defined valleys. The wetlands extending beyond the forest are emergent wetland areas that have been disturbed by past agricultural uses. The wetland and streams on the property drain to Dogwood Run. This is a Use I stream system that is suitable for water contact recreation activity.

As requested by DEPS, the condition of the specimen trees were re-evaluated in November 2020 and submitted for review. An up-dated Forest Stand Delineation was also submitted for review in December 2020, both studies were prepared by Eco-Science Professionals.

No rare, threatened, or endangered species of plants or animals on site.

As indicated on the attached Exhibit 'A', steep slopes are located somewhat within the northern portions of the site. There is 100-year floodplain on site.

Part F. Indication of Unwarranted Hardship in Accordance with Section 33-6-116(d) of the Code.

Briefly describe how the land in question cannot yield a reasonable return if the requirement from which the special variance is requested is imposed and will deprive the applicant of all beneficial use of his property.

The dilemma for this in-fill development is minimizing impacts to sensitive environmental features, while addressing current development criteria. The irregular and elongated property configuration is bisected by an existing gas line and is improved with a sewage pumping station.

The area to the north of the gas line is defined along the northern edge by Dogwood Run and associated wetlands and floodplain. The area south of the gas line is an open field.

The residential layout is reflected to the south of the gas line. The proposed residential community is uniquely designed to protect the environmental areas located north of the gas line including steep slopes, 100-year floodplain, isolated wetlands, and Dogwood Run and associated wetlands.

In addition, the existing pumping station and other design requirements by Baltimore County, including open space opportunities and Environmental Site Design (stormwater management) are integrated into the site proposal. Environmental resources will be protected by permanent easements, as either Forest Buffer or Forest Conservation and/or a combination there of.

There are seven specimen trees located on site. Within the area located north of the gas line, the area is comprised by both forested and re-generated forested areas in addition to open field condition, this area contains four specimen trees.
The remaining three specimen trees are located south of the existing gas line. And one such tree, specimen tree #1 is a true specimen. It is a stunning tree in

good condition. The development proposal was carefully designed to protect this tree and create a focal point by maximizing open space around this beautiful tree.

Of the total 7 specimen trees:

5 specimen trees will be retained
2 specimen trees will be removed

Of the specimen trees to be removed, specimen tree #2, is a 33" Black Oak in fair condition and specimen tree #3, is a dead Red Oak.

The proposed removal of specimen tree #2 will be addressed in accordance with a Forest Conservation Worksheet as the specimen trees to be removed is located within forest stand #3.

The specimen trees #4-7 will be protected within a Forest Conservation Easement or Forest Buffer Easement or combination thereof. Protective measures will be indicated on forthcoming Forest Conservation and Sediment/Erosion Control Plans and as well for specimen tree #1; the 53" white oak to be retained within the HOA open space area #2 .

Impacts to the specimen trees will be re-evaluated during final engineering and is subject to change. Also, at the time of final engineering, the specimen trees may be re-delineated. The re-evaluation of the trees will determine if any specimen trees have been downed or damaged by storms in the interim.

Briefly describe how the plight of the applicant is due to unique circumstances and not the general conditions in the neighborhood.

The configuration of the property together with an existing gas line bisecting the site, the existing pumping station and the location of several environmental features (including the beautiful specimen tree currently standing in an open field) create unique circumstances.

Briefly describe how the special variance will not alter the essential character of the neighborhood.

The general condition of the neighborhood is comprised primarily of established high-density residential communities with similar patterns of street trees and isolated wooded areas. A similar residential community is currently under

construction just to the west of the site, known as Patapsco Glen.

The environmental areas within the proposed residential community will be placed within a Forest Buffer and Forest Easement or combination thereof, similar to Patapsco Glen.

The landscape is dynamic and ever changing. Trees are continuously being planted for ornamental, functional and environmental purposes and trees are also removed due to potential hazards to adjacent structures/utility lines, storm and disease, as well as for new construction.

Trees and shrubs will be planted on site in accordance with the Baltimore County Landscape Manual.

Part G. Other Special Variance Criteria Listed in Section 33-6-116(e) of the Code.

Briefly describe how the proposed project or activity will not adversely affect water quality, both during construction and over the long term.

The approval of the requested special variance will not grant any exemption from compliance with the requirements to protect other resources, as there are wetlands, floodplain and stream system located on site.

By meeting the stormwater management requirements, the over-all on-site water quality will improve. Stormwater management and water quality requirements for the project will be provided through the use of Environmental Site Design techniques. To adequately address Environmental Site Design requirements, three Submerged Gravel Wetland and three Grass Swale micro scale practices are proposed to provide stormwater management.

Should the variance be granted, the following procedures will be adopted to minimize impacts during construction and for the long term:

1. Prior to any construction, the protective limits of Forest Buffer will be clearly defined. A plan for sediment control measures that are to be employed during construction will be developed and reviewed for approval by the BCSCD and EPS.
2. Prior to grading, clearly define a limit of disturbance and provide sediment control measures as warranted.

3. Provide fencing and signage for the Forest Conservation and Forest Buffer Easement.

Briefly describe how the special variance does not arise from a condition or circumstance which is the result of actions taken by the applicant.

The resources that generate the required variance existed prior to the effective date of this law. The applicant is also seeking approval for this project prior to beginning construction. Therefore, the current Variance Request is not the result of particular actions by the applicant.

It should also be noted that a Special Variance associated with Granite View Apartments, a prior development proposed for the site also requested to remove two specimen trees, the request was granted on March 16, 2017; however, this project did not go forward.

Briefly describe how the special variance, as granted, would be consistent with the spirit and intent of the Forest Conservation Law.

The delineated streams and wetlands will remain as indicated and will be protected by a Forest Buffer Easement and Forest Conservation or combination thereof.

There are no other environmentally sensitive areas on site, such as habitat of rare, threatened or endangered species.

Part H. Supplemental Information.

Indicate any supplemental information included with the application.

_____ Forest Stand Delineation
_____ Forest Conservation Worksheet
_____ Forest Conservation Plan
_____ Forest Retention Investigation Report
_____ other (explain)

Exhibit 'A' to Accompany a Special Variance Request.

Part I. Additional Information:

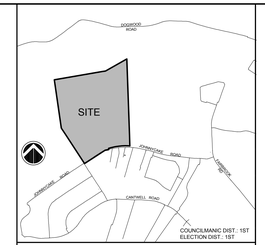
Use this space to explain answers to any of the questions on this form in greater detail, or to provide any other information about the site or project pertinent to this special variance request. Attach additional sheets if necessary.

Part J. Signatures

All persons having legal or equitable interest in the property must sign below. Unsigned applicants will be returned to the applicant as incomplete.

I/We do solemnly declare and affirm under the penalties of perjury that the contents of this application are true and correct to the best of my/our knowledge, and that the application contains names and addresses of all persons having legal or equitable interest in the property.

Applicant Signature	Date 2/9/21	Applicant Signature	Date
Applicant Signature	Date	Applicant Signature	Date
Property Owner Printed Name	Date 2/9/21	Property Owner Printed Name	Date
Contract Purchaser Signature	Date	Property Owner Printed Name	Date



VICINITY MAP SCALE: 1"=1000'

EXHIBIT

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NOTES:

A forest conservation variance was granted by EPS on March 16, 2017 to allow the removal of two specimen trees. Conditions were places on this approval to ensure the project met the goals and objectives of the Forest Conservation Law. (Granite View Apartments #01-17-2418)

On March 18, 2016, an alternatives analysis was approved by the Baltimore County Department of Environmental Protection and Sustainability in accordance with Baltimore County Code, Article 33, Title 3. Protection of Water Quality Streams, Wetlands and Floodplains. Conditions were places on the approval to reduce water quality impacts including removal of the temporary road and planting of the Forest Buffer Easement.

PATAPSCO GLEN II

SPECIMEN TREE TABLE
NOVEMBER 16, 2020 CONDITION UPDATE

KEY (#)	SPECIES	SIZE (in.dbh)	CRZ (feet radius)	Comments	
1	WHITE OAK	53	79.5	good condition, some evidence of past lightening strike, healed injury on trunk	to remain
2	BLACK OAK	33	49.5	fair condition, some dieback in the crown	to be removed
3	RED OAK	-	-	dead	to be removed
4	RED OAK	34	51	good condition	to remain
5	WHITE OAK	32	48	good condition	to remain
6	SYCAMORE	33	49.5	fair condition, some dieback in crown	off site
7	SYCAMORE	-	-	dead	to remain

No additional specimen trees were identified outside of the forest buffer/forest conservation easements.

LIMIT OF DISTURBANCE NOTE:
WHERE LOD IS ADJACENT TO ENVIRONMENTAL EASEMENTS AND/OR PROPERTY BOUNDARY, THE MEASURES WILL BE PLACED ALONG SAID EASEMENTS AND/OR BOUNDARY. FOR PLAN CLARITY, SEPARATION IS SHOWN.

0' 30' 60' 120'
SCALE: 1"=60'

NORTH
MCS

LEGEND

EXISTING
- TRACT BOUNDARY
- EASEMENT
- ROAD
- TOPO MAJOR
- TOPO MINOR
- STORM DRAIN
- TREELINE
- ML /M DR-1 ZONING LINE
- SOILS LINE
- SLOPES > 25%
- EXISTING FRONT ORIENTATION
- LIGHT
- UTILITY POLE
- SPECIMEN TREE TBR (TO BE REMOVED) OR TO REMAIN

PROPOSED
- ADT AVERAGE DAILY TRIP (ADT)
- TBR TO BE REMOVED
- MAJOR DECIDUOUS TREE
- MINOR DECIDUOUS TREE
- EVERGREEN TREE
- SHRUBS
- OPEN SPACE
- RECREATIONAL GREENWAY RESERVATION
- PROPOSED FRONT ORIENTATION
- FOREST BUFFER
- FP FLOOD PLAIN
- STREET LIGHT
- FIRE HYDRANT
- FOREST CONSERVATION
- FOREST BUFFER/ FOREST CONSERVATION
- SPECIMEN TREE TBR (TO BE REMOVED)
- CRITICAL ROOT ZONE
- 22' WIDE TOWNHOUSE
- 20' WIDE TOWNHOUSE

PROJECT NAME:
PATAPSCO GLEN II

PLAN TITLE:
EXHIBIT 'A' TO ACCOMPANY SPECIAL VARIANCE REQUEST

COUNCILMANIC DIST.: 1ST
ELECTION DIST.: 1ST
REGIONAL PLANNING DISTRICT: SECURITY
PROJECT MANAGER: DARYL D. PUTTY
CIM: 9.10.20
PAI NUMBER: 01-0613
MAJ-2020-00009
ZONING CASE:

REVISIONS:

APPLICANT:DEVELOPER:
SECURITY BOULEVARD VENTURES LLC
C/O CAVES VALLEY PARTNERS
1 OLYMPIC PLACE
SUITE 1210
TOWSON, MD 21204
410-427-6707
ATTN: ARTHUR H. ADLER

DSThaler & ASSOC., LLC
CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS & LAND PLANNERS
7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
410-944-3647 www.dsthaler.com

DATE: 2.8.2021
SCALE: 1"=60'
PROJ. NO.: 04444
SHEET 1 OF 1

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EXHIBIT
13

JOHN A. OLSZEWSKI, JR.
County Executive

DAVID V. LYKENS, *Director*
Department of Environmental Protection and Sustainability

April 5, 2021

Ms. Stacey McArthur
D. S. Thaler & Associates, LLC
7115 Ambassador Road
Baltimore, MD 21244

Re: Patapsco Glen II
Forest Conservation Variance
Tracking # 01-21-3395

Dear Ms. McArthur:

A request for a variance from the Baltimore County Code Article 33, Title 6 Forest Conservation was received by this Department of Environmental Protection and Sustainability (EPS) on February 11, 2021. If granted, the variance would allow the removal of two (2) of seven (7) specimen trees onsite in order to construct 255 townhouses on a 57.4-acre property. The two specimen trees requested for removal are a 33-inch DBH black oak in fair condition and a dead 33-inch DBH red oak. The viable black oak is within forest to be cleared in accordance with an approved forest conservation plan. EPS previously granted a variance on March 16, 2017 to remove these trees for the Granite View Apartments concept plan; however, the development program has changed to a townhouse community thus necessitating a new variance. Nevertheless, no variance is required to remove the dead specimen tree.

The Director of EPS may grant a special variance to the Forest Conservation Law in accordance with criteria outlined in Section 33-6-116(d)(1) of the Code. There are six (6) criteria listed in Subsection 33-6-116(d) and (e) that shall be used to evaluate the variance request. One (1) of the criteria under Subsection 33-6-116(d) must be met, and all three (3) of the criteria under Subsection 33-6-116(e) must be met in order to approve the variance.

The first criterion (Subsection 33-6-116(d)(1) of the Code) requires the petitioner show the land in question cannot yield a reasonable return if the requirement from which the special variance is requested is imposed and will deprive the petitioner of all beneficial use of his property. The applicant proposes to remove the specimen tree in order to construct 255 townhouses. Full application of the law would not deprive the petitioner of all beneficial use of his property, as a smaller development could be built that protects all of the specimen trees. Therefore, we find that this criterion has not been met.

The second criterion (Subsection 33-6-116 (d)(2) of the Code) requires that the petitioner show that his/her plight is due to unique circumstances and not the general conditions of the neighborhood. The petitioner's plight is due to unique circumstances associated with the location of the specimen tree in relation to the proposed development rather than the general conditions of the neighborhood. Therefore, we find the second criterion has been met.

The third criterion (Subsection 33-6-116(d)(3) of the Code) requires that the petitioner show that the special variance requested will not alter the essential character of the neighborhood. Only one of the six viable specimen trees will be removed from the site with one of those to remain, a 53-inch DBH white oak in excellent condition, retained in HOA open space as a focal point for the subdivision. Moreover, the proposed development is consistent with the large high density development on the opposite side of Johnnycake Road. Therefore, we find that the essential character of the neighborhood will not be altered and that this criterion has been met.

The fourth criterion (Subsection 33-6-116(e)(1) of the Code) requires that the granting of the special variance will not adversely affect water quality. The removal of the specimen tree would not impact any stream, wetland, floodplain, or associated buffer, and 2.9 acres of forest above the 8.9-acre break-even point will be retained in and adjacent to the Forest Buffers. Therefore, we find that granting of the special variance will not adversely affect water quality and that this criterion has been met.

The fifth criterion (Subsection 33-6-116(e)(2) of the Code) requires that the special variance request does not arise from a condition or circumstance that is the result of actions taken by the petitioner. The petitioner has not taken any prior actions to necessitate this variance request. Therefore, this criterion has been met.

The sixth criterion (Subsection 33-6-116(e)(3) of the Code) requires that the Director of EPS find that the special variance, as granted, would be consistent with the spirit and intent of Article 33 of the Baltimore County Code. Removing the viable specimen tree would be consistent with the spirit and intent of the Forest Conservation Law given that 11.8 of the 12.4 acres of existing forest, including the remaining five specimen trees, will be protected in Forest Buffer and/or Forest Conservation Easement. Therefore, this criterion has been met.

Based on our review, this Department finds that all of the above criteria have been met. Therefore, the requested variance is hereby approved in accordance with Section 33-6-116 of the Baltimore County Code with the following conditions:

1. Prior to approval of the grading plan and sediment control plans, a final forest conservation plan reflecting this variance must be approved by EPS.

2. The following note must be added to all plans for this subdivision:
"A variance to Baltimore County's Forest Conservation Law was granted by Baltimore County Department of Environmental protection and Sustainability on April 5, 2021 to remove one of six viable specimen trees. Conditions were placed on this approval to ensure the goals of the Forest Conservation Law are met."

No fee in lieu of mitigation is required for removing the specimen black oak in fair condition since it is within forest to be cleared in accordance with an EPS-approved forest conservation plan.

It is the intent of this Department to approve this variance subject to the above conditions. Any changes to site layout may require submittal of revised plans and a new variance request.

Please have the party responsible for meeting the conditions of this variance sign the statement on the following page and return a signed copy of this letter to this Department within 21 calendar days. Failure to return a signed copy may render this approval null and void, or may result in delays in the processing of plans for this project.

If you have any questions regarding this correspondence, please call Mr. Glenn Shaffer at (410) 887-3980.

Sincerely yours,

David V Lykens
Director

c. Ms. Marian Honeczy, Maryland Dept. of Natural Resources
Mr. Arthur Adler, Security Boulevard Ventures LLC

DVL/ges

I/we agree to the above conditions to bring my/our property into compliance with Baltimore County's Forest Conservation Law.

4/8/21

Property Owner's Signature Date

Anthony H. Adger

Property Owner's Printed Name

PATAPSCO GLEN - Currently Under Construction

EXHIBIT
tabbies
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PATAPSCO GLEN - Currently Under Construction

Requested Capital Improvement Projects Not Funded

BALTIMORE COUNTY

Project Number	Location	Status
8	Kelso Drive, CSX to Pulaski Highway via Todds Lane	C/U
12	Earls Road Connector to White Marsh Boulevard	C
13	Walther Boulevard, Proctor Lane to Joppa Road	C
16	Proctor Lane, Skylark Court to Harford Road	C
21	Dogwood Road, Rolling Run Drive to Belmont Avenue	U
39	Virginia Avenue, Pennsylvania to Joppa Road	U
44	Transverse Road Extended to Bird River Road	C
46	Lennings Lane Extended to Yellow Brick Road	C
49	Ridge Road, Belair Road to Babikow Road	U
51	Joppa Road, Belair Road to Philadelphia Road	U
53	Forge Road, Forge View Road to Pulaski Highway	W/C
54	Klausmeier Road, Gunview Road to Belair Road	U
55	Northwind Road, Harford Road to Walther Boulevard	W/C
56	Snyder Lane, Joppa Road to Chapel Road	W
57	Perring Road, Waltham Woods Road to Summit Avenue	C
60	Babikow Road, Ridge Road to King Avenue	U
61	Ebenezer Road, Philadelphia Road to Pulaski Highway	U
62	Bucks Schoolhouse Road, Ridge Road to Perry Hall Blvd	U
63	Perry Hall Boulevard, Rossville Boulevard to Honeygo Boulevard	W
64	Perry Hall Boulevard, Southfield Drive to Silver Spring Road	W
67	Benson Avenue, City Line to Baltimore Beltway	U
68	Maiden Choice Lane, Wilkens Avenue to Frederick Road	U
69	Valley Road, Hilltop Road to Wilkens Avenue	W
71	Rockwell Avenue, Chalfonte Drive to Old Frederick Road	U
72	Security Boulevard HCFA to Fairbrook Road	C
73	Fairbrook Road, Security Boulevard to Rolling Road	C
75	Dogwood Road, Lord Baltimore Drive to Woodlawn Drive	U
77	Millford Mill Road, Liberty Road to Washington Avenue	U
78	Allenswood Road, Southhall Road to Collier Road	C
79	Deer Park Road, Liberty Road to Lyons Mills Road	W
80	Dolfield Boulevard, Northwest Expressway to Lyons Mill Road	C
82	McDonogh Road, Painters Mill Road to Reisterstown Road	W
85	Orban Avenue Extended to Egges Lane	C
86	Whitehead Road, Woodlawn Drive to Security Boulevard	U
87	Bloomingdale Avenue, Bloomsbury Avenue to Bishops Lane	U
90	White Marsh Road, Bucks Schoolhouse Road to Perry Hall	U

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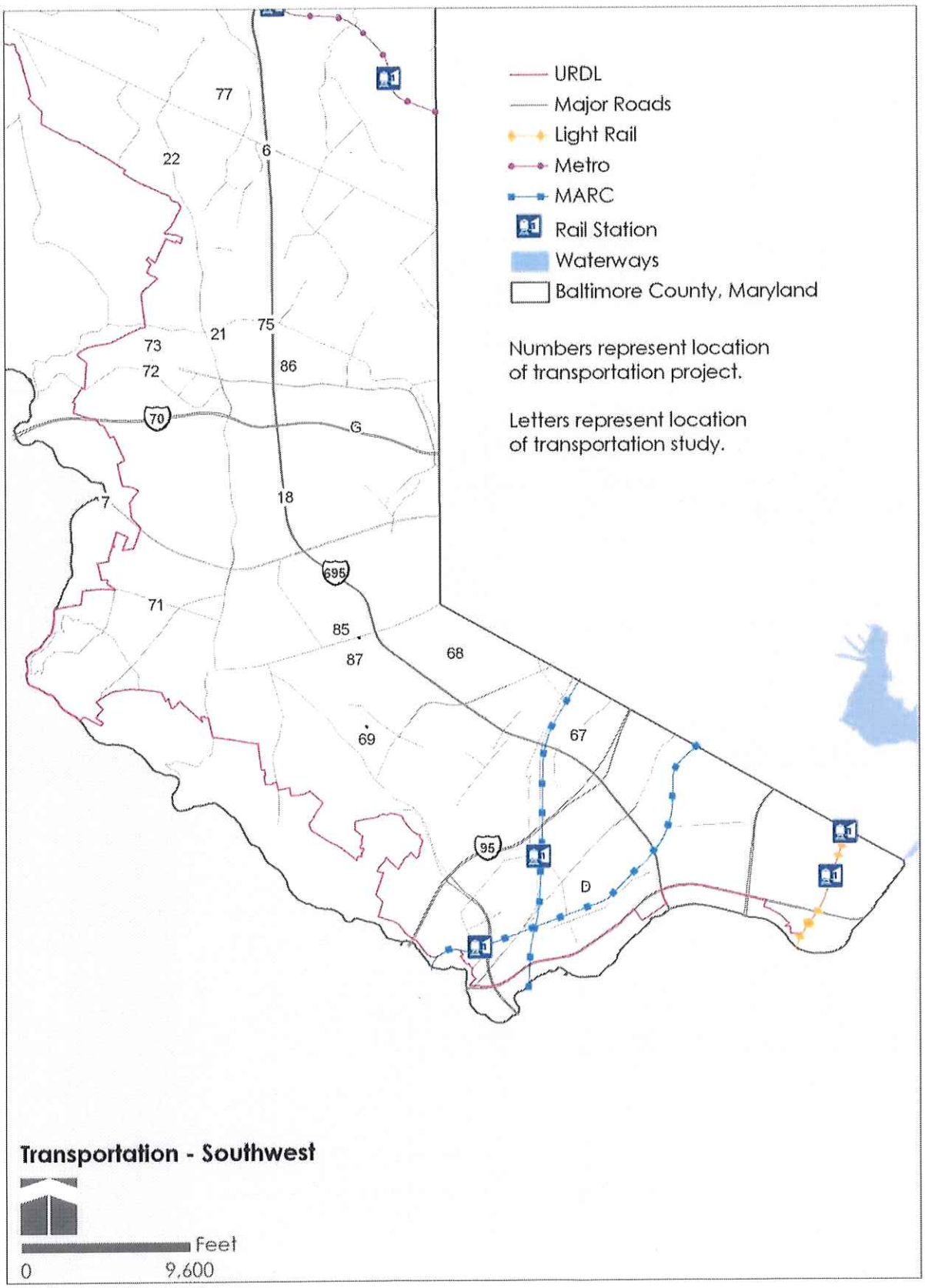
Map 12: Transportation - Southwest



COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2020, Legislative Day No. 15

Resolution No. 59-20

Mr. Tom Quirk, Councilman

By the County Council, June 1, 2020

A RESOLUTION of the Baltimore County Council to approve the review of a proposed Planned Unit Development in accordance with County law.

WHEREAS, County law requires that an application for approval of a site for a Planned Unit Development be submitted to the County Council member in whose District the development is proposed to be located; and

WHEREAS, the site is the location of the Parham and Ritter Properties, a/k/a Patapsco Fields, which is located off of Johnnycake Road; and

WHEREAS, on November 14, 2018, *Patapsco Fields Investments, LLC*, (hereinafter referred to as "Applicant") submitted an application for continued review of a 35.6 acre± site within the Urban Rural Demarcation Line zoned D.R.3.5 and O.T. in the First Councilmanic District to be developed as a general development Planned Unit Development ("PUD") known as Patapsco Fields; and

WHEREAS, the PUD proposes the development of a townhome community that will assist in reducing the jobs to housing imbalance in the area as well as providing a housing choice of a modern amenity filled community for residents in Baltimore County; and

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WHEREAS, the County Council finds that the density and uses permitted should be amended and modified to allow 182 single-family attached dwellings in accordance with Section 32-4-242 of the Baltimore County Code; and

WHEREAS, the County Council finds that the proposed PUD will provide community benefits described herein below which the Council approves as acceptable pursuant to Section 32-4-242(b)(6)(iii) of the Baltimore County Code; and

WHEREAS, Applicant conducted a post-submission community meeting on December 11, 2018 in compliance with Section 32-4-242(c) of the Baltimore County Code; and

WHEREAS, Applicant compiled comprehensive minutes of the meeting, together with a record of the names, addresses, and electronic mail addresses, if available, of the attendees and forwarded same to the Council member in whose District the property is located, and to the Department of Permits, Approvals and Inspections; and

WHEREAS, Applicant submitted copies of the application to the Department of Permits, Approvals and Inspections, and the appropriate County reviewing agencies have provided a written preliminary evaluation of the proposed PUD to the Councilmember, all of which has been posted on the County's internet website; and

WHEREAS, Applicant has posted the subject property at least 10 business days prior to the final vote on the Resolution in accordance with Section 32-4-242(d)(1) of the Baltimore County Code; and

WHEREAS, after review of the application and related materials, written preliminary evaluation from County agencies, and input from attendees of the post-submission community meeting, the County Council finds that the proposed PUD will achieve a development of

substantially higher quality than a conventional development and will achieve a compatible and efficient use of land; and

WHEREAS, having considered the Baltimore County Master Plan 2020, the Council finds this proposed development is in conformance with the goals, objectives, and recommendations of the Master Plan. The site's classification as T-4 (General Urban Zone) and T-2 (Rural Zone) on the Proposed Land Use Map and the goals and objectives of the Master Plan 2020 was superseded by the rezoning of the property in the 2008 and 2012 Comprehensive Zoning Map Processes notwithstanding the fact that the T-2 classification was never formally amended. The Patapsco Fields PUD satisfies the more pressing Master Plan 2020 goal of accommodating population growth in close proximity to employment opportunities in urban areas already served by public infrastructure. In particular, this PUD would create much needed new housing stock in close proximity to an area which suffers from a jobs-to-housing imbalance; namely, the Woodlawn CDP, home of the Social Security Administration and Centers for Medicaid and Medicare Services, as well as a multitude of private operating businesses; now therefore,

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the proposed site for the general development Planned Unit Development filed by Patapsco Fields Investments, LLC is eligible for County review in accordance with Section 32-4-241, et seq. of the Baltimore County Code; and

BE IT FURTHER RESOLVED, that the County Council finds that the proposed PUD will provide community benefits in accordance with Sections 32-4-242(b)(6)(ii) & (iii) as it will provide a land use benefit and a capital improvement benefit of $111,000 (One Hundred Eleven Thousand dollars) as follows:

1. Funding of $75,000 (Seventy-Five Thousand Dollars) paid directly to the Liberty Community Development Corporation Youth Center at Security Square Mall for improvements for its Youth Center; and
2. Funding of $36,000 (Thirty-Six Thousand Dollars) paid directly to the Chadwick Manor Community Association for a community sign and street trees along Fairmont Road; and

BE IT FURTHER RESOLVED, that Applicant shall contribute $340,000 (Three Hundred Forty Thousand Dollars) to Baltimore County to satisfy Applicant's open space requirements pursuant to Section 32-6-108 of the Baltimore County Code for improvements to be made by Baltimore County as follows:

1. Parkview Trail Community
    a. Removal of the existing 7,433 square foot tennis court
    b. Installation of 18' x 26' stone base and concrete slab
    c. Installation of 18' x 24' Poligon Community Shade Structure
    d. Installation of picnic tables and grills
    e. Installation of a 40' x 40' tot-lot with weed barrier and mulch
    f. Installation of Play Equipment for the tot-lot
    g. Installation of 390 square feet of stone base and concrete for a sidewalk; and
2. Stonegate at Patapsco Community
    a. Clearing and grading of the property to prepare for use
    b. Installation of Erosion and Sediment Control and Storm Water Management
    c. Installation of 1,100 square feet of Mulched area for exercise equipment
    d. Installation of Outdoor Exercise Equipment
    e. Installation of 100 linear feet of 6' High Vinyl Fencing

f. Installation of 347 square feet of stone base and concrete for a sidewalk; and

3. The balance of the Open Space Fee, if any, generated by the Patapsco Fields PUD shall by allocated to Baltimore County pursuant to Section 32-6-108 of the Baltimore County Code; and

BE IT FURTHER RESOLVED, that the Master Plan 2020 is hereby modified to designate the portion of the Patapsco Fields property currently classified as T-2 to T-4; and

BE IT FURTHER RESOLVED, that there shall be no direct access or entrance to/from Patapsco Fields onto Security Boulevard and/or Fairbrook Road, nor should the right-of-way for Security Boulevard and/or Fairbrook Road be extended through the site. Applicant shall design the community of Patapsco Fields without the ability to directly access Security Boulevard from the site; and

BE IT FURTHER RESOLVED, that a landscape berm be constructed along the entire frontage of the property along Johnnycake Road, excluding any access points to the community from Johnnycake Road; and

BE IT FURTHER RESOLVED, that a wood chip hike/bike trail be constructed on the existing 40 foot Consolidated Gas and Electric Company right-of-way, which runs through the property; and

BE IT FURTHER RESOLVED, that due to the land use benefit and capital improvement benefit that stems from the PUD, the County Council approves a modification of the density and uses permitted for the proposed PUD to permit no more than 182 single-family attached dwellings; and

BE IT FURTHER RESOLVED, that a copy of this Resolution be sent to the Baltimore County Department of Permits, Approvals and Inspections and the Department of Planning for further processing of the PUD plan in accordance with law.

Residential Development in Non-Residential Zones

TABLE IV
RESIDENTIAL DEVELOPMENT IN NONRESIDENTIAL ZONES

Nonresidential Zone	Residential Equivalent Units Per Acre	Conditions
Office		
R-O	DR 5.5	See DR Zones
O-1	DR 5.5	See DR Zones
O-2	DR 10.5	See DR Zones
OT	Residential Uses No density established	See OT Zone
Business		
BL	Residential uses as permitted in predominant surrounding residential zone.	See BL Zone, Sec. 302 BCZR
BM	Same as BL Zone	See BL Zone, Sec. 302 BCZR
BR	Same as BL Zone	See BL Zone, Sec. 302 BCZR
	CCC, CT Districts, residential uses not subject to density	See appropriate zone and district
Manufacturing		
MR	No residential	See MR for caretakers
MLR	Residential uses allowed in DR 1 (R 40).	See MLR Zone
ML	No Residential	-----
MH	No residential, manufactured home - only by special exception.	See MH Zone

Residential projects within a nonresidential zone are not subject to residential transition requirements.

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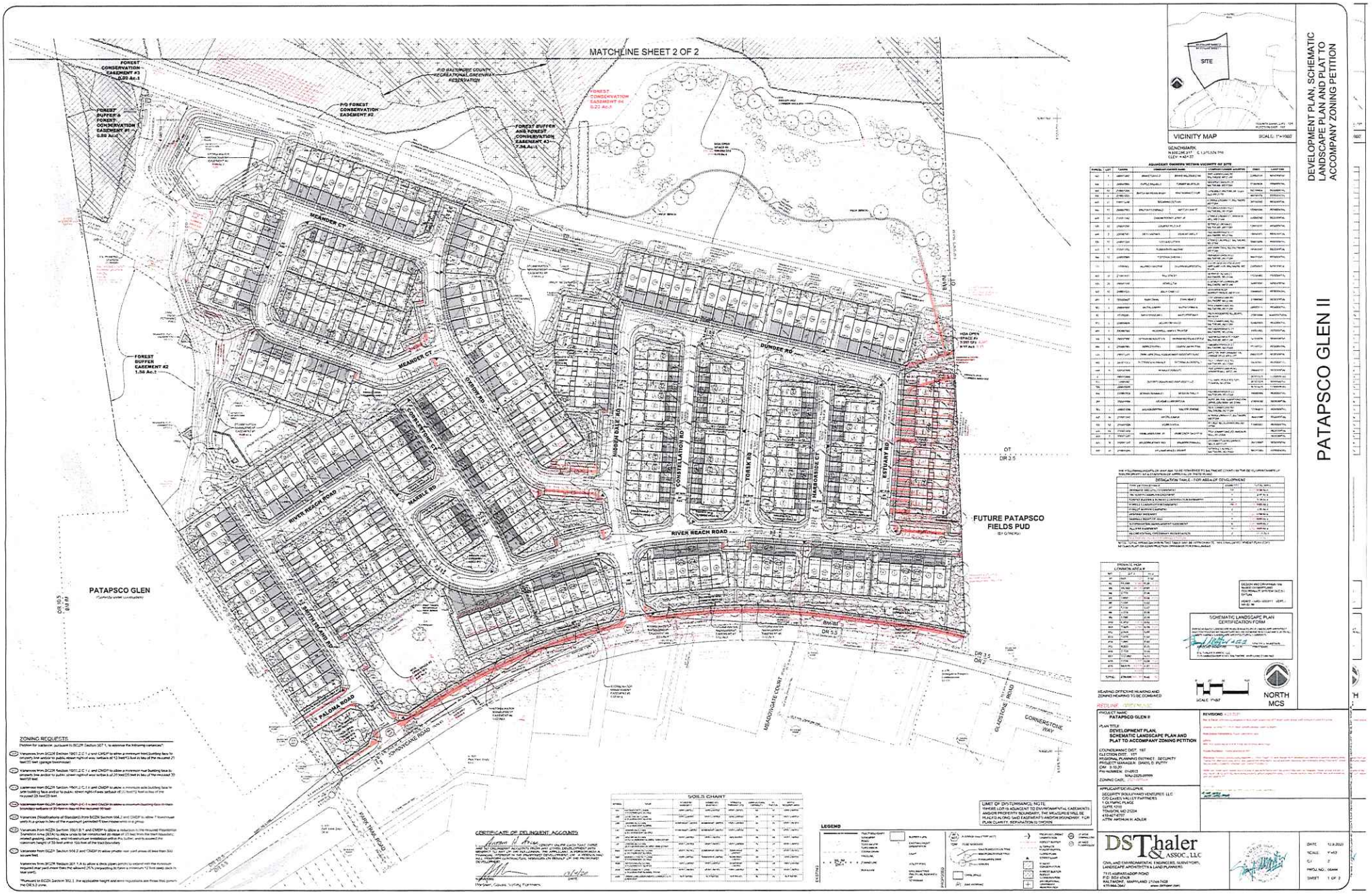
MATCHLINE SHEET 2 OF 2
FOREST CONSERVATION EASEMENT #3 0.02 Ac.±
FOREST BUFFER & FOREST CONSERVATION EASEMENT #1 0.88 Ac.±
P/O BALTIMORE COUNTY RECREATIONAL GREENWAY RESERVATION
P/O FOREST CONSERVATION EASEMENT #2
FOREST CONSERVATION EASEMENT #4 0.23 Ac.±
FOREST BUFFER AND FOREST CONSERVATION EASEMENT #3 7.36 Ac.±
FOREST BUFFER EASEMENT #2 1.58 Ac.±
MEANDER CT.
CONSTELLATION RD.
HOOPER DR.
DUNDEE RD.
TORIX RD.
HARBORSIDE CT.
ESTUARY RD.
MARBLE RD.
RIVER REACH ROAD
PATAPSCO GLEN
FUTURE PATAPSCO FIELDS PUD
PALOMA ROAD
CORNERSTONE ROAD
MEADOWGATE COURT
GLADSTONE ROAD
CORNERSTONE WAY
PARK TRAIL ROAD
SITE
VICINITY MAP
SCALE: 1"=1000'
BENCHMARK
ADJACENT OWNERS WITHIN VICINITY OF SITE
DEDICATION TABLE - FOR AREA OF DEVELOPMENT
PRIVATE OPEN SPACE
SCHEMATIC LANDSCAPE PLAN CERTIFICATION FORM
SCALE: 1"=50'
NORTH
MCS
ZONING REQUESTS
SOILS CHART
CERTIFICATE OF DELINQUENT ACCOUNTS
LEGEND
LIMIT OF DISTURBANCE NOTE
DST Thaler & Assoc., LLC
CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS & LAND PLANNERS
7115 AMBASSADOR ROAD
P.O. BOX 47638
BALTIMORE, MARYLAND 21244-7638
410-944-3647
DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN AND PLAT TO ACCOMPANY ZONING PETITION
PATAPSCO GLEN II
PROJECT NAME
PATAPSCO GLEN II
PLAN TITLE
DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN AND PLAT TO ACCOMPANY ZONING PETITION
COUNCILMANIC DIST. 1ST
ELECTION DIST. 1ST
REGIONAL PLANNING DISTRICT: SECURITY
PROJECT MANAGER: DANIEL D. RUTTY
DAY & TIME:
PAI NUMBER: 01-01613
NAU-2025-00999
ZONING CASE:
APPLICANT/DEVELOPER
SECURITY BOULEVARD VENTURES, LLC
C/O EAVES VALLEY PARTNERS
1 OLYMPIC PLACE
SUITE 1210
TOWSON, MD 21204
410-427-6707
ATTN: ARTHUR H. ADLER
REVISIONS
DATE: 12.8.2025
SCALE: 1"=100'
SHEET: 1 OF 2

PATAPSCO GLEN II

DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN AND PLAT TO ACCOMPANY ZONING PETITION

GENERAL NOTES:

RESIDENTIAL BUILDING SETBACKS (I.D.V. ZONES)*

	SINGLE	SINGLE ATTACHED
From front building face to public street right-of-way or property line	25'	25'
From side building face to side building face	10'	0'
From side building face to public street right-of-way	25'	25'
From rear building face to public street right-of-way	30'	25'
From building face to property line	30'	30'
Accessory structures: Setbacks for buildings to relief entrances on access roadways shall be in compliance with the Fire Prevention Code	30'	30'

* Subject to variations and waivers.

SCHEMATIC GANG MAILBOX STYLE

FENCE DETAIL

PRIVACY FENCE DETAIL

MACADAM PATH DETAIL

TRAIL SIGN DETAIL

SCHEMATIC ENTRANCE FEATURE

PARKING DETAIL (PERPENDICULAR) AND SIDEWALK DETAIL

TYPICAL PARKING SPACE DETAIL

PIKE DEPARTMENT NOTES

REAR LOAD
SINGLE FAMILY ATTACHED SCHEMATIC UTILITY HOUSE CONNECTIONS & SETBACKS EXHIBIT*

FRONT LOAD
SINGLE FAMILY ATTACHED SCHEMATIC UTILITY HOUSE CONNECTIONS & SETBACK EXHIBIT*

RECOMMENDED AREA OF CRITICAL STATE CONCERN

SUITABLE OUTFALL EVALUATION

ZONING HISTORY:
CASE #: 4-08-SPHC

PUMPING STATION & ACCESS EASEMENT EXHIBIT

MATCHLINE SHEET 1 OF 2

LEGEND

SCHEMATIC LANDSCAPE PLAN CERTIFICATION FORM

PROJECT NAME: PATAPSCO GLEN II

PLAN TITLE: DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN AND PLAT TO ACCOMPANY ZONING PETITION

COUNCILMANIC DIST.: 1ST
ELECTION DIST.: 16TH
PROPOSED PLANNING DISTRICT: SECURITY
CPR: & HUB
TAX MAP/GRID: 37 (SW12)
PARCEL NUMBER: 511 (SW12)
ZONING CASE: 4-08-SPHC

DEVELOPER:
SECURITY BOULEVARD VENTURES, LLC
C/O CASEY VALLEY PARTNERS
1 OLYMPIC PLACE
SUITE 1210
TOWSON, MD 21204
410.427.4000
ATTN: ARTHUR H. ADLER

DST Thaler & ASSOC., LLC
CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS
LANDSCAPE ARCHITECTS & LAND PLANNERS
7132 AMBASSADOR ROAD
P.O. BOX 47426
BALTIMORE, MARYLAND 21244-7426
410.298.3847 www.dstthaler.com

DATE: 12/5/2025
SCALE: 1"=50'
D.I.: 7
PROJ. NO.: 24444
SHEET: 2 OF 2

91C

From: James webb
To: Appeals Board
Cc: Administrative Hearings; Lloyd Moxley; cdmudd@venable.com; amrosenblatt@venable.com
Subject: Petition for case #CBA22005 James and Cindy Webb
Date: Thursday, August 12, 2021 8:17:25 PM

CAUTION: This message from jameswebbjr@live.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Petition to deny Patapco Glen II development on grounds that the neighbors and participants on Johnnycake Rd. were not notified and given a chance to provide written testimony and oral arguments in a timely manner.

Petition to deny the developer to receive variance relief great that will cause great community concerns and negatively impact the environment.

Petition deny the variance relief will grant injury to the health safety and general welfare of all the residents of Johnnycake Road causing traffic safety and impacted property values.

Petition to for the developer to redesign the widening of the roads to push it back further away from the residents and the already stressed out curve of johnnycake road.

Petition to deny the developer to place on the curve of Johnnycake Road 2 entrances to development will be which will be the greatest negative impact on the public Johnnycake Road.

Petition also to review the line of sight rule of Baltimore County code,as regards to the 2 New development entrances on the curve of Johnnycake Road which is where the most accidents happen.

Petition to have our environmental study the wet springs on the curve of Johnnycake Road that I have heard frogs for 45 years which now has a gas line run it through it which is also a source of water for this white oak tree.

Petition to review the supervisor of Baltimore County granting permission for BG&E to run a gas line through this wet springs on the curve of Johnnycake Road.

Petition for environmental to redesign the local open space where the big white oak tree is beings that you were cutting off all of its water sources that feeds this, and it will die causing great hardship and safety issues to the designed parks and open space around. A better idea would be take it down and redesign smaller trees that will grow with the development and not die and be a SAFETY HAZARD. (note all of us love this tree but this development will cut off its rainwater and wet springs water source)

Petition for the developer to follow the Baltimore County code and deny all variances granted as followed

1 B01.2.C.1.C
1 B01.2.1
504.2
1 B01.B.1.
301.1.A

Petitioner for the developer to ease the density of Patapsco Glen Phase 2 as the Patapsco Glen phase 1 has already created more negative problems and stress for the residents of Johnnycake Road.

Petition to to deny Patapsco Glen to to be placed on the unimproved unfinished curve of Johnnycake Road from the previous development thus negative effected the property's of the original residences.

Petition to deny the developer to be granted variance relief for business zoning in a residential area.

Petitioned to deny this development for the burden of the stress created by the additional vehicles running down to the already very dangerous roads going through our parkland.

In conclusion this will cause no benefit to the stressed out Johnnycake Road or any of the residents. Please deny or seriously restructure for the good and safety of all the the existing residences also the newer residents and also the many many commuters that use this road for work and pleasure.

Sincerely,
James and Cindy Webb

Sent from my T-Mobile 5G Device

JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

July 28, 2021

RECEIVED
JUL 28 2021
BALTIMORE COUNTY
BOARD OF APPEALS

cdmudd@Venable.com
Christopher D. Mudd, Esq.
amrosenblatt@venable.com
Adam Rosenblatt, Esq.

RE: **APPEAL** – Development Plan - Case No. 01-0613 & Variance - 2021-0076-A
Project: Patapsco Glen II
Address: 7726 Security Boulevard

Dear Counsel:

Please be advised that an appeal of the above-referenced case was filed in this Office on July 27, 2021. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm
Enclosure

c: Darryl Putty & Lloyd Moxley, Development Processing, PAI
Baltimore County Board of Appeals
People's Counsel

See, Email Addresses Next Page

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Cathy Wolfson	oakknob@comcast.net
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Zahir & Hena Khan	khanzahirm326@gmail.com
James & Cindy Webb	jameswebbjr@live.com
Arthur & Evelyn Weatherbee	edschwanke@hotmail.com
Hossam Elboghdady	info@coul1.com
Denise Schwanke	deniseschwanke@hotmail.com

APPEAL

Development Plan – Patapsco Glen II
(7726 Johnnycake Road)
1st Election District – 1st Council District
Developer/Owner: Security Boulevard Ventures, LLC c/o Caves Valley Partners
PAI Case No.: 01-0613 & 2021-0076-A

Certificate of Posting (April 1, 2021) by Sgt. Black –PAI 01-0613
Certificate of Posting (April 9, 2021) by Sgt. Black -2021-0076-A
Recertification's (April 27, 2021) by Sgt. Black – 2021-0076-A

Newspaper Certification (April 9, 2021) by The Baltimore Sun -2021-0076-A

Petition for Zoning Case – 2021-0076-A (5 pages)

Attendance Report (2 sheets – 1 Panelist List and 1 Attendee List)

Pete Zimmerman's Entry of Appearance – 2021-0076-A

Developer(s) Exhibits

1A. Redlined Development Plan (Page 1)
1B. Redlined Development Plan (Page 2)
2. Stacey McArthur CV
3. Neighborhood Map
4. Rendered Site Plan
5A. Pattern Book (Pages 1-55)
5B. Pattern Book (Pages 56-90)
5C. Pattern Book (Pages 91-146)
6. Aerial Map of Existing Conditions
7. Specimen Tree Photo
8. Compatibility Analysis
9. Variance Plan
10. Site Frontage Plan
11. Specimen Tree Variance Application
12. Specimen Tree Exhibit
13. Specimen Tree Approval Letter
14. Mark Keeley CV
15. John Motsco CV
16. David Thaler CV
17. Patapsco Glen Construction Photos
18. MP 2020 pg. 58, 59
19. Resolution 59-20 Patapsco Fields
20. CMDP
21. Greenlined Plan

Protestants Exhibits

1. GPCA Statement

County Exhibits

1. DPR – DPC Comments 4/5/21
2. DPR Sche. landscape Plan 4/24/21
3. R & P – OS & Greenways DPC comment 4/7/21
4. OZR DPC Comment 4/7/21
5. REC DPC Comment 4/7/21
6. DEPS Comments
7. Depts Specimen Tree Approval 4/5/21
8. DOP – HOH Report 4/29/21
9. DOP – CPC DPC comments
10. DOP SIA Forms 1-4

Administrative Law Judge Opinion and Order – March 14, 2021 (APPROVED AND GRANTED)

Motions for Reconsideration filed by many protestants
Response to Motions for Reconsideration (6/16/21)
Administrative Law Judge Order in regard to the Motion for Reconsiderations (6/29/21)

Notice & Receipt of Appeal – from Cindy and James Webb 7/26/21

From: James webb
Sent: Monday, July 26, 2021 9:32 PM
To: Administrative Hearings
Subject: An Appeal for Case Nos. 01-0613 & 2021-0076-A

This letter is from James and Cindy Webb to make an appeal due to their Motions for Reconsideration being denied for the Development Plan Hearings and the Petition For Variance for Patapsco Glen II that is Case Nos. 01-0613 & 2021-0076-A.

Sincerely,
James Webb Jr.
Cindy Webb

James E Webb Jr
Cindy A Webb

Sent from Mail for Windows 10

JAMES E WEBB
2425 HENSON DR
MARRIOTTSVILLE, MD 21104
410-781-7483

182

July 27, 2021
Date

15-3/540
267

Pay to the Order of Baltimore County, MD $ 700.00

Seven hundred XX/100 Dollars

Security Features Details on Back.

PNCBANK
PNC Bank, N.A. 040
Maryland

For Development Plans & Variance FOR Appeal PATAPSCO GLEN II #S 01-0613 & 2021-0076A

James E. Webb Jr MP

0182

Harland Clarke

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

No. 174880

Date: 7/27/21

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				70.00

Total: -

Rec From: James Webb

For: OAH - Appeal
Case No-01-013-2021-0076-A
Petitioner: Glen H
Hearing Date: 4/29/21
Check # 182

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S VALIDATION

N RE: **DEVELOPMENT PLAN HEARING & PETITION FOR VARIANCE**	*	BEFORE THE OFFICE OF
1st Election District 1st Council District	*	ADMINISTRATIVE HEARINGS
(7726 JOHNNYCAKE ROAD)	*	FOR
PATAPSCO GLEN II	*	BALTIMORE COUNTY
SECURITY BLVD. VENTURES LLC, c/o CAVES VALLEY PARTNERS	*	**CASE NOS. 01-0613 & 2021-0076-A**
Owner/Applicant	*	

* * * * * * *

ORDER ON MOTIONS FOR RECONSIDERATION

Now pending are the following Motions for Reconsideration filed by property owners (collectively, the "Movants") in regard to the Office of Administration Hearings ("OAH") Opinion and Order dated May 14, 2021:

1) June 7, 2021 - James and Cindy Webb, 7707 Johnnycake Rd. On June 7, 2021, the Webbs filed a Motion for Reconsideration alleging that they did not receive notice to attend the Community Input Meeting ("CIM") on September 10, 2020, the Development Plan Conference ("DPC") on April 7, 2021, or the Hearing Officer's Hearing ("HOH") on April 29, 2021. The Webbs allege that no residents located on Johnnycake Rd. received 'proper notice.' On June 14, 2021, the Webbs also sent a second email to OAH along with photographs of the gas line installation on the Property.

2) June 13, 2021 - Hossam Elboghdady, 2091 Park Trail Rd. On June 13, 2021, Hossam Elboghdady filed a verbatim copy of the Webbs' Motion for Reconsideration.

3) June 13, 2021 – Arthur and Evalyn Weatherbee, 1915 Meadowgate Court. On June 13, 2021, the Weatherbees filed a Motion alleging that on June 12, 2021, James Webb informed them of the development and that only one-half of the residents in Meadowgate Community received notice.

4) June 14, 2021 – Zahir and Hena Kahn, 7701 Johnnycake Rd. On June 14, 2021, the Kahns assert in their Motion for Reconsideration that they did not receive notice of the DPC or HOH.

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By DMugnon

5) June 14, 2021 - Malcolm Banks, Sr., 7629 Johnnycake Rd. On June 14, 2021, Mr. Banks filed a Motion for Reconsideration specifically contending that the residents of Johnnycake Rd. did not receive notice of a hearing on May 7, 2021. There was no hearing on May 7, 2021; the DPC occurred on April 7, 2021. Upon information and belief, Mr. Banks and Tonya B. Banks are the owners of the home where they reside as above. The Development Plan file reflects that Tonya B. Banks attended the CIM and provided her email address in order to receive notices.

6) June 15, 2021 – LaTia Douglas, 4 Triple Crown Ct. Ms. Douglas' Motion was required to be filed within 30 days of the May 14, 2021 Opinion and Order. It was filed 1 day after the filing deadline. That fact notwithstanding, Ms. Douglas alleges that she did not receive Notice of the CIM.

7) June 17, 2021 - Rodolfo Rosales, 7625 Johnnycake Rd. Ms. Douglas' Motion was required to be filed within 30 days of the May 14, 2021 Opinion and Order. It was filed 3 days after the filing deadline. That fact notwithstanding, Rodolfo Rosales asserts that 'proper notification' was not timely provided.

Hearing Notice Provisions

Before a Petition for Variance relief may be considered by the OAH, the required Notice of the OAH hearing date must be provided by three (3) methods: [1]

[1] Baltimore County Code ("BCC") reads as follows:

§ 32-3-302. - SAME - HEARING REQUIRED; NOTICE.

* * * *

(b) *Notice.*

(1) The Department of Permits, Approvals and Inspections shall ensure that notice of the time and place of the hearing relating to the property under petition be provided:

(i) By requiring the petitioner at petitioner's expense to conspicuously post two (2) signs of the notice on the property for a period of at least 20 days before the date of the hearing, and to provide a certificate of posting to the Department of Permits, Approvals and Inspections on the date of the posting and a second certification of posting within five days of the hearing. The signs shall measure at least 24 inches by 36 inches in size and be placed within view of a public road where possible;

(ii) By requiring the petitioner at petitioner's expense to place a notice in at least one newspaper of general circulation in the county at least 20 days before the hearing; and

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By

(1) by posting sign(s) on the property as verified through 2 certifications by an approved sign poster;
(2) by advertising in a newspaper of general circulation; and
(3) by the County posting Notice on the County website including the Zoning and Development hearing calendars and community calendars.

As above, the signs for Variance relief are required to be posted at least 20 days before the hearing date, and must remain posted until the hearing, with an original certification and a second certification filed with OAH by the sign poster within five (5) days of the hearing. For a Development Plan, while the newspaper advertisement is not required, the HOH date is posted by sign(s) on the property, as well as on the County website. [2]

(iii) By the county posting notice on the county's internet website, including on the Zoning and Development hearings calendar and the community update newsletter webpages, at least 15 days before the hearing.

(2) The notice shall provide:

(i) The address of the property under petition or, if not available, a description of the property; and

(ii) The action requested by the petition.

(3) The Administrative Law Judge may not consider the petition unless notice for the property under petition has been posted in accordance with this section.

[2] **§ 32-4-227. - HEARING OFFICER'S HEARING - GENERAL REQUIREMENTS.**

(a) *In general.* Except as provided in §32-4-106 of this title, final action on a Development Plan may not be taken until after a public quasi-judicial hearing before a Hearing Officer.

(b) *Notice.*

(1) At the direction of the county, notice of the date, time, and place of the Hearing Officer's hearing shall be conspicuously posted on the lot, parcel, or tract that is the subject of the Development Plan at least 20 working days before the hearing.

(2) The posting of the notice of the date, time, and place of the Hearing Officer's hearing shall remain posted on the lot, parcel, or tract for at least 15 days before the hearing.

(3) Notice of the date, time, and place of the Hearing Officer's hearing shall be posted by the county on the county's internet website, including on the Zoning and Development hearings calendar and the community update newsletter webpages, at least 15 days before the hearing.

(4) The Hearing Officer may not consider the Development Plan unless notice for the property subject to the plan has been posted in accordance with this section.

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By

Decision

The above referenced case is a combined zoning/development plan. A review of both files confirms that the mandatory sign postings were followed by the Petitioner/Developer:

(1) 4/1/2021 – Development Plan Sign posting certification
(2) 4/9/2021 – Variance Sign posting certification
(3) 4/27/2021 – Variance Sign posting recertification

Each of the signs met the required size limit (2 ft. by 3 ft.) and were posted by Sargent Robert Black, an approved sign poster. Sargent Black provided certifications and re-certifications of the sign postings as required by BCC. Moreover, as reflected in the sign certifications, Sargent Black posted a total of six (6) signs for the Variance relief, as well as a separate sign for the Development Plan, for a total of seven (7) signs. All of the signs were posted along the Property's frontage on Johnnycake Rd. Indeed, BCC §32-3-302(b)(1)(i) requires the sign: "to be placed within view of a public road where possible." Accordingly, the signs could only be located along Johnnycake Rd., and not on another part of the vacant property as suggested by the Movants.

Importantly, the Development File reflects that on August 16, 2020, Sargent Black also posted one (1) sign for the CIM. The Development Plan file contains the CIM minutes which state that **"29 citizens from the community attended the CIM"** which was held virtually on September 10, 2020. (See Dev. Plan file). As with the Variance and Development Plan sign postings, Sargent Black posted the CIM sign on Johnnycake Rd. in accordance with BCC, §32-4-217. Moreover, BCC §32-4-216 requires the Department of Planning ("DOP") identify all 'participants' to be invited to the CIM. The Developer's engineers sent notices of the CIM to the Webbs, Hossam Elboghdady and the Khans. (See Dev. Resp to Motion Reconsideration, Paragraph 11).

On March 31, 2021, as required by BCC, 32-4-226(c), Developer's engineers also mailed to all 'participants' a two-page document entitled: 'Notice of Development Plan Conference' and

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By D Mignon

'Notice of Development Plan Hearing', a copy of which is contained in the Development Plan file.[3] BCC, §32-4-226(c)(1) defines "participant" as: "a person who has attended a community input meeting and provided a name and address to the Department of Permits, Approvals and Inspections." That Notice alerted all 'participants' that the DPC would be held on April 7, 2021 at 11:00 am via Webex, and that the HOH would be held on April 29, 2021 at 10:00 am via Webex. BCC, §32-4-226(c) requires that this Notice be sent to 'all known participants' within 10 business (working) days of the HOH. In this case, the Notice was sent by the Developer 21 business days prior to the April 29th HOH. This dual purpose Notice also informed the 'participants' of the Project Manager's contact information and how to register for the HOH. Moreover, the Notice, as contained in the Development Plan File, indicates that a copy of the Development Plan was included with the Notice.

In addition to the sign postings, the Variance file has a "Publisher's Affidavit" from Darlene Miller, Public Notice Coordinator with the Daily Record. This Publisher's Affidavit certified that the requested Variance relief was published in The Daily Record on April 9, 2021 as required by BCC, §32-3-302(b)(1)(ii). (See Variance file). Lastly, judicial notice is taken that the hearing was posted by the County on the Zoning and Development Calendar of the Baltimore County website.

A review of the Development Plan file confirms that not only did 29 citizens attend the CIM, but written statements were submitted in anticipation of the CIM by residents of: (1) Park Trail Community; (2) Stonegate at Patapsco Condominium Board; (3) Fairbrook Homeowners Association; (4) Greater Patapsco Community Association ("GPCA"); and (5) a property owner on Dogwood Rd. Prior to the HOH hearing, GPCA submitted a written opposition to the

[3] Developer/Petitioner's Response to Motion for Reconsideration at p. 14 inadvertently states that notice was mailed on March 31, 2020. The correct date is March 31, 2021 as the Concept Plan Conference was July 28, 2020.

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By DMignon

development project which is contained in the Development Plan file. Additionally, in attendance at the HOH was Kathleen Skullney, President of GPCA, and Cathy Wolfson who lives on Dogwood Rd. Participation by the foregoing people and community associations in both the CIM and/or the HOH, as well as the written submissions, runs counter to any argument that the signs were inconspicuously posted, that the notice of the DPC and HOH was not mailed to 'participants', or that the newspaper advertisement was not in the Daily Record. Based on the facts presented, seven (7) signs (each measuring 2 ft. by 3 ft.) were in plain view along Johnnycake Rd. The fact that 29 citizens from the community attended the 9/10/2020 CIM where only one (1) sign was posted on Johnnycake Rd. is further evidence that proper notice was given. Indeed, the statutory Notices were provided prior to the HOH. As such the Motions will be denied.

THEREFORE, IT IS ORDERED this **29th** day of **June, 2021**, by this Administrative Law Judge that the Motions for Reconsideration, be, and they are hereby DENIED.

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

Maureen E. Murphy

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw

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Date 10/29/21
By DMigron

JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

June 29, 2021

Christopher D. Mudd, Esq. – cdmudd@venable.com
Adam M. Rosenblatt, Esq. – amrosenblatt@venable.com

RE: **ORDER ON MOTIONS FOR RECONSIDERATION**
Development Plan and Zoning
Project: PATAPSCO GLEN II
Address: 7726 Johnnycake Road
PAI Case Nos: 01-0613 & 2021-0076-A

Dear Counsel:

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

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

Sincerely,

Maureen E. Murphy

Maureen E. Murphy
Administrative Law Judge
for Baltimore County

MEM/dlw
Attachment

c: *See* Email Addresses Next Page

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Engineer	ENGR@dsthaler.com
Brian Childress	bchildress@dsthaler.com
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Kathleen Skullney	ksskullney@verizon.net
Mark Keelty	mkeelty@traffic-concepts.com
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Malcom Banks, Sr.	guardiansecure@gmail.com
Zahir & Hena Khan	khanzahirm326@gmail.com
James & Cindy Webb	jameswebbjr@live.com
Arthur & Evelyn Weatherbee	edschwanke@hotmail.com
Hossam Elboghdady	info@coul1.com
Denise Schwanke	deniseschwanke@hotmail.com

IN RE: **DEVELOPMENT PLAN HEARING & PETITION FOR VARIANCE**	*	BEFORE THE OFFICE OF
1st Election District 1st Council District	*	ADMINISTRATIVE HEARINGS
(7726 JOHNNYCAKE ROAD)	*	FOR
PATAPSCO GLEN II	*	BALTIMORE COUNTY
SECURITY BLVD. VENTURES LLC, c/o CAVES VALLEY PARTNERS	*	**CASE NOS. 01-0613 & 2021-0076-A**
Owner/Applicant	*	

* * * * * * *

ADMINISTRATIVE LAW JUDGE'S ("ALJ")
DEVELOPMENT PLAN OPINION & ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for a public hearing on a development proposal submitted in accordance with Article 32, Title 4, of the Baltimore County Code ("BCC"). Security Boulevard Ventures LLC, c/o Caves Valley Partners, Owner/Applicant (herein known as "Developer") submitted for approval a 2-sheet Red/Greenlined Development Plan (the "Red/Greenlined Development Plan") prepared by DS Thaler & Assoc., LLC, known as "Patapsco Glen II" for the property located at 7726 Johnnycake Rd. (the "Property").

The Developer proposes to construct 253 single-family attached townhouses in which 192 will be with two-car garages, and 61 will be with one-car garages, on approximately 58.92 acres. The Property is currently vacant and mostly cleared with wooded and environmental areas in the northern end of the Property. Details of the proposed development are more fully depicted on the Red/Greenlined Development Plan (Dev. Ex. 21A, 21B).

The Developer also filed a Petition for Variances from the Baltimore County Zoning Regulations ("BCZR") for the following:

> (1) §1B01.2.C.1.C and the Comprehensive Manual of Development Policies ("CMDP") to allow a minimum front building face to property line

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By

and/or to public street right-of-way setback of 13 ft./13 ft. in lieu of the required 25 ft./25 ft. (garage townhouse);

(2) §1B01.2.C.1.C and the CMDP to allow a minimum rear building face to property line and/or to public street right-of-way setback of 20 ft./ 20 ft. in lieu of the required 30 ft./50 ft.;

(3) §1B01.2.C.1.C and the CMDP to allow a minimum side building face to side and/or to public street right-of-way setback of 20 ft. /12 ft. in lieu of the required 25 ft./25 ft.;

(4) §1B01.2.C.1.C and the CMDP to allow a minimum building face to tract boundary setback of 29 ft. in lieu of the required 30 ft.;

(5) § 504.2 and the CMDP (Modifications of Standard) to allow seven (7) townhouse units in a group in lieu of the maximum permitted six (6) townhouse units in a group;

(6) §1B01.B.1 and the CMDP to allow a reduction in the required Residential Transition Area ("RTA") to allow units to be constructed as close as 33 ft. from the tract boundary, related grading, clearing, and infrastructure installation within the buffer, and to exceed the maximum height of 35 ft. within 100 ft. of the tract boundary, related grading, clearing, and infrastructure installation within the buffer, and to exceed the maximum height of 35 ft. within 100 ft. of the tract boundary;

(7) §504.2 and the CMDP to allow private rear yard areas of less than 500 sq. ft.; and

(8) §301.1.A to allow a deck (open porch) to extend into the minimum required rear yard more than the allowed 25% (requesting to have a minimum 12 ft. deep deck in rear yard).

A Community Input Meeting ('CIM") was held on September 3, 2020. A list of participants is contained in the case file. A Development Plan Conference ("DPC") was held pursuant to BCC, §32-4-226(c) on April 7, 2021and was attended via Webex by representatives of the County agencies listed herein.

The Property was posted with the Notice of Hearing Officer's Hearing ("HOH") and Zoning Notice, both on April 9, 2021, in compliance with the regulations. Due to the COVID-19 pandemic, a public virtual WebEx hearing in lieu of an in-person public hearing was conducted on April 29, 2021.

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Arthur Adler of Caves Valley Partners attended the HOH in support of the project, along with Stacy McArthur of DS Thaler & Assoc., Inc. who prepared and sealed the Red/Greenlined Development Plan. Christopher Mudd, Esquire, Adam Rosenblatt, Esquire and Venable, LLP represented the Developer. Cathy Wolfson, 8434 Dogwood Rd. testified on her own behalf. Kathleen Skulley testified on behalf of Greater Patapsco Community Association ("GPCA") and provided a written statement which is contained in the file.

AGENCY WITNESSES

Numerous representatives of the various Baltimore County agencies who reviewed the Red/Greenlined Development Plan also attended the HOH, including the following individuals from the Department of Permits, Approvals and Inspections ("PAI"): Darryl Putty, the Project Manager; Jim Hermann, landscape architect for Baltimore County who testified on behalf of Development Plans Review ("DPR") and Department of Recreation and Parks ("R&P"); LaChelle Imwiko from Real Estate Compliance ("REC"); Michael Viscarra from DPR; and Gary Hucik, Office of Zoning Review ("OZR"). Also appearing on behalf of the County was Steve Ford from the Department of Environmental Protection and Sustainability ("DEPS"), and Jenifer Nugent from the Department of Planning ("DOP").

Each County agency representative indicated the Red/Greenlined Development Plan addressed all comments submitted by their agency, and they each recommended approval. (Dev. Ex. 21A, 21B). The first County witness to testify was Michael Viscarra from DPR which agency reviews for roads, sewers, storm drains, traffic and floodplains. Mr. Viscarra testified that all traffic issues were resolved by Greg Carski of Traffic Engineering after reviewing the Developer's traffic impact study. Mr. Viscarra provided DPC Comments dated April 5, 2021 wherein it was noted that frontage improvements on Johnnycake Rd. would be consistent with Patapsco Glen project. (County Ex, 1).

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Mr. Viscarra explained that the Cedar Branch Relief Sewer is under construction and when complete, will have adequate capacity to accommodate the projected flows from this project. DPR requested that the Developer provide a minimum 25 ft. wide utility easement on the northern part of the Property that will allow for extension of gravity sewer from the adjacent Patapsco Fields PUD (not yet approved) to the County-owned Johnnycake Pumping Station. Additionally, DPR required the Developer to provide a minimum 10 ft. drainage and utility easement along all bordering property lines which are not adjacent to road right-of-way or storm drain reservations or where private easements or environmental easements abut the property line. DPR also required a 100-year flood plain study among a list of other items for the Developer to complete. In response to questions about the Security Blvd. road extension, Mr. Viscarra deferred to Developer's counsel. In summary, DPR recommended approval of the Red/Greenlined Plan.

The second County witness was Jim Hermann, who testified on behalf of DPR and R&P. Mr. Hermann testified that a 2-sheet Schematic Landscape Plan was approved on April 24, 2021. (County Ex. 2). He added that the Developer will submit a Final Landscape Plan during Phase II. On behalf of R&P, Mr. Hermann testified that the Local Open Space ("LOS") required under BCC, §32-6-108(c) is 1,000 sq. ft. per residential dwelling unit. For this townhouse community, the LOS is 253,000 sf or 5.82 acres (253 units x 1,000 sf) as indicated in the DPC Comments which contain Mr. Hermann's hand written changes. (County Ex. 3). Mr. Hermann added that screening and fencing will be provided along the property lines to deter encroachment and to define the open space limits. (*Id.*). The Developer will meet the LOS requirements in the northern end of the Property with a trail through the BGE gas line, as well as in additional areas, as shown on the Red/Greenlined Development Plan. (Dev. Ex. 21A, 21B). As required by the County, the Developer will coordinate the open space areas with the Patapsco Glen project to the west and Patapsco Fields PUD to be approved to the east.

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As also set forth in the DPC Comment dated April 7, 2021, Mr. Hermann explained that Dogwood Run is a Master Plan designated Recreational Greenway and that the area of Greenway dedication shall be limited to the 100-year floodplain or wetland or forest buffer, whichever is greater. Mr. Hermann requested that a note be added to the Red/Greenlined Development Plan regarding the permitted uses within the Baltimore County Recreational Greenway Reservation/Easement and the specific language is provided in the R&P DPC Comment. (*Id.*). Mr. Hermann highlighted amenities such as a trail, gazebo, and benches which have an estimated cost of $71,430.00. On behalf of both agencies, Mr. Hermann recommended approval of the Red/Greenlined Development Plan.

Gary Hucik of OZR confirmed that OZR reviewed the Red/Greenlined Development Plan and that OZR had no objection to its approval. Mr. Hucik pointed out that the Developer is proposing 253 units but the DR 5.5 zoning permits density of 376 townhomes. (County Ex. 4). The next County witness was LaChelle Imwiko who testified on behalf of the REC. After reviewing the Redlined Development Plan, she met with Stacy McArthur on April 23, 2021. Ms. Imwiko provided 6 specific comments as outlined in the REC DPC Comment dated April 7, 2021 primarily addressing clarification and changes to the Dedication Table. (County Ex. 5). Ms. Imwiko confirmed that all of her comments were addressed and as a result, REC recommended approval.

The next County witness was Steve Ford from DEPS who testified on behalf of three (3) departments: Storm Water Management ("SWM"), Environmental Impact Review ("EIR") and Groundwater Management ("GWM"). With regard to GWM, Mr. Ford relayed that there are no wells or septic systems onsite and the proposed development will utilize public water and sewer facilities. As a result, GWM had no additional comments and recommended approval. (County Ex. 6). EIR confirmed that all of their DPC comments from April 7, 2021 were addressed in the Red/Greenlined Development Plan. (*Id.*). Accordingly, EIR had no additional comments and recommended approval.

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Mr. Ford also confirmed that on behalf of SWM, the Concept SWM Plan was approved by Andrew Fish on February 22, 2021. (*Id.*). Mr. Ford also testified that a sewer line will run through the Forest Conservation area on the northern end of the Property to accommodate the proposed Patapsco Fields PUD is shown on the Red/Greenlined Development Plan. Mr. Ford also verified that DEPS had approved a Special Variance to remove 2 of the 7 Specimen Trees. (County Ex. 7). One of Specimen Trees was dead.

Testifying for DOP were Krystal Patchak and Jenifer Nugent who submitted a Final HOH Report dated April 29, 2021 recommending approval of the Redlined Development Plan. (County Ex. 8). Because the proposal here is for residential development, it is subject to the Adequate Public Facilities Ordinance, School Impact Analysis under BCC, §32-6-105 ("SIA"). (County Ex. 10). She reviewed the SIA which was filed on March 5, 2021 and explained that none of the schools referenced in the SIA has a projected full time equivalent enrollment ("FTE") equal to or over 115% of the State Rated Capacity ("SRC"). The projected number of pupils as a percentage of the net SRC is 103.43% for Dogwood Elementary School; 100.56% for Windsor Mill Middle School, and 79.70% for Woodlawn High School.

Ms. Patchak testified that the DOP has no objections to the relief requested for the front, rear and side building face to property lines and/or rights of way as well as the minimum building face to tract boundary setback being granted because those requests are not blanket variance requests and effect a small number of units through the Property. The DOP was also in support of the requested Modification of Standards for seven (7) townhouse units in a group (for a total of 3 lines) in lieu of the maximum permitted six (6) townhouse groups. However, due to the intensity of the development now concentrated in the southern portion of the Property, DOP was not in support of the blanket variances for reduced rear yard areas with decks encroaching into those reduced rear yards.

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In the Concept Plan Comments dated July 27, 2020, the DOP summarized the zoning history of the Property. (County Ex. 9). In 2000, the Property was the subject of Comprehensive Zoning Map Process ("CZMP") Issue 1-051 and 1-058. On Issue 1-051, the Petitioner, D.S. Thaler & Associates, Inc., requested a portion of the Property to be rezoned from RC 3 to DR 3.5. The Property was also the subject of Issue 1-058 in which the County Council rezoned a portion of the Property to RC 6. In 2008, this Property was the subject of CZMP Issue 1-031, in which the Petitioner, Ribera Development, LLC, requested to rezone certain property including the subject site to OR 2 and OT. The County Council rezoned the majority of the tract, including the subject site to BM-TM and other parts of the issue to DR 10.5. The Property was more recently the subject of CZMP Issue 1-017 (CZMP 2020) in which the GPCA filed to down zone the property to DR 3.5 and RC 6. However, the County Council voted to retain the existing BM-IM zoning.

In both the Concept Plan Comments and the Development Plan Comments (County Ex. 9), the DOP raised a potential Master Plan conflict in regard to the future road extension of Security Boulevard as identified in Capital Improvement Project (CIP) Nos. 72 and 73. It was DOP's understanding that DPW approved the Security Blvd. extension to extend over and across the Property. (*Id.*). At the HOH hearing, Ms. Nugent indicated that DOP deferred the issue to DPW. In cross examination, the Developer submitted Master Plan 2020 (pp 58-59) (Dev. Ex. 18) and County Council Resolution No. 59-20 in regard to the Patapsco Fields PUD (Dev. Ex. 19) to support its position that the future Security Blvd. extension will not go through the Property.

Finally, in regard to Residential Performance Standards (BCZR, §260), the DOP reviewed and approved the redlined Pattern Book subject to additional revisions as set forth in the HOH Report which DOP requested to be complete prior to final signature on the approved Development Plan. Ms. Nugent added that these final revisions were intended to have the Pattern Book for Patapsco Glen mirror the one

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for this Property. DOP agreed with the requested deviation (variance) from the Residential Performance Standards in the CMDP to permit 7 townhouse units in a group in lieu of the maximum permitted 6 townhomes in a group.

Developer's Case:

1. Stacy McArthur. The Developer's first witness was Stacey McArthur, P.E., the landscape architect who prepared and sealed the Red/Greenlined Development Plan was accepted as an expert in land architecture, in the BCC in regard to development, and in the BCZR. (Dev. Ex. 2). She also prepared the redlined Pattern Book which provides details of the single-family attached townhouses with architectural information and floor plans. (Dev. Ex. 5A, 5B, 5C). A rendering of the development provided useful information showing the proposed finished product. (Dev. Ex. 4). An aerial photograph of existing conditions of the Property also shows the Patapsco Glen project to the west, and the future Patapsco Fields PUD to the east. (Dev. Ex. 6). Patapsco Glen is currently under construction as shown in photographs. (Dev. Ex. 17).

Ms. McArthur described the Property as oddly shaped with a BGE gas line bisecting the middle of the Property. To the north of the BGE gas line, and in the western part of the Property are environmental features including unnamed tributaries, wetlands, trees, and flood plains. Several specimen trees are located in the northern environmental area. The northern and western ends of the Property will remain Forest Buffer and Forest Conservation Easement areas which will include open space areas measuring 5.8 acres. (Dev. Exs. 4, 21A, 21B). That area will be a park with a Recreational Greenway system including a 5 ft. wide walk/biking trail along the BGE gas line connected to Patapsco Glen, this development, and to the proposed Patapsco Fields PUD. The Recreational Greenway can be used by residents of each of these developments. As such, there will be no development north of the BGE gas line and the open space area will be owned by the Homeowner's Association.

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Ms. McArthur reiterated that there are 7 total specimen trees, 2 of which are proposed to be removed as 1 is in fair condition and 1 is dead. Both of those trees are located in the middle part of the proposed development, necessitating a Special Variance Application pursuant to the Forest Conservation regulations for permission to remove those trees. (Dev. Ex. 11, 12). On April 5, 2021, DEPS granted approval to remove those 2 trees after finding that the Developer met the requirements of BCC, §33-6-116(d) and (e). (Dev. Ex. 13). Significantly, Ms. McArthur testified that 1 of the other specimen trees which will remain is a 53 ft White Oak which is located in the front of the Property along Johnnycake Rd. (Dev. Exs. 4, 7). It will remain in this prominent place surrounded by green space with a seating/recreational area.

In response to agency comments, Ms. McArthur redlined the Development Plan. (Dev. Ex. 1A, 1B). She explained that the Developer initially proposed to build 288 townhomes, some of which were located north of the BGE gas line. After considering comments from the community and the County, all of the development was moved south of the BGE line. This design reduced the number of townhomes to 253 (each is 20 ft. wide), 192 of which are 2 car garages (both frontloaded and rear loaded) and 61 of which will be 1 car garages. Sidewalks and a bike trail will connect Patapsco Glen with the Patapsco Glen II. The Fire Marshall is requiring 4 additional fire hydrants which have been added to the Red/Greenlined Development Plan.

One of the specific changes requested by the County was to provide a Homeowner's Association maintenance access easement on the eastern boundary for Patapsco Fields PUD. Upon doing so, 2 dwelling units were lost and replaced with a Gazebo and green area open space. (Dev. Ex. 21A, 21B). With regard to storm water management, these facilities will be provided in 3 areas: on the western side; at the Baltimore County pumping station; and in the middle of the Property. Currently, there are no stormwater management facilities on the Property.

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Ms. McArthur opined that 50% of the Property will remain as open areas (5.8 HOA Open space; 7.0 HOA common areas, 16.5 acres of environmental Forest Buffer and Forest Conservation Easement. With regard to parking, each townhouse has a garage. Driveway parking is also available for residents. There are 19 guest parking spaces separated with grass strips. Additional landscaping will be installed in several places: along Johnnycake Rd.; along the sides and rear of units; around the stormwater management facilities; and in the northern environmental park area. (County Ex. 2).

Similar to Patapsco Glen, the builder for this development is Lenar, a nationwide builder. The Pattern Book detailed the architecture. (Dev. Exs. 5A-5C). The facades are varied by color and material used. On high visibility units, brick façade is present. Rear decks can be selected by owners and are proposed to be elevated above the ground so as not to interfere with the rear yard space.

Ms. McArthur also opined that a Compatibility Analysis pursuant to BCC, §32-4-402 was provided in the Pattern Book. (Dev. Ex. 8). She opined that the development met each of the 8 factors and specifically the arrangement and orientation of the proposed townhomes mirror the Patapsco Glen development; the garages for each townhouse will eliminate parking along public roads; the streets are connected by 2 access points to Johnnycake Rd.; sidewalks and a pedestrian trail connect this development to Patapsco Glen; the proposed open space runs throughout the northern end of the Property and will serve each of the communities; the White Oak specimen tree is a significant feature of the Property and is incorporated into the design; the proposed landscaping is extensive throughout the Property as depicted on the Site Frontage Plan along Johnnycake Rd. (Dev. Ex. 10); the proposed lighting is typical for site lighting on public streets; there is a masonry sign at the entrance to the development; and the scale and massing of the townhomes is appropriate in that townhouses are arranged in rows, the length of which varies from 4 townhouses in a row, to the maximum of 7 townhouses in a row (Variance No.5).

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With regard to the requested Variances, Ms. McArthur explained that not all of the townhomes need variance relief and of the relief which is requested, all internal to the development (i.e. building face to building face or building to tract boundary). Therefore, the variances do not affect adjacent properties. By way of example, Variance No. 1 to allow a minimum front building face to property line is for 3 townhomes. (Dev. Ex. 9). Ms. McArthur testified that when the development area was moved below the BGE gas line to accommodate the Community concerns, the areas of development become more restricted. Additionally, the combination of the irregular Property shape and arched frontage along Johnnycake Rd. along with the BGE gas line bifurcating the Property in the middle, consolidated the actual development area and directed how the site could be arranged. Those factors plus the environmental area in the northern end, the County pumping station in the west, the open space area containing the White Oak Specimen Tree on Johnnycake Rd. further confine the developable area. She clarified that Variance No. 8 to extend the rear decks into the yards more than 25% was filed as a courtesy to future homeowners to prevent the filing of administrative variances

Ms. McArthur opined that the Petitioner would suffer a practical difficulty if the variance were not granted resulting in the need to develop the northern environmental area which would require removing specimen trees. She testified that the proposed layout is the best design that will preserve environmental areas and meets the concerns of interested parties. She added that there is no detrimental impact on the neighborhood as this development is set farther back from Johnnycake Rd. than Patapsco Glen and Patapsco Fields PUD and is buffered by landscaping.

2. Arthur Adler. The second witness to testify for the Developer, 1 Olympic Place, Towson, is the Managing Partner of Caves Valley Partners. He testified that the Developer purchased the Property 10 years ago. In 2015, there was concept plan for Granite View Apartments on one of the parcels for 280 apartments and 38 townhouses with garages, all of which were to be rental units. That plan did not

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continue beyond the concept plan stage. Mr. Adler stated that he has connected with community members and has responded to citizen complaints. In response to concerns from GPCA, the development plans were revised. He mentioned that GPCA filed to downzone the Property during the 2020 CZMP to remove the BM zoning. In the interests of compromise, the Developer agreed to move the development area south of the BGE line, leaving the northern part in its natural state. Mr. Adler stated that there will be one Homeowner's Association for both Patapsco Glen and Patapsco Glen II.

COMMUNITY WITNESSES

Cathy Wolfson, 8434 Dogwood Rd. is also the Secretary of GPCA. At this hearing, Ms. Wolfson testified in her individual capacity and was permitted to ask questions of the Developer's witnesses. While Ms. Wolfson's home is 2.5 miles from the Property. Her concern was primarily traffic. She testified that there would be 5,000-9,000 vehicles per day driving on Johnnycake Rd. and Fairbrook Rd.

Kathleen Skullney, President of GPCA, 10813 Davis Rd., Granite, MD, testified that the Property was not unique. She stated that she attempted to obtain a copy of the Redlined Development Plan prior to the HOH but was not given one. Ms. Skullney was testifying on behalf of GPCA and that this Property was included within GPCA's boundaries. GPCA's written statement was submitted. (Prot. Ex. 1).

FACTUAL FINDINGS AND DECISION

The OAH, sitting as the Hearing Officer in review of development plans, has only those powers delegated by statute. BCC, §32-4-229 ***mandates*** that a Hearing Officer grant approval of a development plan which meets all of the development rules, regulations and applicable policies as follows:

> Hearing Officer ***shall grant approval*** of a development plan that complies with these development regulations and applicable policies, rules and regulations.

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The foregoing dictates that a Hearing Officer may not deny a development plan which meets all of the development rules, regulations and applicable policies.

In *People's Counsel v. Elm Street Development, Inc.*, 172 Md. App. 690 (2007), the Court of Special Appeals held that if the county agencies recommend approval of a development plan, it is "then up to [protestants] to provide evidence rebutting the Director's recommendations." *Id.* at 703. It should also be noted that in Baltimore County "the development process is indeed an ongoing process, and the hearing officer's affirmation of the plan is just the first step." *Monkton Preservation Association, et al. v. Gaylord Brooks Realty Corp.*, 107 Md. App. 573, 585 (1996). Indeed, the County agencies will continue to review the Developer's evolving plans and construction activities through every phase of the development process to ensure compliance with all County laws and regulations.

1. Potential Master Plan Conflict.

As set forth above, in their Concept Plan Comments and Development Plan Comments (County Ex. 9), DOP noted a potential Master Plan conflict regarding the extension of Security Boulevard as identified by Capital Improvement Project (CIP) numbers 72 and 73 as set forth in the Master Plan 2020 (pp. 58-59) (the "Security Blvd. Extension"). (Dev. Ex. 18). DOP pointed out that DPW has approved roadway plans reflecting this extension over and across the Property. (County Ex. 9). If a Master Plan conflict did exist, the issue is required to be referred to the Planning Board for a decision under BCC, §32-4-231. The Planning Board's decision would then be binding and incorporated into this Order.

However, unlike the Master Plan conflict in *In Re 1301 Pulaski Hwy, LLC*, Case No.: CBA- 19-002, the evidence here confirmed that there is no Master Plan conflict for the Planning Board to resolve because the Security Blvd. Extension is only for roadwork on the east side of Fairbrook Rd. (Dev. Ex. 18). The Property is located entirely on the west side of Fairbrook Rd., separated by the proposed Patapsco Fields PUD property. Specifically, the Security Blvd. Extension is from the Medicare/Health

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Care Financial Administration (HCFA) on Security Blvd. to Fairbrook Rd. (CIP No. 72), and then from Fairbrook Rd. back to Security Blvd. and North Rolling Rd. (CIP No. 73). (Dev. Ex. 18). The aerial photo depicts the location of these streets and confirms that no Master Plan conflict exists. (Dev. Ex. 6).

The Developer also provided the Patapsco Fields PUD County Council Resolution No. 59-20 dated June 1, 2020 as further support for the fact that the Security Blvd. Extension will not extend across or through the Property because it would have to first traverse over the Patapsco Fields PUD property, and under Resolution No. 59-20, that is prohibited. In that Resolution, the County Council affirmatively stated that there is no direct access or entrance to/from Patapsco Fields onto Security Blvd. and/or Fairbrook Rd., nor should the right-of-way for Security Blvd. and/or Fairbrook Rd. be extended through the Patapsco Fields property. Based on this evidence, there is no referral required to the Planning Board.

2. Variances.

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).

Variances Nos. 1, 2, 3, 4 and 7 as requested by the Developer are all internal variances between the townhouses or between the townhouses and property line. Ms. McArthur provided uncorroborated expert testimony as to the uniqueness of the Property and specifically explained that the Property is an irregularly shaped parcel with an arching right-of-way along Johnnycake Rd. This peculiar shape can be seen in the aerial photo (Dev. Ex. 6) and the Rendering (Dev. Ex. 4). The uniqueness is exacerbated by the BGE gas line that bisects the Property, the environmental area in the north, the County's pumping station in the west, and the White Oak Specimen Tree in the south.

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Ms. McArthur opined that because of the uniqueness, the Developer would suffer a practical difficulty if Variance Nos. 1, 2, 3, 4, and 7 were not granted because the development has been revised to fit within the area below the BGE gas line. In doing so, the number of townhouses has been reduced from 288 townhouses to 253. Conversely, if the Developer did not receive the Variance relief, development would be in the northern part which would cause community concerns and negatively impact the environment. I find that the Petitioner would suffer a practical difficulty and unreasonable hardship if the proposed setbacks were not granted. I also find that the requested variance relief is within the strict harmony with the spirit and intent of the BCZR and can be granted without injury to the health, safety or general welfare, particularly in light of the fact that there were no neighboring property owners or residents across Johnnycake Rd. who appeared at the hearing.

With regard to the Residential Transition Area (RTA) Variance, Counsel for the Developer withdrew this Variance and stated that it was no longer needed.

DOP opposed Variance No. 8 because it seeks a blanket variance for rear decks to extend into the rear yard more than the allowed 25%. This Variance is not requested for any particular townhouse but was filed for the benefit of future owners who may wish to have rear decks. (Dev. Ex. 9). I agree with DOP that this request for a blanket variance which will be denied as contrary to the CMDP - Residential Standards (p. 38).

3. Compatibility. Based on the DOP findings, Ms. McArthur's testimony, and the Pattern Book, I find that the Red/Greenlined Development Plan meets each of the design criteria set forth in BCC, §32-4-402. The arrangement and orientation of the townhouses, garages and street layouts, proposed open space and additional landscaping achieves the compatibility objectives in accordance with the CMDP guidelines. I find the sidewalk, road and HOA access connections to both Patapsco Glen and the proposed Patapsco Fields PUD joins the adjacent neighborhoods. The overall scale and proportion

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By DMegron

of the townhouses along with the architectural detailing as set forth in the Pattern Book compliments the existing neighborhood across Johnnycake Rd. as well as the Patapsco Glen townhouses. Thus, the Compatibility factors have been met.

4. Schools.

The Adequate Public Facilities Ordinance found in BCC, §32-6-103(e)(1)(2) states that development approval may not be granted in existing overcrowded school districts (defined as a district where enrollment exceeds 115% of the state-rated capacity ("SRC"), or if the development plan is projected to generate additional school population that would result in the school district becoming an overcrowded school district.

A School Impact Analysis ("SIA") was submitted by the Developer and was reviewed and approved by DOP in accordance with BCC, §32-6-103(g). (County Ex. 10). The SIA confirmed that none of the schools referenced in the SIA has a projected full time equivalent enrollment equal to or over 115% of the SRC: (Dogwood ES: 103.43%; Windsor Mill MS: 100.56%; Woodlawn HS: 79.70%). As a result, the Developer has satisfied this requirement.

5. Local Open Space.

The requirement for a development to provide Local Open Space ("LOS") is found in BCC, §32-6-108(c) - a minimum of 1,000 sq. ft. of open space per residential dwelling unit. In this case, with 253 dwelling units proposed, 253,000 sf of LOS must be provided. The Developer will satisfy the on-site LOS here by providing 258,188 sf of LOS, primarily in the northern part of the Property but also throughout the development as set forth in the Open Space Exhibit of the Pattern Book. (County Ex. 3; Dev. Exs. 5A-5C, p.126). The evidence produced was that 50% of the Property will be open space. Accordingly, I find that this requirement has been satisfied.

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6. Master Plan Greenways.

Mr. Hermann, the County landscape architect, testified that the Dogwood Run is a Master Plan designated Recreational Greenway. The Recreational Greenway here will be dedicated to the County by reservation/easement. He explained that activities such as hiking, bicycling, fishing, nature/environmental studies and trail improvements are permitted within the Greenway. As a result, Mr. Hermann requested that a note be added to the Redlined Development Plan (Dev. Exs. 1A, 1B) to list these activities. (County Ex. 3). Ms. McArthur added that note onto the Redlined Development Plan which then became the Red/Greenlined Development Plan. (Dev. Ex. 21A, 21B).

7. Modification of Standards.

I find the Developer's request for Modification of Standards (Variance No. 5) limited to 3 groups/lines of townhouses in the center of the development with 7 townhouse units in each group (in lieu of the maximum permitted of 6 townhouse units in a group) is clearly necessary under BCZR, 260.1.B.4 to comply with environmental regulations and protect natural resources in the northern part of the Property. The evidence was that the initial development plan showed townhouses above the BGE gas line in the environmental area, which was then revised to shift all of the development south of the BGE gas line, resulting in the loss in the number of units. Several additional units were eliminated on the eastern boundary line and replaced with HOA Open Space in order to comply with the County's comment to provide a 20 ft. access easement for maintenance to HOA open space. (Dev. Ex. 21A, 21B). I also find that the requested Modification of Standard is clearly necessary to achieve the best possible development design, considering the goals of the CMDP as reflected in the Pattern Book. (Dev. Ex. 5A-5C).

8. GPCA Concerns.

The written statement of the GPCA contains their position. (Prot. Ex. 1). GPCA is opposed to

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By DMugan

the Variance relief, the negative impact on environment caused by water runoff, and the lack of stormwater management facilities. GPCA members are also concerned with increased traffic and the future Security Blvd. Extension. Additionally, GPCA states that the Red/Greenlined Development Plan fails to meet the Compatibility factors in BCC, §32-4-402 with regard to the RC6 natural environment and with the neighborhood on the south side of Johnnycake Rd. GPCA contends that this development will diminish the quality of life of area residents.

With regard to water runoff concerns, the evidence presented was that the Developer is installing 3 stormwater management facilities as set forth on the Red/Greenlined Development Plan. (Dev. Ex. 21A, 21B). Additionally, DEPS approved the Concept Stormwater Management Plans on February 22, 2021. (County Ex. 6). The absence of stormwater management facilities on this vacant Property is contributing to the current water run off problem. As shown on the Schematic Landscaping Plan, the Property will be improved with additional landscaping which will aid in the reduction of water runoff. (County Ex. 2). The colored rendering provides an accurate depiction of the proposed, detailed landscaping. (Dev. Ex. 4). Landscaping will be provided around each group of townhouses, along the frontage of Johnnycake Rd. and in the northern environmental areas.

As to the GPCA's concern about the Security Blvd. Extension, as previously established, the extension, if it is constructed, will not go through the Property or through the adjacent Patapsco Fields PUD property. The evidence which was presented through Mr. Viscarra was that the Chief Traffic Engineer for Baltimore County, Greg Carski, reviewed the Redlined Development Plan, reviewed the Developer's traffic impact study, and recommended approval. The Protestants did not present a traffic engineer.

The testimony by Ms. McArthur, and the information in the Pattern Book, support the finding that the proposed development meets each of the Compatibility factors in BCC, §32-4-402. The

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By DMugnai

Compatibility factors center on the design and layout and consistency with existing neighborhoods. I find that the development is consistent with RC6 natural environment in that 50% of the Property will remain undeveloped, the majority of which is in the northern portion as specifically requested by GPCA and/or concerned citizens. Indeed, the BM-IM zoning on the Property permits a more intense commercial use than the use which is proposed. While the GPCA wanted the Property zoned DR 3.5 and RC6, the County Council voted to retain the BM-IM zoning in the 2020 CZMP.

9. Forest Conservation Special Variances.

Developer filed a Special Variance Application to remove 2 specimen trees from the middle of the Property under BCC, §33-6-116(d) and (e). (Dev. Ex. 11). I agree with the finding of DEPS that Developer met 2 of the 3 required factors in BCC, §33-6-116(d), as well as all 3 factors under BCC, §33-6-116(e). One of the specimen trees to be removed is dead and the other is in fair condition. Importantly, 5 specimen trees will remain with the most prominent 53 ft. White Oak remaining in the front of the development surrounded by its own open space area along Johnnycake Rd. Thus, the Special Variance will be granted.

CONCLUSION

After considering the testimony and evidence presented by the Developer, the exhibits offered at the hearing, and confirmation from the various County agencies that the Red/Greenlined Development Plan satisfied those agencies' requirements, I find that the Developer has satisfied its burden of proof and therefore, BCC, §32-4-229(b)(1) ***mandates*** that the Redlined Development Plan be approved. *Elm Street, supra.*

ORDER

THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this **14th day** of **May, 2021,** that the Red/Greenlined Development Plan (Dev. Ex.

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By SMcMahon

21A and 21B) otherwise known as **"PATAPSCO GLEN II"** Plan, be and the same are hereby is **APPROVED.**

IT IS FURTHER ORDERED that the Variance relief from the Baltimore County Zoning Regulations ("BCZR") from:

(1) §1B01.2.C.1.C and the Comprehensive Manual of Development Policies ("CMDP") to allow a minimum front building face to property line and/or to public street right-of-way setback of 13 ft./13 ft. in lieu of the required 25 ft./25 ft. (garage townhouse), be and the same is hereby **GRANTED;**

(2) §1B01.2.C.1.C and the CMDP to allow a minimum rear building face to property line and/or to public street right-of-way setback of 20 ft./ 20 ft. in lieu of the required 30 ft./50 ft. be and the same is hereby **GRANTED;**

(3) §1B01.2.C.1.C and the CMDP to allow a minimum side building face to side and/or to public street right-of-way setback of 20 ft./12 ft. in lieu of the required 25 ft./25 ft. be and the same is hereby **GRANTED;**

(4) §1B01.2.C.1.C and the CMDP to allow a minimum building face to tract boundary setback of 29 ft. in lieu of the required 30 ft. be and the same is hereby **GRANTED;**

(5) § 504.2 and the CMDP (Modifications of Standard) to allow seven (7) townhouse units in a group in lieu of the maximum permitted six (6) townhouse units in a group be and the same is hereby **GRANTED;**

(6) §1B01.B.1 and the CMDP to allow a reduction in the required Residential Transition Area ("RTA") to allow units to be constructed as close as 33 ft. from the tract boundary, related grading, clearing, and infrastructure installation within the buffer, and to exceed the maximum height of 35 ft. within 100 ft. of the tract boundary, related grading, clearing, and infrastructure installation within the buffer, and to exceed the maximum height of 35 ft. within 100 ft. of the tract boundary be and the same is hereby **WITHDRAWN;**

(7) §504.2 and the CMDP to allow private rear yard areas of less than 500 sq. ft. be and the same is hereby **GRANTED;** and

(8) §301.1.A to allow a deck (open porch) to extend into the minimum required rear yard more than the allowed 25% (requesting to have a minimum 12 ft. deep deck in rear yard) be and the same is hereby **DENIED.**

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IT IS FURTHER ORDERED that the Application for Special Variance pursuant to BCC, §33-6-116 to allow the removal of 2 specimen trees as depicted in the Plan to Accompany a Special Variance Application (Dev. Ex. 12) be, and the same is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Prior to the final signature by DOP on the Red/Greenlined Development Plan, the Petitioner shall comply with the items listed in the DOP HOH Final Report dated April 29, 2021 which is incorporated herein.

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

Maureen E. Murphy

MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM:dlw

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Date 5/14/21
By DMcgrath

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Paul Mayhew
Hearing Officer, Administrative Law Judge

DATE: 4/29/2021

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: **HEARING OFFICERS HEARING**
FINAL REPORT
Project Name: Patapsco Glen II
PAI #I-613

GENERAL INFORMATION

Applicant Name: Security Boulevard Ventures, LLC
c/o Caves Valley Partners
1 Olympic Place, Suite 1210
Towson, MD 21204
Attn: Arthur H. Adler

Location: Johnnycake Road

Zoning: DR 3.5, DR 5.5, DR 10.5, OT, BM-IM

Project Proposal:

The project proposes 253 single family attached townhomes in which 192 will be with two-car garages and 61 will be with one-car garages on approximately +/- 58.29 acres. The site is currently vacant and mostly cleared with wooded areas appearing near the rear of the site.

MEETINGS

Concept Plan Conference:	7/28/2020	Community Input Meeting:	9/10/2020
Development Plan Conference:	4/7/2021	Administrative Law Judge's Hearing:	4/29/2021

FINAL REPORT TO THE HEARING OFFICER

Evaluation and Recommendation

The Department of Planning has reviewed the Development Plan for conformance with the Development Plan comments of 4/1/2021 and recommends the Development Plan to be **APPROVED subject to the following comments:**

1. **School Impact Analysis:**

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The Department of Planning finds that the subject Development Plan, Patapsco Glen II, meets the requirements of BCC § 32-6-103 at the time of the filing date, March 5, 2021. The School Impact Analysis performed by the Department of Planning indicates that none of the schools referenced in the SIA has a projected full time equivalent enrollment (FTE) equal to or over 115% of the state rated capacity (SRC). The projected number of pupils as a percentage of the net SRC is:

- Dogwood ES: 103.43%
- Windsor Mill MS: 100.56%
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   - Modification of Standard from BCZR Section 504.2 and CMDP to allow 7 townhouse units in a group in lieu of the maximum permitted 6 townhouse units in a group.
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   - From BCZR Section 301.1.A to allow a deck (open porch) to extend into the minimum required rear yard more than the allowed 25% (requesting to have a minimum 12 foot deep deck in rear yard).

The Department of Planning has no objections to the relief requested for the front, rear and side building face to property lines and/or rights of way as well as the minimum building face to tract boundary setback being granted as they are not blanket variance requests and effect a small number of units through the development. The Department is also in support of the requested Modification of Standards for 7 townhouse units in a group in lieu of the maximum permitted 6 townhouse groups.

In working with the development team after the DPC, the Department expressed the need for a second internal vehicular connection to the Patapsco Fields PUD to the east. This was agreed upon and allowed for the reduction of two units. With regard to RTA, the development team also pointed out that the design and reasoning for this variance was to conform with the Patapsco Glen project that is already built. This request would allow the units to be brought closer to Johnnycake Road and create a "street edge." This look is proposed to be comparable to the Patapsco Fields PUD as well. In addition, it was agreed upon that an 8' wide shared use path (which also runs along Patapsco Glen) will be incorporated into the project and address the spirit and intent of the Western Bicycle and Pedestrian Access Plan. In lieu of these facts, the Department is in support of the RTA request.

ORDER RECEIVED FOR FILING
Date 5/24/21
By DMuhlon

The Department does not support the requested relief for the blanket variances for reduced rear yard areas with decks encroaching into those reduced rear yards. The intensity of the design of the development has created this necessary relief and is therefore not justifiable to support.

3. **Residential Performance Standards:** The Baltimore County Zoning Regulations (BCZR) § 260 requires the Director of the Department of Planning to make a finding to the Hearing Officer for all residential development of four lots or more in Baltimore County that is located within the Urban/Rural Demarcation Line.

The Department of Planning has reviewed the redline pattern book dated April 21, 2021 and finds that the development is consistent with the spirit and intent of Section 260 of the BCZR. The Department of Planning recommends approval of the submitted pattern book pending the comments below:

1. Add lot # 196 to highly visible lot list
2. Provide individual unit type location maps for each model (similar to Patapsco Glen pattern book)
3. Provide side elevations that show all standard options (ensure required element counts are shown)
4. Provide correct lot numbers on elevation types if providing (see Tydings Sample Strip)
5. Provide Tydings front load colored rendering of string of units
6. Show garage doors with windows on all renderings

The Developer shall submit an updated version of the Pattern Book, to address the Department of Planning's outstanding comments regarding organization of the book and updates to certain exhibits within the book, to Planning for approval prior to obtaining final signature on the approved Development Plan.

Final Recommendation:

It is the recommendation of the Department that the Patapsco Glen II Plan be **APPROVED**.

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

SL/JGN/KP/

ORDER RECEIVED FOR FILING
Date 5/4/21
By DMcMahon

JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

May 14, 2021

Christopher D. Mudd, Esq. – cdmudd@venable.com
Adam M. Rosenblatt, Esq. – amrosenblatt@venable.com

RE: Development Plan and Zoning
Project: PATAPSCO GLEN II
Address: 7726 Johnnycake Road
PAI Case Nos: 01-0613 & 2021-0076-A

Dear Counsel:

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

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

Sincerely,

Maureen E. Murphy

Maureen E. Murphy
Administrative Law Judge
for Baltimore County

MEM/dlw
Attachment

c: *See* Email Addresses Next Page

David S. Thaler	dsthaler@dsthaler.com
Stacey McArthur	smcarthur@dsthaler.com
Ken Schmid	kschmid@traffic-concepts.com
Engineer	ENGR@dsthaler.com
Brian Childress	bchildress@dsthaler.com
John Motsco	jmotsco@dsthaler.com
Jenifer Nugent	jnugent@baltimorecountymd.gov
Krystle Patchak	kpatchak@baltimorecountymd.gov
Michael Viscarra	mviscarrabaltimorecountymd.gov
Vishnu Desai	vdesai@baltimorecountymd.gov
Steve Ford	sford@baltimorecountymd.gov
Christina Frink	cfrink@baltimorecountymd.gov
Gary Hucik	ghucik@baltimorecountymd.gov
James Hermann	jhermann@baltimorecountymd.gov
LaChelle Imwiko	limwiko@baltimorecountymd.gov
Darryl Putty	dputty@baltimorecountymd.gov
Lloyd Moxley	lmoxley@baltimorecountymd.gov
Peter Max Zimmerman	pzimmerman@baltimorecountymd.gov
County Council	countycouncil@baltimorecountymd.gov
Arthur Adler	sadler@cavesvalleypartners.com
Kathleen Skullney	ksskullney@verizon.net
Mark Keelty	mkeelty@traffic-concepts.com
Cathy Wolfson	oakknob@comcast.net

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Paul Mayhew
Hearing Officer, Administrative Law Judge

DATE: 4/29/2021

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: **HEARING OFFICERS HEARING**
FINAL REPORT
Project Name: Patapsco Glen II
PAI #I-613

GENERAL INFORMATION

Applicant Name: Security Boulevard Ventures, LLC
c/o Caves Valley Partners
1 Olympic Place, Suite 1210
Towson, MD 21204
Attn: Arthur H. Adler

Location: Johnnycake Road

Zoning: DR 3.5, DR 5.5, DR 10.5, OT, BM-IM

Project Proposal:

The project proposes 253 single family attached townhomes in which 192 will be with two-car garages and 61 will be with one-car garages on approximately +/- 58.29 acres. The site is currently vacant and mostly cleared with wooded areas appearing near the rear of the site.

MEETINGS

Concept Plan Conference:	7/28/2020	Community Input Meeting:	9/10/2020
Development Plan Conference:	4/7/2021	Administrative Law Judge's Hearing:	4/29/2021

FINAL REPORT TO THE HEARING OFFICER

Evaluation and Recommendation

The Department of Planning has reviewed the Development Plan for conformance with the Development Plan comments of 4/1/2021 and recommends the Development Plan to be **APPROVED subject to the following comments:**

1. **School Impact Analysis:**

The Department of Planning finds that the subject Development Plan, Patapsco Glen II, meets the requirements of BCC § 32-6-103 at the time of the filing date, March 5, 2021. The School Impact Analysis performed by the Department of Planning indicates that none of the schools referenced in the SIA has a projected full time equivalent enrollment (FTE) equal to or over 115% of the state rated capacity (SRC). The projected number of pupils as a percentage of the net SRC is:

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It is the recommendation of the Department that the Patapsco Glen II Plan be **APPROVED**.

Prepared by: **Division Chief:**

Krystle Patchak Jenifer G. Nugent

SL/JGN/KP/

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Paul Mayhew
Hearing Officer, Administrative Law Judge

DATE: 4/29/2021

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: **HEARING OFFICERS HEARING**
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Project Name: Patapsco Glen II
PAI #I-613

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Applicant Name: Security Boulevard Ventures, LLC
c/o Caves Valley Partners
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Towson, MD 21204
Attn: Arthur H. Adler

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Prepared by:

Krystle Patchak

Division Chief:

Jenifer G Nugent

SL/JGN/KP/

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & SUSTAINABILITY

DEVELOPMENT PLAN COMMENTS

Project Name: Patapsco Glen II

EPS File No. M200192

Project Location: 7726 Johnnycake Road

Date of Hearing: April 29, 2021

Reviewer(s): Glenn Shaffer

ENVIRONMENTAL IMPACT REVIEW

All previous EIR comments from the 4/7/21 development plan conference have been addressed on the redlined development plan dated 4/29/21.

TRANSMITTAL

DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS

DATE: 1/2/21

410-887-3335

FROM/TO: // DPR
// PAI
// Rec. & Parks
// PO
// DEPS/SWM Andrew Fish
// LAND ACQ
// ZONING
// OTHER

RECEIVED
FEB 3 2021
Stormwater Management

(A097549)

RETURN TO FROM: LT

RE: Project Name: Patapsco Glen II

PAI No: _____ Project Manager: _____

Type of Plan: DEV.____CRG____MS____Grading____Sediment Control____SWM_X_
Road Drawings____W&S Drawings____ UA/RA____ FB/FC____
Other: (2) SWM Concept Drainage Area Maps, Concept SWM Hydrology Report, Previous reviews

If Refinement, Number: _____

DRC Number: _____

Engineer: DS Thaler Phone Number: 410-944 3647
Engineer Contact: Kenneth W Snodgrass

ACTION TAKEN BY REVIEWER:

X / APPROVED / / DISAPPROVED

/ / RETURNED FOR REVISIONS:

APPROVED WITH COMMENTS:
SUBMIT FINAL SWM PLANS, REPORT, & SUPPORTING DOCUMENTS.
PROJECT WILL ALSO REQUIRE GE/SC PLAN APPROVALS.

EPS-SWM Agency | ANDREW FISH Reviewer's Name | 02/22/2021 Date

RETURN THIS FORM TO PAI ROOM 123, COUNTY OFFICE BUILDING MS 1105

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: March 24, 2021

TO: Jeff Livingston, Development Coordination
Department of Environmental Protection & Sustainability

FROM: Mia Lowery, L.E.H.S., Ground Water Management
Department of Environmental Protection & Sustainability

SUBJECT: Project Name: PATAPSCO GLENN II
Plan Type: DEVELOPMENT PLAN CONFERANCE
Plan Date: December 8, 2020

Ground Water Management has the following comments on the above referenced plan:

Comments	Date Resolved	Reviewer
1. Property is vacant and will be served by public water and sewer.		

Note: Please include a revision date on all revised plans submitted.

JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

BALTIMORE COUNTY
OFFICE OF ADMINISTRATIVE HEARINGS

YOU ARE IN THE VIRTUAL HEARING ROOM FOR A COMBINED DEVELOPMENT AND ZONING MATTER:

Case Number: 01-0613

Project Name: PATAPSCO GLEN II
Project Location: Johnnycake Road
Proposal: 255 Single Family Attached Townhouses
Developer: Caves Valley Partners

AND

Case Number 2021-0076-A

Property Address: 7726 JOHNNYCAKE RD.
Location: North side intersection of Johnnycake and 30 feet c/line South Parktrail Road
Election District: 1 Council District: 1
Legal Owner: Security Boulevard Ventures LLC
Contract Purchaser: No Contract Purchaser was set.
VARIANCE: From the Baltimore County Zoning Regulations ("BCZR") § 1B01.2.C.1.C and the Comprehensive Manual of Development Policies ("CMDP") to allow a minimum front building face to property line and/or to public street right-of-way setback of 13 ft./13 ft. in lieu of the required 25 ft./25 ft. (garage townhouse). From BCZR § 1B01.2.C.1.C and the CMDP to allow a minimum rear building face to property line and/or to public street right-of-way setback of 20 ft./ 20 ft. in lieu of the required 30 ft./50 ft. From BCZR § 1B01.2.C.1.C and the CMDP to allow a minimum side building face to side and/or to public street right-of-way setback of 20 ft./12 ft. in lieu of the required 25 ft./25 ft. From BCZR § 1B01.2.C.1.C and the CMDP to allow a minimum building face to tract boundary setback of 29 ft. in lieu of the required 30 ft. From the (Modifications of Standard) BCZR § 504.2 and the CMDP to allow seven (7) townhouse units in a group in lieu of the maximum permitted six (6) townhouse units in a group. From BCZR

§ 1B01.B.1 and the CMDP to allow a reduction in the required Residential Transition Area ("RTA") to allow units to be constructed as close as 33 ft. from the tract boundary, related grading, clearing, and infrastructure installation within the buffer, and to exceed the maximum height of 35 ft. within 100 ft. of the tract boundary. From BCZR § 504.2 and the CMDP to allow private rear yard areas of less than 500 sq. ft. From BCZR § 301.1.A to allow a deck (open porch) to extend into the minimum required rear yard more than the allowed 25% (requesting to have a minimum 12 ft. deep deck in rear yard).

Webex Hearings: Thursday - 04/29/2021 @ 10 AM
AND, if needed, Friday, - 04/30/2021 @ 10 AM

CERTIFICATE OF POSTING

2021-0076-A

RE: Case No.: _____

Petitioner/Developer: _____

Security Boulevard Ventures, LLC

April 29, 2021

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:

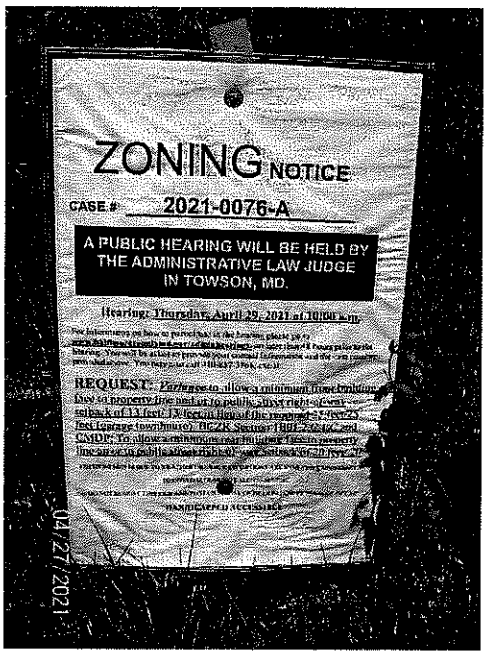
Ladies and Gentlemen:

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: _____

7726 Johnnycake Road *SIGN 1 Recertification*

April 9, 2021

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



Sincerely,

April 27, 2021

(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)

CERTIFICATE OF POSTING

2021-0076-A

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Petitioner/Developer: _____

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April 29, 2021

Date of Hearing/Closing: _____

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

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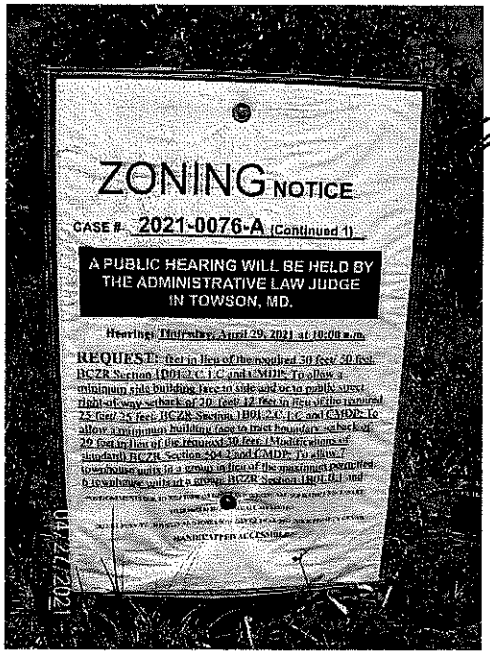
April 9, 2021

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



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(Print Name)

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(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

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(Telephone Number)

CERTIFICATE OF POSTING

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Security Boulevard Ventures, LLC

April 29, 2021

Date of Hearing/Closing: _____

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Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
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Attn: Kristen Lewis:

Ladies and Gentlemen:

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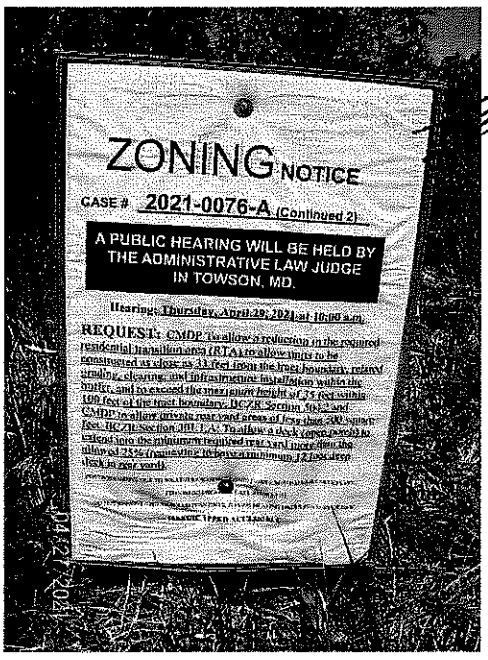
7726 Johnnycake Road *SIGN 3 Recertification*

April 9, 2021

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



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(Print Name)

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(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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

Attn: Kristen Lewis:

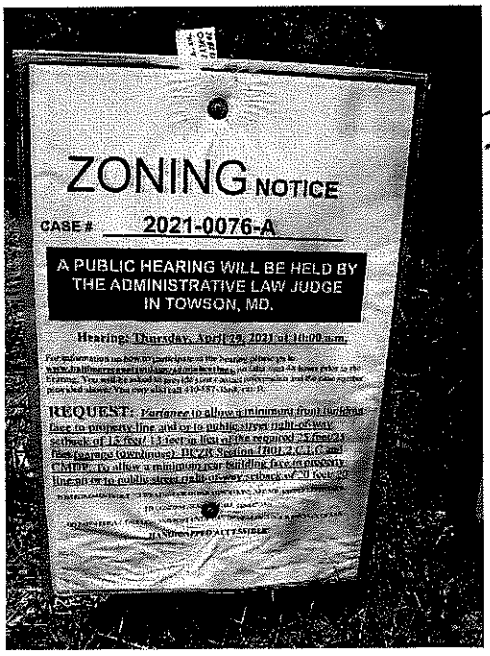
Ladies and Gentlemen:

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: _____

7726 Johnnycake Road *SIGN 4 Recertification*

April 9, 2021

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



Sincerely,

April 27, 2021

(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)

CERTIFICATE OF POSTING

2021-0076-A

RE: Case No.: _____

Petitioner/Developer: _____

Security Boulevard Ventures, LLC

April 29, 2021

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:

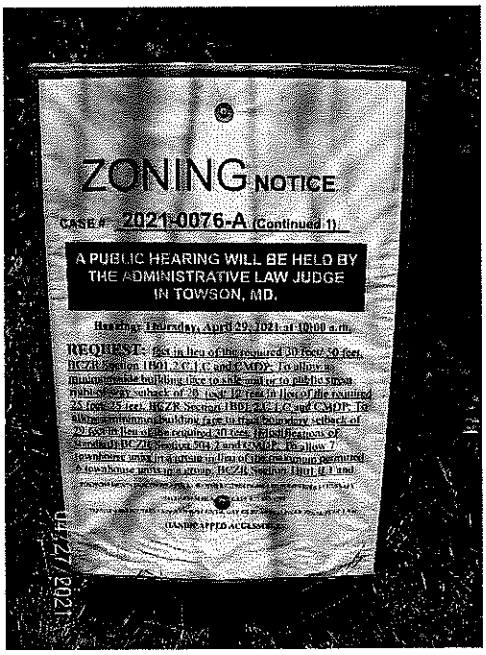
Ladies and Gentlemen:

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: _____

7726 Johnnycake Road ***SIGN 5 Recertification***

April 9, 2021

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



Sincerely,

April 27, 2021

(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)

CERTIFICATE OF POSTING

2021-0076-A

RE: Case No.: _____

Petitioner/Developer: _____

Security Boulevard Ventures, LLC

April 29, 2021

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:

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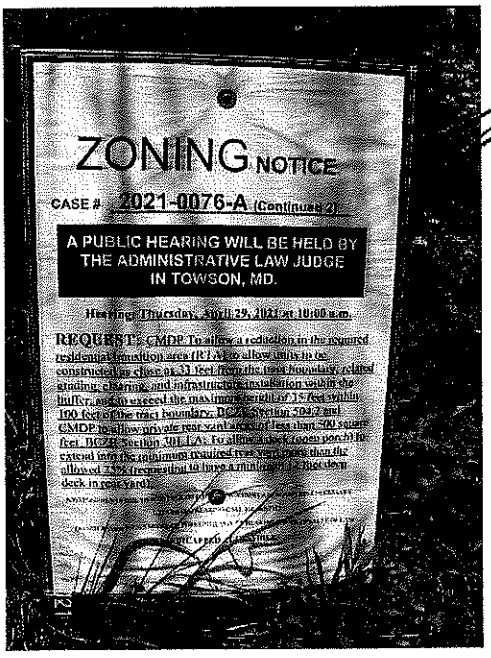
7726 Johnnycake Road *SIGN 6 Recertification*

April 9, 2021

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



Sincerely,

April 27, 2021

(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)

CERTIFICATE OF POSTING

2021-0076-A

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Petitioner/Developer: _____

Security Boulevard Ventures, LLC

April 29, 2021

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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: _____

7726 Johnnycake Road *Groups 1 & 2 Recertification*

April 9, 2021

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

Sincerely,

April 27, 2021

(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)

4-29-21
10Am

Donna Mignon

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Thursday, April 29, 2021 12:20 AM
To: Barbara Lukasevich; knpeach@venable.com; cdmudd@venable.com; Administrative Hearings
Subject: Recertification's For 2021-0076-A
Attachments: Re-Cert 1 2021-0076-A.doc; Re-Cert 2 2021-0076-A.doc; Re-Cert 3 2021-0076-A.doc; Re-Cert 4 2021-0076-A.doc; Re-Cert 5 2021-0076-A.doc; Re-Cert 6 2021-0076-A.doc; Re-Cert 2021-0076-A Groups 1 & 2.doc

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 7726 Johnnycake Road. Thanks.

The Daily Record

200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

Order #: 11988864
Case #: 2021-0076-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2021-0076-A

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:

4/9/2021

Darlene Miller

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2021-0076-A

7726 Johnnycake Road

North side of intersection of Johnnycake Rd., 30 ft. centerline of South Parktrail Road

1st Election District - 1st Councilmanic District

Legal Owners: Security Boulevard Ventures, LLC

Variance to allow a minimum front building face to property line and or to public street right-of-way setback of 13 feet/ 13 feet in lieu of the required 25 feet/25 feet (garage townhouse). BCZR Section 1B01.2.C.1.C and CMDP; To allow a minimum rear building face to property line an or to public street right-of-way setback of 20 feet/ 20 feet in lieu of the required 30 feet/ 50 feet. BCZR Section 1B01.2.C.1.C and CMDP; To allow a minimum side building face to side and or to public street right-of-way setback of 20 feet/ 12 feet in lieu of the required 25 feet/ 25 feet. BCZR Section 1B01.2.C.1.C and CMDP; To allow a minimum building face to tract boundary setback of 29 feet in lieu of the required 30 feet. (Modifications of standard) BCZR Section 504.2 and CMDP; To allow 7 townhouse units in a group in lieu of the maximum permitted 6 townhouse units in a group. BCZR Section 1B01.B.1 and CMDP To allow a reduction in the required residential transition area (RTA) to allow units to be constructed as close as 33 feet from the tract boundary, related grading, clearing, and infrastructure installation within the buffer, and to exceed the maximum height of 35 feet within 100 feet of the tract boundary. BCZR Section 504.2 and CMDP to allow private rear yard areas of less than 500 square feet. BCZR Section 301.1.A; To allow a deck (open porch) to extend into the minimum required rear yard more than the allowed 25% (requesting to have a minimum 12 foot deep deck in rear yard).

Hearing: Thursday, April 29, 2021 at 10:00 a.m.

For information on how to participate in the hearings please go to www.baltimorecountymd/gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Pete Gutwald
Director of Permits, Approvals and Inspections for Baltimore County

ap9

CERTIFICATE OF POSTING

2021-0076-A

RE: Case No.: _____

Petitioner/Developer: _____

Security Boulevard Ventures, LLC

April 29, 2021

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:

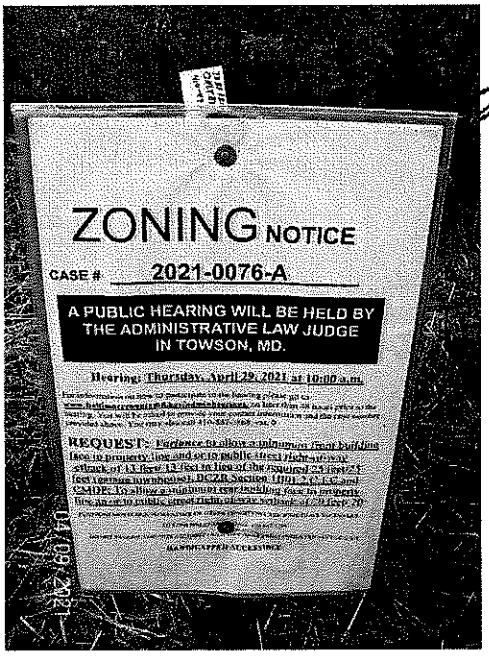
Ladies and Gentlemen:

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: _____

7726 Johnnycake Road *SIGN 1*

April 9, 2021

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



Sincerely,

April 9, 2021

(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)

CERTIFICATE OF POSTING

2021-0076-A

RE: Case No.: _____

Petitioner/Developer: _____

Security Boulevard Ventures, LLC

April 29, 2021

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:

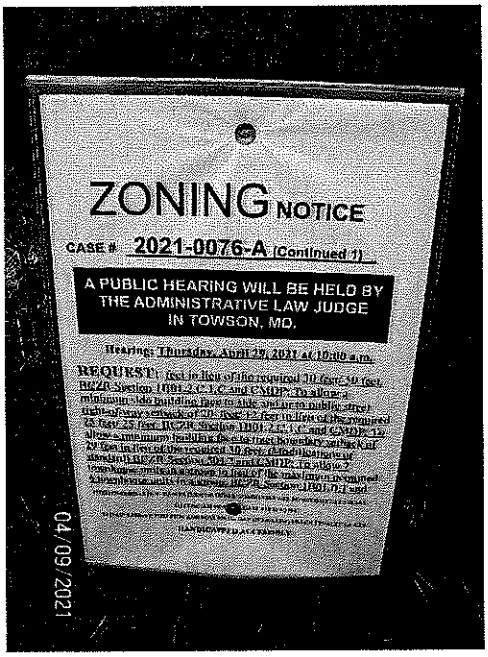
Ladies and Gentlemen:

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: _____

7726 Johnnycake Road ***SIGN 2***

April 9, 2021

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



Sincerely,

April 9, 2021

(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)

CERTIFICATE OF POSTING

2021-0076-A

RE: Case No.: _____

Petitioner/Developer: _____

Security Boulevard Ventures, LLC

April 29, 2021

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:

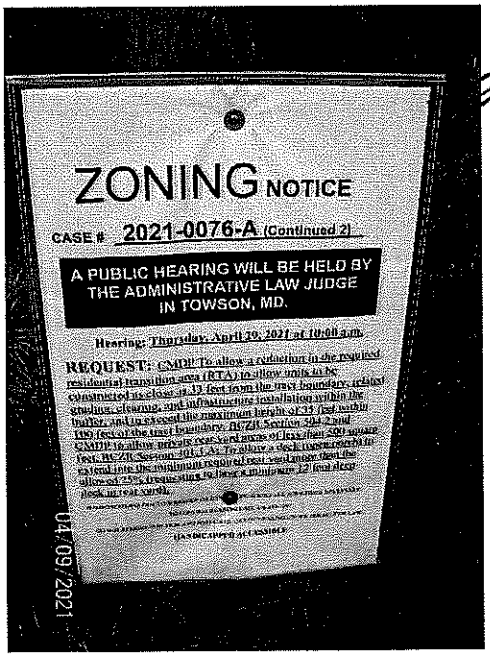
Ladies and Gentlemen:

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: _____

7726 Johnnycake Road *SIGN 3*

April 9, 2021

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



Sincerely,

April 9, 2021

(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)

CERTIFICATE OF POSTING

2021-0076-A

RE: Case No.: _____

Petitioner/Developer: _____

Security Boulevard Ventures, LLC

April 29, 2021

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:

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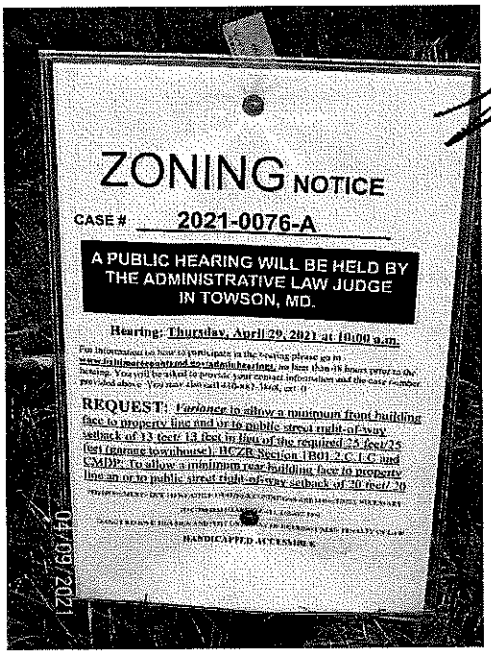
7726 Johnnycake Road *SIGN 4*

April 9, 2021

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



Sincerely,

April 9, 2021

(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)

CERTIFICATE OF POSTING

2021-0076-A

RE: Case No.: _____

Petitioner/Developer: _____

Security Boulevard Ventures, LLC

April 29, 2021

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:

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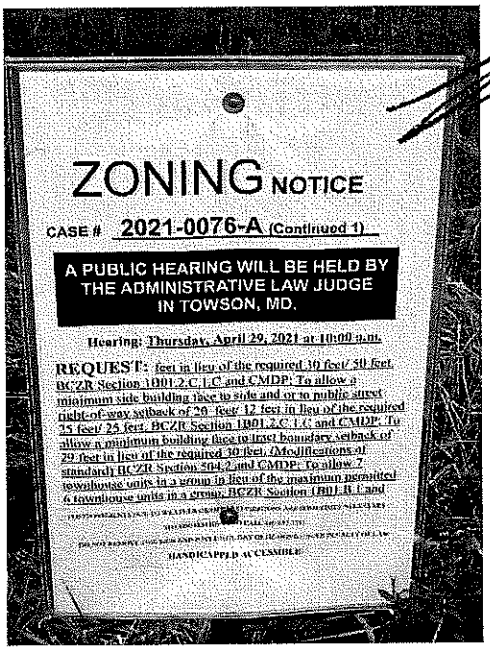
7726 Johnnycake Road *SIGN 5*

April 9, 2021

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



Sincerely,

April 9, 2021

(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)

CERTIFICATE OF POSTING

2021-0076-A

RE: Case No.: _____

Petitioner/Developer: _____

Security Boulevard Ventures, LLC

April 29, 2021

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:

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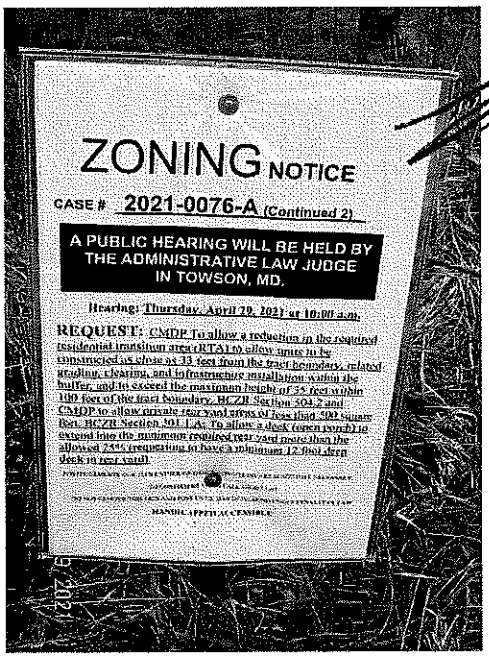
7726 Johnnycake Road *SIGN 6*

April 9, 2021

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



Sincerely,

April 9, 2021

(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)

CERTIFICATE OF POSTING

2021-0076-A

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Petitioner/Developer: _____

Security Boulevard Ventures, LLC

April 29, 2021

Date of Hearing/Closing: _____

Baltimore County Department of
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County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

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7726 Johnnycake Road ***Groups 1 & 2***

April 9, 2021

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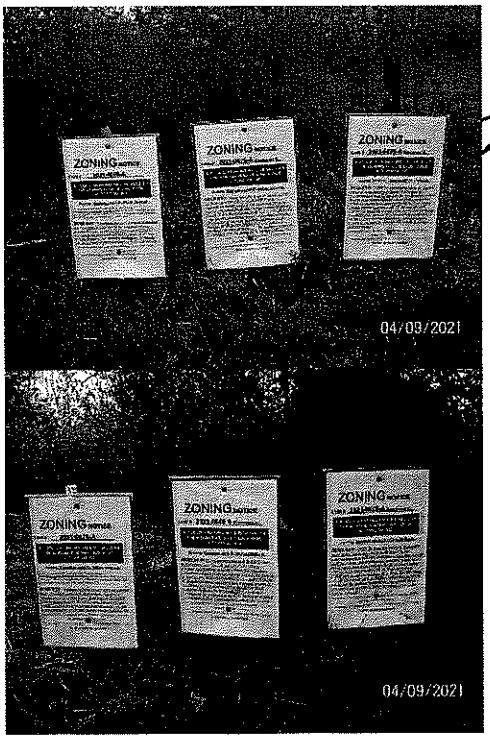
(Month, Day, Year)



Sincerely,

April 9, 2021

(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)

CERTIFICATE OF POSTING

Hearing Officer's Hearing

RE: Case No.: _____

Petitioner/Developer: _____

Patapsco Glen II

April 29, 2021

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 123
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Lloyd Moxley:

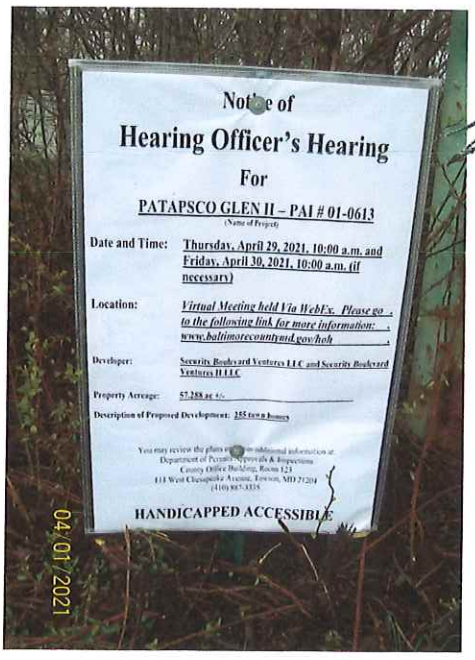
Ladies and Gentlemen:

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: _____

7726 Johnnycake Road ***SIGN 1***

April 1, 2021

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



Sincerely,

April 1, 2021

(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)

Case No.: 01-0613 / 2021-76-A

Exhibit Sheet

~~Petitioner/Developer~~ Protestants

No. 1		GPCA Statement
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

√ = In Evidence

Petitioner's Exhibits
Case Number: 2021-0076-A
7726 Johnnycake Road

√ 1A. Redlined Development Plan (Page 1)

√ 1B. Redlined Development Plan (Page 2)

√ 2. Stacey McArthur CV

√ 3. Neighborhood Map

√ 4. Rendered Site Plan

√ 5A. Pattern Book (Pages 1-55)

√ 5B. Pattern Book (Pages 56-90)

√ 5C. Pattern Book (Pages 91-146)

√ 6. Aerial Map of Existing Conditions

√ 7. Specimen Tree Photo

√ 8. Compatibility Analysis

√ 9. Variance Plan

√ 10. Site Frontage Plan

√ 11. Specimen Tree Variance Application

√ 12. Specimen Tree Exhibit

√ 13. Specimen Tree Approval Letter

~~14. Mark Keeley CV~~

~~15. John Motsco CV~~

~~16. David Thaler CV~~

not offered

√ 17. Patapsco Glen Construction Photos

√ 18. MP 2020 p. 58, 59

√ 19. Resolution 59-20 Patapsco Fields

√ 20, CMDP, 20

√ 21A Greenlined Plan

√ 21B. Greenlined Plan

MATCHLINE SHEET 2 OF 2

FOREST CONSERVATION EASEMENT #3 0.02 Ac.±

FOREST BUFFER & FOREST CONSERVATION EASEMENT #1 0.80 Ac.±

P/O BALTIMORE COUNTY RECREATIONAL GREENWAY RESERVATION

P/O FOREST CONSERVATION EASEMENT #2

FOREST CONSERVATION EASEMENT #4 0.23 Ac.±

FOREST BUFFER AND FOREST CONSERVATION EASEMENT #3 7.84 Ac.±

P/O PRIVATE HOA COMMON AREA #19

HOA OPEN SPACE #4 106,170 SF± 096,859 SF± 4.504 4.079 Ac.±

PROP. BENCH

PROP. BENCH

N 601,500

E 1,376,750

S 70°12'08" E 1058.89'

HOA OPEN SPACE #3 7,357 SF± 5,672 0.17 Ac± 0.13

PRIVATE HOA COMMON AREA #18

FUTURE PATAPSCO FIELDS PUD (BY OTHERS)

PATAPSCO GLEN II

STORM WATER MANAGEMENT EASEMENT #1 0.92 Ac.±

STORM WATER MANAGEMENT EASEMENT #2 1.04 Ac.±

STORM WATER MANAGEMENT EASEMENT #3 0.95 Ac.±

STORM WATER MANAGEMENT EASEMENT #4 0.02 Ac.±

STORM WATER MANAGEMENT EASEMENT #5 0.03 Ac.±

STORM WATER MANAGEMENT EASEMENT #6 0.03 Ac.±

STORM WATER MANAGEMENT EASEMENT #7 0.02 Ac.±

STORM WATER MANAGEMENT EASEMENT #8 0.03 Ac.±

STORM WATER MANAGEMENT EASEMENT #9 0.26 Ac.±

FOREST BUFFER EASEMENT #2 1.58 Ac.±

MEANDER CT

MEADOWGATE COURT

DUNDEE RD

GLADSTONE ROAD

CORNERSTONE WAY

CONSTELLATION RD

TORSK RD

HARBORSIDE CT

ESTUARY RD

HIDDEN DALE RD

CORBESTONE CT

RIVER REACH ROAD (PUBLIC)

MARBLE RD

SMITH ISLAND RD

PALOMA ROAD

JOHNNYCAKE ROAD (PUBLIC)

PARK TRAIL ROAD

DOSHOW RD

PATAPSCO GLEN

(Currently under construction)

DR 10.5 BM IM

DR 3.5 OR 2

DR 5.5

BM-IM

BM-1

BM-2

ZONING REQUESTS

Petition for Variance, pursuant to BCZR Section 307.1, to approve the following variances*:

V.1) Variances from BCZR Section 1B01.2.C.1.c and CMDP to allow a minimum front building face to property line and/or to public street right-of-way setback of 13 feet/13 feet in lieu of the required 25 feet/25 feet (garage townhouse).

V.2) Variances from BCZR Section 1B01.2.C.1.c and CMDP to allow a minimum rear building face to property line and/or to public street right-of-way setback of 20 feet/20 feet in lieu of the required 30 feet/50 feet.

V.3) Variances from BCZR Section 1B01.2.C.1.c and CMDP to allow a minimum side building face to side building face and/or to public street right-of-way setback of 20 feet/12 feet in lieu of the required 25 feet/25 feet.

V.4) ~~Variances from BCZR Section 1B01.2.C.1.c and CMDP to allow a minimum building face to tract boundary setback of 29 feet in lieu of the required 30 feet.~~

V.5) Variances (Modifications of Standard) from BCZR Section 504.2 and CMDP to allow 7 townhouse units in a group in lieu of the maximum permitted 6 townhouse units in a group.

V.6) Variances from BCZR Section 1B01.B.1 and CMDP to allow a reduction in the required Residential Transition Area (RTA) to allow units to be constructed as close of 33 feet from the tract boundary; related grading, clearing, and infrastructure installation within the buffer; and to exceed the maximum height of 35 feet within 100 feet of the tract boundary.

V.7) Variances from BCZR Section 504.2 and CMDP to allow private rear yard areas of less than 500 square feet.

Variances from BCZR Section 301.1.A to allow a deck (open porch) to extend into the minimum required rear yard more than the allowed 25% (requesting to have a minimum 12 foot deep deck in rear yard).

*Pursuant to BCZR Section 302.1, the applicable height and area regulations are those that govern the DR 5.5 zone.

SOILS CHART

SYMBOL	NAME	HOMES W/ BASEMENT	HOMES W/O BASEMENT	STREET & PARKING LOTS	AGRICULTURAL CAPABILITY	RV FACTOR	SEPTIC RESERVE AREA
HbA	HATBORO SILT LOAM, 0 TO 3 PERCENT SLOPES	VERY LIMITED	VERY LIMITED	VERY LIMITED	4w	.43	VERY LIMITED
JeB	JACKLAND SILT LOAM, 3 TO 8 PERCENT SLOPES	VERY LIMITED	VERY LIMITED	VERY LIMITED	2e	.57	VERY LIMITED
LeB	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	SOMEWHAT LIMITED	SOMEWHAT LIMITED	VERY LIMITED	2e	.55	VERY LIMITED
LeC	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES	SOMEWHAT LIMITED	SOMEWHAT LIMITED	VERY LIMITED	3e	.55	VERY LIMITED
LtD	LEGORE SILT LOAM, 15 TO 25 PERCENT SLOPES, VERY STONY	VERY LIMITED	VERY LIMITED	NOT RATED	6s	.55	VERY LIMITED
LtE	LEGORE SILT LOAM, 25 TO 65 PERCENT SLOPES,VERY STONY	VERY LIMITED	VERY LIMITED	VERY LIMITED	7s	.57	VERY LIMITED
MaA	MOUNT LUCAS SILT LOAM, 0 TO 3 PERCENT SLOPES	VERY LIMITED	SOMEWHAT LIMITED	SOMEWHAT LIMITED	3w	.37	VERY LIMITED
MpB	MOUNT LUCAS SILT LOAM, 3 TO 8 PERCENT SLOPES	VERY LIMITED	SOMEWHAT LIMITED	SOMEWHAT LIMITED	3w	.37	VERY LIMITED
WsB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	VERY LIMITED	VERY LIMITED	SOMEWHAT LIMITED	6s	.28	VERY LIMITED
WsB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES, STONY	VERY LIMITED	VERY LIMITED	VERY LIMITED	6s	.43	VERY LIMITED
UwB	URBAN LAND-UDORTHENTS COMPLEX, 0 TO 8 PERCENT	NOT RATED	NOT RATED	NOT RATED	6s	.43	NOT RATED

CERTIFICATE OF DELINQUENT ACCOUNTS

I, Matthew H. Adler, CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FROM ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE APPLICANT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

SIGNATURE

12/14/20

DATE

Partner, Caves Valley Partners

LEGEND

EXISTING
- TRACT BOUNDARY
- EASEMENT
- ROAD
- TOPO MAJOR
- TOPO MINOR
- STORM DRAIN
- TREELINE
- ML-1 DR-1 ZONING LINE
- SOILS LINE
- SLOPES > 25%
- EXISTING FRONT ORIENTATION
- LIGHT
- UTILITY POLE
- SPECIMEN TREE TBR (TO BE REMOVED) OR TO REMAIN

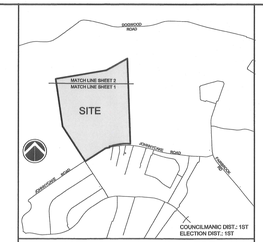
PROPOSED
- PROPOSED FRONT ORIENTATION
- FIRE HYDRANT
- ALTERNATE FOREST BUFFER
- FLOOD PLAIN
- STREET LIGHT
- FOREST CONSERVATION
- FOREST BUFFER/ FOREST CONSERVATION
- RECREATIONAL GREENWAY RESERVATION
- 22' WIDE TOWNHOUSE
- 20' WIDE TOWNHOUSE

AVERAGE DAILY TRIP (ADT)

TSNR TO BE REMOVED
- MAJOR DECIDUOUS TREE
- MINOR DECIDUOUS TREE
- EVERGREEN TREE
- SHRUBS

OPEN SPACE

LIMIT OF DISTURBANCE NOTE:
WHERE LOD IS ADJACENT TO ENVIRONMENTAL EASEMENTS AND/OR PROPERTY BOUNDARY, THE MEASURES WILL BE PLACED ALONG SAID EASEMENTS AND/OR BOUNDARY. FOR PLAN CLARITY, SEPARATION IS SHOWN.



VICINITY MAP SCALE: 1"=1000'

BENCHMARK:
N 600,286.317 E 1,375,524.759
ELEV. = 451.57

ADJACENT OWNERS WITHIN VICINITY OF SITE

PARCEL	LOT	TAX/PIN	COMPANY/OWNER NAME		COMPANY/OWNER ADDRESS$	DEED	LAND USE
441	1	2400011953	BANKS TONYA B	BANKS MALCOLM C SR	7629 JOHNNYCAKE RD, BALTIMORE, MD 21244	22685/0101	RESIDENTIAL
444	2	2300007980	BATTLE RACHEL E	TURNER WILSON JR	1903 MEADOWGATE CT, BALTIMORE, MD 21244	27380/0439	RESIDENTIAL
430	19	2100011348	BHATIA ARVINDER SINGH	BHATIA MANJIT KAUR	13254 BOLD VENTURE DR, GLEN ELLA ME 21757	30515/0056	RESIDENTIAL
426	4	2100011233				38913/0274	RESIDENTIAL
430	17	2100011348	BROWNING OCTAVIA		8 TRIPLE CROWN CT, BALTIMORE, MD 21244	39719/0362	RESIDENTIAL
444	13	2300007981	BRUTUS FITZGERALD	BRUTUS LAMAYE	1913 MEADOWGATE CT, BALTIMORE, MD 21244	23950/0600	RESIDENTIAL
430	14	2100011243	CABEAN RODNEY JERRY JR		2 TRIPLE CROWN CT, WINDSOR MILL, MD 21244	40929/0182	RESIDENTIAL
426	23	2100011252	COLBERT FELICIA R		20 TRIPLE CROWN CT, BALTIMORE, MD 21244	13631/0737	RESIDENTIAL
444	3	2300007981	DEAN MARVIN E	DEAN MICHAEL A	1905 MEADOWGATE CT, BALTIMORE, MD 21244	14856/0570	RESIDENTIAL
426	15	2100011244	DOUGLAS LATIA S		4 TRIPLE CROWN CT, BALTIMORE, MD 21244	35987/0288	RESIDENTIAL
426	3	2100011232	ELBOUKHDADY HOSSAM		2001 PARK VIEW RD, BALTIMORE, MD 21244	18145/0043	RESIDENTIAL
444	15	2300007983	FLETCHER SANDRA J		1909 MEADOWGATE CT, BALTIMORE, MD 21244	34407/0340	RESIDENTIAL
170		1070680691	HELFRICH GEORGE	SAUTER MILDRED ETAL	C/O GEORGE HELFRICH 2939 MARYLAND AVE, BALTIMORE, MD 21218	3557/0672	RESIDENTIAL
426	22	2100011251	HILL STACEY		18 TRIPLE CROWN CT, BALTIMORE, MD 21244	11230/0093	RESIDENTIAL
430	39	2100011249	HOWELL TIA		8134 MILFORD GARDEN DR, BALTIMORE, MD 21244	34887/0041	RESIDENTIAL
426	1C	2100011230	JOLLY CAKE LLC		2418 HENSON DR, MARRIOTTSVILLE, MD 21104	29495/0073	RESIDENTIAL
460	1	2200024807	KHAN ZAHR	KHAN HENA Z	7701 JOHNNYCAKE RD, BALTIMORE, MD 21244	21486/0443	RESIDENTIAL
383	2	2400001897	MATTA JOSEPH	MATTA DEBRA A	7615 JOHNNYCAKE RD, BALTIMORE, MD 21244	20663/0210	RESIDENTIAL
63		1137/0340	MAYO DOUGLAS D	MAYO KRISTINA P	13570 WOODMORE RD, BOWIE, MD 20772	2000/0834	AGRICULTURAL
373	2	2200024808	MCCRAY BRYANT D		7703 JOHNNYCAKE RD, BALTIMORE, MD 21244	33082/0055	RESIDENTIAL
444	4	2300007982	MCDOWELL JAMES E TRUSTEE		1907 MEADOWGATE CT, BALTIMORE, MD 21244	31855/0325	RESIDENTIAL
444	14	2300007980	NATHAN NICHOLAS G B	NATHAN NICHOLAS G B 2ND	1908 MEADOWGATE COURT, BALTIMORE, MD 21244	14729/0016	RESIDENTIAL
444	5	2300007983	ODEN STEVEN L	ODEN ROSA WATERS	1909 MEADOWGATE CT, BALTIMORE, MD 21244	17116/0137	RESIDENTIAL
420		2100011314	PARK VIEW TRAIL HOMEOWNERS ASSOCIATION INC		SUITE 100 3600 CRONDALL LN, OWINGS MILLS, MD 21117	08020/0737	RESIDENTIAL
442	2	2400011603	PATTERSON NORMAN R	PATTERSON CRYSTAL Y	7601 JOHNNYCAKE RD, BALTIMORE, MD 21244	23433/0037	RESIDENTIAL
444	16	2300007984	ROSALES RODOLFO		7505 JOHNNYCAKE ROAD, WINDSOR MILL, MD 21244	39844/0119	RESIDENTIAL
0		1800013885	SECURITY BOULEVARD VENTURES II LLC		1 OLYMPIC PLACE STE 1210, TOWSON, MD 21204	36153/0275	COMMERCIAL
503		1110/0105				36153/0275	RESIDENTIAL
788		2000010553				36153/0275	COMMERCIAL
444	1	2300007924	SESSION REGINALD L	SESSION TWILA A	1901 MEADOWGATE CT, BALTIMORE, MD 21244	14898/0666	RESIDENTIAL
281		2000010054	US HOME CORPORATION		SUITE 300 7030 ALBERT EINSTEIN DRIVE, COLUMBIA, MD 21046	4180/0530	RESIDENTIAL
383	1	2400001886	WALKER BERTINA	WALKER JEROME	7615 JOHNNYCAKE RD, BALTIMORE, MD 21244	17144/0015	RESIDENTIAL
430	16	2100011245	WATTS JOSHUA		6 TRIPLE CROWN CT, BALTIMORE, MD 21244	39243/0098	RESIDENTIAL
430	18	2100011229	WEBB FAYOLA		P O BOX 900, ELDERSBURG, MD 21784	11685/0207	RESIDENTIAL
430	1A	2100011228	WEBB JAMES EARL JR	WEBB CINDY GALE ET AL	7707 JOHNNYCAKE RD, WINDSOR MILL, MD 21244		RESIDENTIAL
430	2	2100011231					RESIDENTIAL
430	18	2100011247	WELBORN JESSEY 3RD	WELBORN PAMELA L	213 EMBLETON RD, OWINGS MILLS, MD 21117	09819/0667	RESIDENTIAL
430	21	2100011250	WILLIAMS ASHLEY WRIGHT		16 TRIPLE CROWN CT, BALTIMORE, MD 21244	36511/0383	RESIDENTIAL

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

DEDICATION TABLE - FOR AREA OF DEVELOPMENT

TYPE OF CONVEYANCE	QUANTITY	TOTAL AREA
DRAINAGE AND UTILITY EASEMENT	~~19~~ 20	4.02 ~~0.94~~ Ac.±
100 YEAR FLOODPLAIN EASEMENT	1	2.37 Ac.±
FOREST BUFFER & FOREST CONSERVATION EASEMENT	4	8.39 Ac.±
FOREST CONSERVATION EASEMENT	~~3~~ 4	3.15 ~~0.09~~ Ac.±
FOREST BUFFER EASEMENT	2	3.95 Ac.±
HIGHWAY WIDENING	1	0.26 ~~1.09~~ Ac.±
HIGHWAY RIGHT-OF-WAY	1	7.70 ~~9.01~~ Ac.±
STORMWATER MANAGEMENT EASEMENT	9	3.07 Ac.±
ACCESS EASEMENT	~~5~~ 6	0.05 ~~0.01~~ Ac.±
RECREATIONAL GREENWAY RESERVATION	2	11.15 Ac.±

NOTE: TOTAL AREAS SHOWN IN THIS TABLE MAY BE APPROXIMATE. SEE FINAL DEVELOPMENT PLAN (FDP), RECORD PLAT OR CONSTRUCTION DRAWINGS FOR FINAL AREAS.

PRIVATE HOA COMMON AREA #

NO.	S.F.±	Ac.±	
#1	923 ~~921~~	0.02	
#2	11,143 ~~13,562~~	0.26	0.31
#3	35,162 ~~34,139~~	0.81	0.78
#4	2,773	0.06	
#5	1,832 ~~1,309~~	0.04	0.03
#6	1,034	0.02	
#7	1,133	0.03	
#8	2,519	0.06	
#9	1,740	0.04	
#10	5,416 ~~5,818~~	0.12	0.13
#11	7,925 ~~9,898~~	0.18	0.23
#12	2,924	0.06	
#13	1,018	0.02	
#14	1,045	0.02	
#15	8,833	0.20	
#16	3,703	0.09	
#17	132,062	3.03	
#18	1,733 ~~2,000~~	0.04	0.21
#19	66,878 ~~64,371~~	1.51	1.48
TOTAL:	279,494 ~~287,758~~	6.42	6.84

DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (M.C.S.) DATUM.
HORIZ. - NAD - 83/2011 VERT. - NAVD. 88

SCHEMATIC LANDSCAPE PLAN CERTIFICATION FORM

THIS SCHEMATIC LANDSCAPE PLAN IS SEALED BY A LANDSCAPE ARCHITECT AND CERTIFIED BY MY SIGNATURE BELOW AS BEING IN ACCORDANCE WITH ALL COUNTY AGENCY LANDSCAPE ARCHITECTURAL COMMENTS.

12/17/20

APPLICANT SIGNATURE DATE

STACEY A. McARTHUR

PRINT NAME

D.S. THALER & ASSOC. LLC
7115 AMBASSADOR ROAD, BALTIMORE, MARYLAND 21244-7428

HEARING OFFICERS HEARING AND ZONING HEARING TO BE COMBINED

REDLINE

0' 25' 50' 100'
SCALE: 1"=50'

NORTH
MCS

PROJECT NAME:
PATAPSCO GLEN II

PLAN TITLE:
SCHEMATIC LANDSCAPE PLAN (ONLY)

COUNCILMANIC DIST.: 1ST
ELECTION DIST.: 1ST
REGIONAL PLANNING DISTRICT: SECURITY
PROJECT MANAGER: DARYL D. PUTTY
CMs: 9,10,20
PAI NUMBER: 01-0613
MAJ-2020-00009
ZONING CASE: 2021-0076-A

APPLICANT/DEVELOPER:
SECURITY BOULEVARD VENTURES LLC
C/O CAVES VALLEY PARTNERS
1 OLYMPIC PLACE
SUITE 1210
TOWSON, MD 21204
410-427-6707
ATTN: ARTHUR H. ADLER

REVISIONS: 4.29.2021:

Rev 6 Parks: add fencing adjacent to HOA open space;note #60;adjust open space, park location & coversun areas

Zoning: remove DR-1 from detail; identify garage types on details

Real Estate Compliance: Adjust Dedication lotss

DEPS:
ESD: Add approvals to note #16 and adjust areas accordingly

Stream Numbers: Revise address list #21

Planning: Remove parking along Meander Ct, River Reach Rd and change from perpendicular parking to parallel parking along Oxbow Rd; relay back units 39-33; add gazebo and bike racks; adjust sidewalk locations; add sidewalks along Paloma Rd; adjust pavilion along J.Cake for bike/ped path; extend Dundee Rd.

DPW: Add trash parks; extend swm to s.side of gas send below swm #2; extend s5s east to Patapsco Fields; adjust and add sw lots 611.5, 12; add s5su west along property; adjust dedication table, LOD, sewer location near lot #168; add wall elevations and add label to FFP

APPROVED for Landscape Plans
Department of Planning
Date: 4/24/2021

RECEIVED FOR COUNTY REVIEW

APR 27 2021

DEPARTMENT OF PERMITS APPROVALS AND INSPECTIONS

DST Thaler & ASSOC., LLC
CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS & LAND PLANNERS
7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
410-944-3647
www.dsthaler.com

STATE OF MARYLAND
STACEY A. McARTHUR
No. 21462
REGISTERED LANDSCAPE ARCHITECT

DATE: 12.8.2020
SCALE: 1"=50'
C.I.: 2'
PROJ. NO.: 04444
SHEET 1 OF 2

PATAPSCO GLEN II

File name: S:\Drawings\Projects\Active\2020\04444 Patapsco Glen II\Drawings\Schematic Landscape Plan\04444 SLP Sht 1 2020-12-08.dwg

PATAPSCO GLEN II

GENERAL NOTES:

1. Development Name:
   Patapsco Glen II

2. Applicant/Developer:
   SECURITY BOULEVARD VENTURES, LLC.
   C/O Caves Valley Partners
   1 Olympic Place
   Suite 1210
   Towson, Maryland 21204
   Attn: Arthur H. Adler

3. Plan Prepared by:
   D.S. Thaler & Assoc., LLC
   7115 Ambassador Road
   P.O. Box 47428
   Baltimore, MD 21244
   Attn: Stacey A. McArthur, RLA
   410-944-3647

4. PROPERTY OWNERS:

PARCEL	NAME/COMPANY	TAX ACCOUNT #	TAX MAP/ GRID	DEED	HELD SINCE	ADC MAP
333	SECURITY BOULEVARD VENTURES II, INC.	0111926190	61/21	36101/375	MAR, 2015	32HB
768	1 OLYMPIC PLACE SUITE 1210	2500010553	61/22	36107/238	SEPT, 2013	& 9
8	TOWSON, MD. 21204-4106	1800013886	61/22	36107/238	SEPT, 2013	

Boundary:	Charles P. Johnson & Associates Inc. (June 2020)
Topography:	Baltimore County GIS Tile 06703 & 09HB1
Zoning:	Baltimore County GIS Tile 06703 & 09HB1 Baltimore County (2020)
Utilities:	Baltimore County Key Maps L-SW Baltimore County Utility Drawings as noted
Soils:	U.S.D.A. Web Soil Survey (Accessed May, 2019)
100-year Floodplain:	Dogwood Road Floodplain Study by WRCM (May 2002) D.S. Thaler & Assoc., LLC - January, 2021
Wetlands, Forest Stand & Forest Buffer Delineation:	Eco-Science Professionals, Inc. (October 2014) & Updated Specimen tree chart (November 2020)
Special Variance:	Approved by DEPS March 2017
Final Forest Buffer Protection Plan:	Eco-Science Professionals, Inc. Approved by DEPS FBP-16-008 (3.4.16)
Final Forest Conservation Forest Buffer Protection Plan:	Eco-Science Professionals, Inc. Approved by DEPS FC-17-028 & FBP-17-010 (4.7.17)

5. GENERAL DATA:

Election District:	1st	Watershed:	Patapsco River
Census Tract:	4015.06	Regional Planning District:	Security
Councilmanic District:	1st	Land Management:	Community Conservation & Resource/Preservation
Growth Tier:	1		

6. SITE INFORMATION:

A. Acreage: Gross = 58.2 Acs. (2,535,232.8 SF's)
   Johnnycake Rd.= 39,797.4 LF x 30 = 0.91 Acs
   Net = 57.288 Acs (2,495,465.2 SF's)

Existing Zoning

Acs (net)	Acs (gross)	Density Allowed	Units Permitted
DR-3.5 @ 0.0045	0.0045	--	0.01
DR-5.5 @ 0.0104	(146 LF x 300 = 0.1 Ac.s) 0.11004	--	0.6
OT @ 0.1297	0.1297	--	--
BM-IM @ 57.143	(1,179,58 LF x 30 = 0.81 Ac.) 56.953	See Below	318.7

B. Zoning: BM-IM
   (Allowed FAR: 4.0 or 10,140,930 SF's)
   Per BCZR Section 302, Petitioner will apply the height and area regulations for the DR 5.5 zone.

   58.2 Ac.s (gross) BM-IM
   296 dwellings
   (as permitted and as limited in adjoining residential zones per BCZR Section 253.1.A's and BCZR Section 230.1.A.)*

Maximum Density Permitted*

Zone	Acs (gross)	Units Permitted
BM-IM (DR-5.5)	61% or 35.5	195
DR-10.5	13.8% or 8.0	84
DR-3.5	5.2% or 3.0	10
DR-5.5	2.2% or 1.3	7
OT	17.8% or 10.4	--
TOTAL:	100% or 58.2	296

C. Site Development Proposal:

Type	Proposed	Parking Required (per BCZR Section 409 and CMDP p.26)	Proposed			EST. PROP. ADT	Phase
			Garage/Drive	Surface	Total		
TOWN HOME (FRONT LOAD)	~~110~~ 60 UNITS (1 car garage)	2 Spaces/UNIT = ~~220~~ 120 +30% GUEST = ~~33~~ 37 Spaces	~~120~~ 522 Spaces (1 Garage & Drive)	~~120~~ 111 Spaces	261 Spaces (2 Garage & Drive)	8.5 ADT/ UNIT OR 2100 ADT	THREE
	67 UNITS (2 car garage)	2 Spaces/UNIT = 174 +15% GUEST = 27 Spaces					
TOWN HOME (REAR LOAD)	105 UNITS (2 car garage)	2 Spaces/UNIT = 210 +15% GUEST = 32 Spaces	315 Spaces (2 Garage & Drive)				
TOTAL:	~~255~~ 253 UNITS	~~602~~ 602 Spaces		~~120~~ 633 Spaces	~~382~~ 633		

D. Open Space:

All Open Space shall be in compliance with BCC Section 32-6-108.
Open Space Required: 1000 SF / Unit x ~~255~~ 253 Units = ~~255,000 SF's or 5.85 Ac.s~~ 253,000 SF's or 5.81 Ac.s
Open Space Provided: ~~260,555 SF's or 5.94 Ac.s~~ 253,018 SF's or 5.81 Ac.s

H.O.A. open space shall be owned and maintained by a Homeowners Association. A Declaration of Covenants and Restrictions assuring the existence and maintenance of the Open Space in perpetuity must be submitted to and approved by the Department of Recreation and Parks prior to the recordation of the Record Plat.

No utilities, whether public or private, including, but not limited to, telephone, cable television, gas and electric, water, sewer, and storm drains shall be placed or constructed on or within the areas labeled as open space without prior written consent from Baltimore County Department of Recreation and Parks.

Dogwood Run is a Master Plan Designated Recreational Greenway
PRIVATE HOA COMMON AREA: ~~270,434 SF's or 6.40 Ac.s~~ 297,796 or 6.84 Ac.s

The design, construction and installation of all amenities shown on the Development Plan shall be the responsibility of the developer.

Preliminary Cost Estimate for amenities including Rail Fence, Privacy Fence(s), Bench(s), Trash Receptacle, Gazebo, bike racks, open space pathway and pathway signage = ~~$53,209~~ $71,439

NOTE: Per deed 1791/8

"... The Grantors, their heirs and assigns, shall have the privilege of farming or otherwise using the land included in said right of way in any manner which does not interfere with the underground gas mains and proper maintenance thereof, but no buildings or structures of any kind are to be erected within 20 feet of the center line of said right of way as described above..."

PUMPING STATION & ACCESS EASEMENT EXHIBIT
SCALE: 1"=300'

7. Landscape Requirements:

Landscape requirements as specified in the Baltimore County Landscape Manual, adopted August 7, 2000, and as amended.

Note: Schematic Landscape Plan shown is preliminary in nature and is to show compliance with the Baltimore County Landscape Manual. The Schematic Landscape Plan is subject to a Final Landscape Plan. Final Landscaping Plan shall be approved prior to Building Permit Application.

1 Planting Unit (P.U.) =
- 1 major deciduous tree (2-2-1/2" cal.) or 500 S.F. of ground cover or
- 2 minor deciduous trees (1-1/12" cal.) or 10 herbaceous/perennial (1 gal.)"or
- 2 evergreen trees (6' ht.) or 20 herbaceous/perennial (1 quart)
- 5 shrubs *To meet Class D screening requirements only.
  or class A: 24- 30" ht.
  class B: 18" ht.

The Final Landscape Plan will reflect any phasing of the development. Any such phased plans will provide a Planting Tabulation Chart reflecting both the over-all total planting requirements per the Schematic Landscape Plan, as well as the specific requirements for that particular phase.

LANDSCAPE PLANTING TABULATION

PROJECT CONDITION	Requirement Calculation	Credit	Sub-total	Proposed Total
A. STREET FRONTAGE: (Condition A) Adjacent Road @ 1 PU/40 LF Interior Road @ 1 PU/20 LF (Root Barriers will be required where street trees are within 5' of sidewalk)	1,288 LF/40 = 32.2 PU ~~5,040 LF/20 = 277.0 PU~~ ~~5,800 LF/20 = 290.0 PU~~	-	~~322.0 PU~~ 322.2 PU	
B. Parking Lots: (Condition B) Interior Landscaping @ 1 PU/12 Parking Spaces	~~131 PU/12 Spaces = 10.0 PU~~ 111 PU/12 Spaces = 9.3 PU	-	~~10.0 PU~~ 9.3 PU	
C. SWM: (Condition 'F') Screen adjoining properties, public and private roads when slopes are > 4:1 Class 'A' screen 1 PU/15 LF of perimeter measures at toe of fill slopes and top of cut slopes. No woody vegetation within 15 feet of the toe of fill embankments. 10 foot landscape strip between no planting zone and property line. No woody vegetation within 25 feet of inlet structure. Fencing shall be located min. 10' from R/W.	2,010 LF/15 = 134.0 PU	ENVIRONMENTAL EASEMENT AND/OR OAG LINE EASEMENT RETENTION OF EX. VEGETATION (739 LF/15= 50.6 PU)	83.4 PU	
I. RETAINING WALLS (Condition J) Walls greater than 5' @ 1 PU/15 LF	1,796 LF/15 = 119.7 PU	--	119.7 PU	~~1,121.0 PU~~ 1,120.6 PU
M. REAR & SIDE YARD: (Condition M) Class 'A' screen, (minimum installed height of 30" for shrubs and 6' for evergreen trees)	~~4,630 LF/15 = 302.8 PU~~ 4,639 LF/15 = 309.3 PU	--	~~302.8 PU~~ 309.3 PU	
Rear and Side Yard Screening 1 PU/15 LF				
Residential Transition Area (RTA) area of buffer/400 = Total Planting Units (PU) Required	~~74,050 LF/400 = 187.4 PU~~ 70,863 LF/400 = 185.1 PU	LESS OPEN SPACE ~~0.075/400 = 22.0 PU~~ 0.075/400 = 22.1 PU R/W ~~0.075/400 = 10.0 PU~~ 0.75/400 = 14.5 PU ADJ TH ~~0.111/400 = 22.0 PU~~ 14,200/400 = 35.5 PU	~~122.5 PU~~ 117.0 PU	
OPEN SPACE @ 1 PU/1500 SF OF REQUIRED OPEN SPACE	~~233,000 SF's/1500 = 170.0 PU~~ 253,000 SF's/1,500 = 168.7 PU	-	~~170 PU~~ 168.7 PU	
		TOTAL:	~~1,121.0 PU~~ 1,129.8 PU	

*Credit may be applied for at time of Final Landscape Plan submittal.
The Final Landscape Plan will be approved prior to grading permit applicant.

Plantings within the sam easements, as indicated on the Schematic Landscape Plan including plant material type and quantities are subject to the approval of the Final Landscape Plan. Any required adjustments will be addressed on the Final Landscape Plan reviewed and approved during Phase 2 and will not require any formal refinement of the approved Development Plan.

8. UTILITIES: Public water and sewer will be provided. On-site utilities will be public.

9. USE: The existing use within the area of development is vacant.
   The proposed use is Residential within the area of development.

10. AVERAGE DAILY TRIPS (ADT): Average daily trips as calculated from the Baltimore County Comprehensive Manual of Development Policy See Note #69.

11. STORMWATER
   a. Stormwater management will conform to Baltimore County Standards and the 2000 MANAGEMENT: Maryland Stormwater Management Design Manual.
   b. Stormwater management areas noted on the plan as easements will be privately owned and maintained by the H.O.A. Conceptual stormwater management report submitted prior to filing of Development Plans.
   c. The Hydrology Report verifies that the outfalls are suitable based on criteria provided by the Baltimore County Department of Public Works and Department of Environmental Protection and Sustainability. (See outfalls outfall evaluation)
   d. Owner of lot containing stormwater management easements or drainage and utility easements shall provide Baltimore County personnel a right of entry for the purpose of inspection and/or monitoring site visits. Said inspection and/or monitoring visits shall only be conducted during normal Baltimore County working hours (8:00 am to 4:00 pm Monday through Friday). Authorized Baltimore County personnel shall also have a right of entry through both proposed and existing roads.

12. GRADING: Grading shown is schematic only.

13. VEGETATION: Existing vegetation beyond proposed area of development will be retained in areas not needed for construction or grading. Existing vegetation within proposed area of development consists of forest, scrub and field.

14. SIGHT LINES: Sight lines are shown on the plan for proposed roads which have access to an existing public road. The area between the sight line and the curb line must be cleared, graded and kept free of any obstructions.

15. STORAGE TANKS There are no underground tanks on site.

16. WELL & SEPTIC: There are no existing wells or septic systems on site.

17. LIGHTING: Proposed lighting is shown as a. All proposed street lights shall be LED. Lighting is schematic and subject to change.

18. ENVIRONMENTAL: There are no endangered species, or hazardous materials** on the site.
   *As known to the applicant.
   **As known to the applicant, location and description of hazardous materials as defined by Section 7-101 of the Environmental Article of the annotated Code of Maryland, as from time to time amended.

   A Hydrogeological Report and an Environmental Effects Report has been filed concurrently with this Development Plan.

   This site is not within the limits of the Chesapeake Bay Critical Area. No additional information will be provided to the Department of Environmental Protection and Sustainability to determine compliance with the Critical Area Local Protection Program pursuant to Section 33-2-202(b).

   "There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement & Forest Conservation Easement, Forest Conservation Easement and Forest Buffer Easement except as permitted by Baltimore County Department of Environmental Protection and Sustainability."

   "Any Forest Buffer Easement & Forest Conservation Easement, Forest Conservation Easement and Forest Buffer Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas."

   Access to the Forest Conservation, Forest Buffer, and Forest Buffer and Forest Conservation Easements are from the public roads and as indicated.

   "A forest conservation variance was granted by EPS on March 16, 2017 to allow the removal of two specimen trees. Conditions were places on thes approval to ensure the project met the goals and objectives of the Forest Conservation Law."
   (Grandis View Apartments #01-17-2418)

   "On March 16, 2016, an alternatives analysis was approved by the Baltimore County Department of Environmental Protection and Sustainability In accordance with Baltimore County Code, Article 33, Title 3. Protection of Water Quality Streams, Wetlands and Floodplains. Conditions were places on this approval to reduce water quality impacts including removal of the temporary road and planting of the Forest Buffer Easement."

   "An alternatives analysis was approved by Baltimore County Department of Environmental Protection & Sustainability on March 25, 2021 in accordance with Baltimore County Code, Article 33, Title 3. Protection of Water Quality, Streams, Wetlands, and Floodplains for stormwater outfalls proposed within the Forest Buffer. Conditions were placed on this approval to reduce water quality impacts including additional planting in the Forest Buffer Easement in addition to that required as a condition of previous approvals."

   "A variance to Baltimore County's Forest Conservation Law was granted by Baltimore County Department of Environmental Protection and Sustainability on April 5, 2021 to remove one of six viable specimen trees. Conditions were placed on this approval to ensure the goals of the Forest Conservation Law are met."

19. This property has been held intact since (see Note #4, according to deeds).
   The developer's engineer has confirmed that no known part of the gross area of the proposed development area of this tract as shown on the plan has ever been utilized, recorded, known, or represented as density or area to support any off-site dwellings or properties.

20. Soil and Slope Mitigation Measures: The developer shall do the following in those areas where severe or moderate soil limitations are indicated and/or steep slopes occur:
   a. Insure that grading plans consider protection of these areas from increase in run-off. This may include draining roof down spouts and drives into storm drains.
   b. Stabilization of disturbed areas in accordance with approved sediment control practices.
   c. Consider geotechnical assistance with on-site inspectors as appropriate.

21. According to the Maryland Transit Administration Regional Transportation System map (www.mta.maryland.gov), the nearest MTA service to this site is LocalLink 31, LocalLink 78, LocalLink 79 and CityLink BL.

22. There are no known limitations established by the Courts, County Board of Appeals, Planning Board or Zoning Commissioner which would limit proposed development on site.

23. There are no buildings, properties or sites within the proposed development included on the Baltimore County Preliminary or Final Landmarks List, the National Register of Historic Places, or any Baltimore County Historic District or National Register Historic District or Maryland Inventory of Historic Places, per My Neighborhood Web Site. The owner is not aware of any building, property, or site within the proposed development that is included in the Maryland Archeological Survey.

24. There are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated* per Lori A. Byrne, Environmental Review Coordinator, Wildlife Heritage Service, Maryland Department of Natural Resources, 5.29.2020.

25. Unless noted otherwise, all drainage and utility easements shall be 20 ft. wide.

26. Proposed roads are public. All parking aisles and maneuvering areas will be paved with macadam and permanently striped.

27. Public roads and easements indicated for dedication to Baltimore County will be offered for dedication at no cost to the County.
   *No Parking" signs shall be posted prohibiting parallel parking on 24-foot-wide streets.

28. The Bureau of Traffic Engineering and Transportation Planning has confirmed that the subject site is not within a traffic deficient area (per Mr. Kris Nelms, 12.7.2020).

29. Refuse collection will be provided by Baltimore County.

30. United States Postal Service will provide mail delivery.

31. *No obstructions of any kind may be placed in any Baltimore County right-of-way except by express written permission by an authorized signatory for Baltimore County.*

32. Building envelopes and/or footprints are for illustrative purposes and may not represent the final location for any particular structure. Final building location will be subject to the various standards and limitations illustrated by the details and charts included on this plan.

33. Envelopes shown hereon are for the location of principal buildings only. Accessory structures and projections into yards may be constructed outside the envelope, but must comply with Sections 301 and 400 of the Baltimore County Zoning Regulations. (Subject to covenants and applicable building permits.)

34. Maximum building height allowed is 50 feet in DR zones.

35. All signs shall conform with BCZR Section 450 and all zoning policies.

36. The CIM was held on 9.10.2020. The minutes which identify all comments can be found in PAI File No. 01-0613, on file in Room 123 of the Baltimore County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204.

37. The "Recommended Areas of Critical State Concern" map included on this sheet indicates that this property is not located within a Critical State Area of Concern.

38. Parcels designated as "H.O.A." shall be dedicated to the Home Owner's Association.

39. There are Residential Transition Areas (RTAs) on site.

40. Per the Baltimore County 2020 Basic Service Maps (per Bill 30-20, adopted; 5.4.20):
   - The site is not located within an 'Area of Special Concern' per the Sewerage Area Map.
   - The site is not with in a 'Deficient Zone' per the Water Supply Area Map.
   - The site is not located in a 'Deficient Level of Service' per the Transportation Map.

41. The development as proposed will include protective measures adequate to prevent erosion or sloughing of any steep slopes as defined by Section 32-4-101 of the Baltimore County Code and promote the preservation of the natural topographic features of the steep slope. This will be achieved by providing Erosion and Sediment Control measures in accordance with the requirements of the Baltimore County Soil Conservation District and the current State of Maryland Specifications for Soil Erosion and Sediment Control.

42. Handicap/ADA sidewalk ramps will be provided at all street intersections.

43. The approximate distance of proposed lines of division are indicated. Bearings will be indicated on the Record Plat.

44. Maintenance of retaining walls will be disclosed to all prospective lot owners. Retaining walls will be located within an HOA easement(s) that will permit maintenance materials and maintained by HOA in perpetuity.

45. Driveway locations are approximate and are subject to changes. Note: Changes in building location or orientation, or proposed driveway location, at the time of building permit may require a determination from the zoning office for possible amendment to the Final Development Plan (FDP).

46. The area of development is located within the Urban Rural Demarcation Line (URDL).

47. Lots 1, 15, 16, 21, 22, 33, 34, 50, 59, 68, 87, 74, 75, 80, 81, 84, 85, 99, 100, 115, 126, 127, 136, 137, 145, 150, 151, 154, 155, 185, 186, 187, 210, 211, 223, 224, 234, 235, 243, 244, and ~~251~~ 252 are designated as high visibility lots. Pursuant to BCZR Section 260.8.b any street frontage side facade exposed to the public right of way shall incorporate various architectural features so as to not be felt as a blank wall. Lots 1-33, 75-99, and 197-243 shall receive enhanced rear architectural treatments.

48. The recorded deeds of lots that are encumbered by access easements will state "Access Easements may not be fenced".

49. Private yard area of 500 contiguous square feet with a minimum of 15-foot dimension is provided, subject to variance request.

50. Property owners must note that the units with rear loaded garages have no sidewalks along the public roads. Lead walks to the front of the properties must be utilized to access the front of the units.

51. Address signage shall be provided at common lead walks for units 1-33, 75-76, 85-87. Address signage shall also be provided at the walks between units 9-7, 11-12, 15-16, 27-28.

52. A chart will be added to the FDP indicating the allowed deck depths for each lot.

53. Community Concerns (as stated at CIM) and Responses.

   a. A request was made to have an atmosphere similar to Quarry Lake with benches, bike and walking trails. Patapsco Glen II provides sidewalks throughout the project in conjunction with walking trails and associated seating areas.

   b. A comment was made to preserve a lot of environmental areas. No development is currently proposed north of the gas line. The area north of the gas line is designated as open space and environmental areas.

   c. Comments concerning the number of units proposed were raised. The project density has been reduced from 288 units as presented at the CIM to 255 units as indicated on this Development Plan.

   d. Comments were raised concerning the schools. Based on the reduced density and the 2020-2021 school enrollment numbers, the elementary, middle, and high schools are under capacity.

   e. Questions were asked regarding stormwater management and drainage along Johnnycake Road. Stormwater Management and water quality will be provided as required.

   f. On-site stormwater management practices will be placed adjacent to Johnnycake Road to capture and treat runoff. Drainage within Johnnycake Road will be collected by the proposed storm drain system, connecting into the existing public system.

Typical building shown on these single family lots attached dwelling dictate a specific orientation which allow compliance with BCZR. Should the orientation change, the setbacks required by Section 1801.2C.4 must be met.

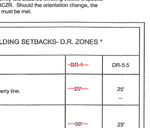
RESIDENTIAL BUILDING SETBACKS- D.R. ZONES *

	DR-3.5	DR-5.5
From front building face to: Public street right-of-way or property line. Arterial or collector	~~50'~~	25' --
From side building face to side building face:	~~10'~~	25'
Public street right-of-way	~~20'~~	25'
From rear building face to: Rear property line	~~20'~~	30'
Public street right-of-way	~~30'~~	50'
Any building face to: tract boundary		30'
Additional setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.		50'
This table lists minimum setback requirements and building heights for urban residential use. For a fuller explanation of these and other requirements, consult the Comprehensive Manual of Development Policies (CMDP).		

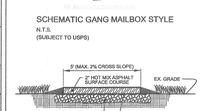
* Subject to variance requests.

FIRE DEPARTMENT NOTES

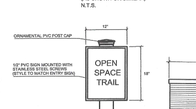
"X" ATTACH?		
x	1.	Where fire protection water supplies are required to be provided shall be installed and made available for use not later than the time when construction of any individual dwelling unit is under roof. A trucker non mailbox for access to dwellings and fire hydrants shall be available for and usable by emergency fire apparatus and capable of handling emergency apparatus weighing 70,000 lbs, when construction of any dwelling is under roof, in accordance with the Baltimore County Fire Prevention Code, County Bill No. 3-17, Section 1; 35.4.3.3
x	2.	The proposed roadways throughout the development shall not be obstructed in any manner for emergency apparatus, including the parking of vehicles. Also any trees planted shall not be the type that would interfere with emergency apparatus acces when they mature, 2013 NFPA 1 Fire Code Section 18.2.4.1
x	3.	The Baltimore County Fire Marshal's Office has requested that street signs be installed when the first house is under roof.
x	4.	All fire hydrants spacing shall be in accordance with the Baltimore County Standard Design Manual.
x	5.	The fire hydrants shall be painted "Orange" for public hydrants and "Chula RED" for private hydrants in accordance with the Baltimore County Fire Prevention Code, County Bill No. 3-17 Section 1;18.5.05.5
x	6.	A separate building permit is required for the installation of a residential sprinkler system for each individual dwelling unit, The sprinkler contractor shall have a licensed sprinkler license through the Maryland State Fire Marshal's Office.
x	7.	The Baltimore County Fire Prevention Code, County Bill No. 3-17, Section 1:35.11.3.5, requires that the address size for residential occupancies be a minimum of three "3" inches. The development is also required to display addresses be on the front and back of each dwelling unit. See lot numbers below).
x	8.	The proposed buildings shall be designed and constructed as to meet the applicable provisions of the Baltimore County Prevention Fire Code, County Bill No. 3-17.
x	9.	All the on site fire hydrant must be a minimum distance of 40 feet away from any building.
x	10.	A fire hydrant is required to be within 100 feet of a fire department connection (FDC). A fire hydrant with a distance of 150 feet is permissible, if the total distance is drivable by the emergency apparatus.
x	11.	A separate building permit is required for the installation of the underground fire line and shall be reviewed by the Fans Review Section of Baltimore County prior to the Installation.
x	12.	A separate building permit is required for the installation of any automatic sprinkler systems.
x	13.	Temporary address signage shall be installed at the driveway entrance to assis emergency apparatus in the event of an emergency during the construction phase.
x	14.	Hydrants every 300' for townhouse development.



SCHEMATIC GANG MAILBOX STYLE
N.T.S.
(SUBJECT TO USPS)



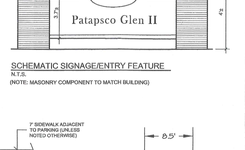
MACADAM PATH DETAIL
N.T.S.



TRAIL SIGN DETAIL
N.T.S.

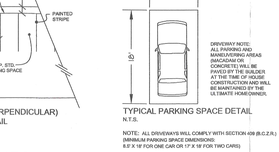
FENCE DETAIL
(AS SHOWN OR SIMILAR)
N.T.S.

PRIVACY FENCE DETAIL
(AS SHOWN OR SIMILAR)
N.T.S.

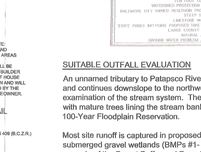


25 SQ. FT. MAX. AREA
exterior illumination

SCHEMATIC SIGNAGE/ENTRY FEATURE
N.T.S.
(NOTE: MASONRY COMPONENT TO MATCH BUILDING)

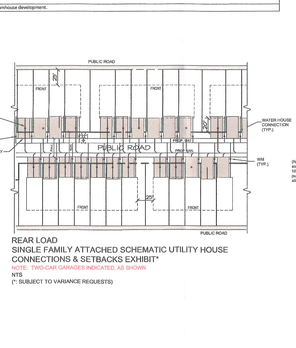


PARKING DETAIL (PERPENDICULAR) AND SIDEWALK DETAIL
N.T.S.

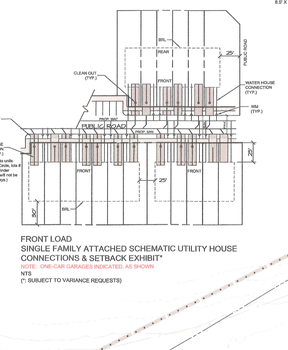


TYPICAL PARKING SPACE DETAIL
N.T.S.

NOTE: ALL DRIVEWAYS WILL COMPLY WITH SECTION 409 (B.C.Z.R.) MINIMUM PARKING SPACE DIMENSIONS:
8.5' X 18' FOR CORE CAR OR 17' X 18' FOR TWO CARS)

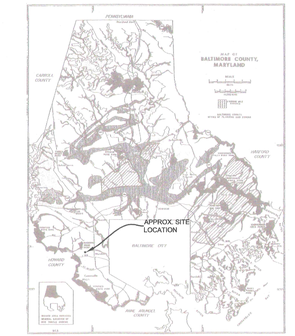


REAR LOAD
SINGLE FAMILY ATTACHED SCHEMATIC UTILITY HOUSE CONNECTIONS & SETBACKS EXHIBIT*
NOTE: TWO-CAR GARAGES INDICATED, AS SHOWN
NTS
(*: SUBJECT TO VARIANCE REQUESTS)



FRONT LOAD
SINGLE FAMILY ATTACHED SCHEMATIC UTILITY HOUSE CONNECTIONS & SETBACK EXHIBIT*
NOTE: ONE-CAR GARAGES INDICATED, AS SHOWN
NTS
(*: SUBJECT TO VARIANCE REQUESTS)

DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (M.C.S.) DATUM.
HORIZ. - NAD - 83/2011 VERT.: - NAVD: 88



SUITABLE OUTFALL EVALUATION

An unnamed tributary to Patapsco River passes through the northeast corner of the property and continues downslope to the northwest. Eco-Science Professionals, Inc. has made a visual examination of the stream system. The stream channel is well-defined and heavily vegetated with mature trees lining the stream banks. The stream is protected by a Baltimore County 100-Year Floodplain Reservation.

Most site runoff is captured in proposed closed networks that convey storm flows to three (3) submerged gravel wetlands (BMP's #1- #3). Discharges will outfall into open areas immediately upgrade of the Forest Buffer and Forest Conservation Areas west and north of the development. Riprap velocity dissipaters will be incorporated to disperse flows entering the buffer. Backs of Lots 1-32 will be graded to allow runoff from roofs, yards, and open spaces to flow overland into six grass swales.

With the inclusion of Environmental Site Design practices, it is our opinion that there will be no significant adverse change in the rate, velocity or degree of concentration of the runoff from these facilities as it enters the existing forests. Therefore, we conclude that the outfalls are "suitable" based on criteria provided by the Baltimore County Department of Public Works and the Department of Environmental Protection and Sustainability.

ZONING HISTORY:

CASE #99-426-SPHX

WHEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of August, 1999 that the Petition for Special Hearing to approve an illuminated sign, 20 sq.ft. in dimension, and accessory parking in a D.R.5.5 zone for the proposed golf driving range, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception for a golf driving range in a R.C.3 zone, pursuant to Section 1A02.2.B(13) of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Prior to the issuance of any permits, the Petitioners shall submit a detailed lighting plan, as described herein, for review and approval by the Office of Planning. Said plan shall be similar to that approved in the Maryland Golf Academy case.

3) The Petitioners shall be required to make modest road improvements to the frontage of their property along Johnnycake Road to insure a safe means of access to the site is provided. I will leave it to the expertise of Developer's Plans Review/Department of Public Works to determine the precise nature of any road improvements to the frontage of the property along Johnnycake Road.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LEGEND

EXISTING
- TRACT BOUNDARY
- EASEMENT
- ROAD
- TOPO MAJOR
- TOPO MINOR
- STORM DRAIN
- SANITARY SEWER
- WATER
- TREELINE
- ZONING LINE
- SOILS LINE
- URDL
- ML IM, DR-1
- SLOPES > 25%
- EXISTING FRONT ORIENTATION
- LIGHT
- UTILITY POLE
- SPECIMEN TREE TBR (TO BE REMOVED) TBR TO REMAIN

PROPOSED
- (ADT) AVERAGE DAILY TRIP (ADT)
- TBR TO BE REMOVED
- OPEN SPACE
- FOREST CONSERVATION
- FOREST BUFFER/ FOREST CONSERVATION
- RECREATIONAL GREENWAY RESERVATION
- PROPOSED FRONT ORIENTATION
- FOREST BUFFER
- ALTERNATE FOREST BUFFER
- FLOOD PLAIN
- STREET LIGHT

0' 20' 50' 100'
SCALE: 1"=50'

HEARING OFFICERS HEARING AND ZONING HEARING TO BE COMBINED
REDLINE

NORTH
MCS

SCHEMATIC LANDSCAPE PLAN CERTIFICATION FORM

THIS SCHEMATIC LANDSCAPE PLAN IS SEALED BY A LANDSCAPE ARCHITECT AND CERTIFIED BY MY SIGNATURE BELOW AS BEING IN ACCORDANCE WITH ALL COUNTY AGENCY LANDSCAPE ARCHITECTURAL COMMENTS.

APPLICANT SIGNATURE — DATE — STACEY A. McARTHUR PRINT NAME

D.S. THALER & ASSOC. LLC
7115 AMBASSADOR ROAD, BALTIMORE, MARYLAND 21244-7428

PROJECT NAME:
PATAPSCO GLEN II

PLAN TITLE:
SCHEMATIC LANDSCAPE PLAN (CONT.)

COUNCILM

Case No.: 01-0613 / 2021-76-A

Exhibit Sheet

County
~~Petitioner/Developer~~ ~~Protestants~~

No. 1	4/5/2021 DPR DPC Comments	
No. 2	4/24/2021 DPR Sche Landscape Plan	
No. 3	4/7/2021 R+P OS + Greenways DPC Comment	
No. 4	4/7/2021 OZR DPC Comment	
No. 5	4/7/2021 REC DPC Comment	
No. 6	DEPS EIR, SWM, GWM Comments	
No. 7	DEPS 4/5/2021 Specimen Tree Approval	
No. 8	DOP HOH Report, 4/29/2021	
No. 9	DOP CPC 7/27/20 DPC 4/1/21 Comments	
No. 10	DOP SIA Forms 1-4	
No. 11		
No. 12		

BALTIMORE COUNTY, MARYLAND

SUBJECT: Development Plan Review Comments
For DPC April 7, 2021

DATE: April 5, 2021

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
Department of Permits, Approvals and Inspections

PROJECT NAME: PATAPSCO GLEN II

P.A.I. NO.: 01-0613

LOCATION: JOHNNYCAKE ROAD

DISTRICT: 1C1

We reviewed the subject plans received dated March 4, 2021 and have the following comments. Development Plan proposed 255 townhome units.

GENERAL COMMENTS:

The *State Department of the Environment* construction permits for water and sewer mains that are larger than 15-inches in diameter and for pumped sewer systems (including grinder pumps) will be obtained through the *Baltimore County Department of Public Works* after approval of the construction drawings.

All construction shall be accomplished in accordance with Baltimore County Standard Specifications and Details for Construction *(February, 2000, as amended)* and Baltimore City Standard Details.

A *Public Works Agreement* must be executed by the owner and Baltimore County for the required public improvements.

A property re-subdivision will require full payment of pre-existing construction loan charges before recordation.

Any manmade embankment over 10-feet vertically shall be designed and/or approved by a soils engineer. The following note is to be placed on the sediment control plans and grading plans before approval will be given:

County 1

- *"All manmade embankments have been designed and/or certified for stability by a soils engineer".*

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision and for any damages caused by his construction equipment outside of his subdivision. Occupancy permits will be withheld until such damages have been corrected.

The contours on the plan reveal rather excessive grading. The Developer's engineer is cautioned not to exceed the maximum set by Baltimore County standards. Benching requirements shall be in accordance with *Section 41.02, Item 3* of the *1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control.* Retaining walls that are proposed along road rights-of-way shall be located away from the right-of-way a distance that is at least equal to the height of the wall.

The Developer and his engineer shall be responsible for investigating the need for and obtaining the necessary permits for the facilities serving this site that may require a "*Corps of Engineer's Permit*," a "*Water Resources Permit*," a "*Water Quality Certification*," and any other federal or state permits.

The Developer shall be responsible for having all proposed street names in any new development approved by the *Street Name and Address Section* of the *Department of Permits, Approvals and Inspections* prior to his engineer placing these names on the final record plat and/or construction drawings. All street name changes made after plat recordation must be approved by the *Street Name and Address Section* and the record plat and construction drawings revised accordingly. The method for changing street names after a plat has been recorded will vary by project, and guidance will be provided by the *Street Name and Address Section.*

Test pits within County roads require a utility cut permit obtained from the *Bureau of Highways and Equipment Maintenance.*

The coordinate system used on all County drawings must be based on the North American Datum of 1983 (NAD 83) with the readjustment date shown in parenthesis. A couple examples are: NAD 83(1991) and NAD 83(2007). The elevation system of all drawings must be based on the North American Vertical Datum of 1988 (NAVD 88).

All drainage and utility easements containing a sewer or storm drain shall be a minimum of twenty (20) feet wide.

HIGHWAY COMMENTS:

Johnnycake Road is an existing road which shall ultimately be improved as a 50-foot street cross-section on a 70-foot right-of-way.

The Developer's responsibilities along the existing road frontage of the development shall be as follows:

a) The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the subdivision or as may be required to establish line and grade.

b) The submission of full cross sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.

c) The preparation of the right-of-way plat for, and the dedication of, any widening and slope easements at no cost to the County.

d) The preparation of the right-of-way plats for any offsite road right-of-way required to make the necessary improvements.

e) The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.

f) The relocation of any utilities or poles as required by the road improvements.

g) The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County standards.

The interior roads of the site shall be public curb and gutter roads and shall be the Developer's full responsibility. The paving thickness for the traveled way shall conform to Baltimore County standards and requirements.

The paving thickness shall conform to Baltimore County standards and requirements.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

The Developer is responsible for the grading of the widening to the proposed cross section based on the grade of the existing road. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.

The Developer shall provide an in-fee right-of-way at no cost to Baltimore County to permit County maintenance forces to perform any necessary work in the SWM and/or storm drain

reservation. This right-of-way shall be a minimum of 20 feet wide and shall have a grade less than 10% from the roadway to the reservation.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the *Department of Public Works, Bureau of Highways.*

Driveways shall be constructed in accordance with Baltimore County standards with depressed curb and 7-inch concrete aprons within the right-of-way.

All driveway entrances shall conform to Standard Plates R-15, R-15A, or R-15B.

In accordance with *Baltimore County Code, Section 32-4-408*, streetlights are required along all road frontages of subdivisions. The Developer will be responsible for the full cost of installation of the cable, poles and fixtures. Along new roads, the County will assume the cost of the power when the roads have been accepted for County maintenance. Along existing roads, the County will assume the cost of power after installation.

"**No Parking**" signs shall be posted prohibiting parallel parking on 24-foot-wide streets and within any turnaround areas.

Ramps shall be provided for physically handicapped persons at all street intersections. The ramps shall have detectable warning areas and shall be constructed in accordance with Standard Details R-36A or R-36B.

Sidewalks are required on both sides of the streets within this subdivision and/or along the frontage of all existing streets including state roads. The walks shall be a minimum of 5-feet wide and shall be installed to conform to Baltimore County standards and to current Americans with Disabilities (ADA) guidelines.

The tee-turnarounds shall conform to Baltimore County Standard R-N-1, R-N-2, R-N-3, or R-N-4.

STORM DRAIN AND SEDIMENT CONTROL COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and right-of-way both onsite and offsite and the deeding in-fee of said right-of-way at no cost to the County. Preparation of all construction, right-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development are also the responsibilities of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of topsoil.

In accordance with *Baltimore County Code 33-5,* a grading plan shall be approved and a *Performance Bond* posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the *Baltimore County Sediment Control Manual.* Minimum acceptable stabilization measures will be as specified in the *Baltimore County Sediment Control Manual* under "*Critical Area Stabilization (With Semi-Permanent Seedings).*" Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

Floodplain studies will be necessary to be reviewed and approved prior to the recording of any record plat or issuance of any grading or building permits.

The Developer must furnish the *Bureau of Development Plans Review* with a *floodplain study* prepared by and sealed by a Professional Engineer. The study will be done in accordance with the latest version of the "Recommendations for Watershed Studies, Flood Plain Studies and Waterway Crossing Studies".

The 100-year floodplain shall be dedicated to Baltimore County in-fee or as an easement, at no cost to the County.

The rear of buildings may not be constructed within 20 feet of the floodplain as established for a 100-year flood level with a 1-foot freeboard. *See Plate DF-1 and DF-2 in the Baltimore County Design Manual.*

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1-foot above the floodplain elevation in all construction.

In accordance with *Baltimore County Code, Section 32-4-414,* filling within a floodplain is prohibited.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

When the quantity of drainage in roadside ditches is expected to exceed 2 c.f.s. or a velocity of 4 feet per second, concrete curb and gutter is required to prevent erosion.

Temporary construction easements of adequate width are necessary adjacent to all offsite right-of-way or easements where utility construction is planned. They should be indicated on the right-of-way plats and construction drawings.

The record plat/building permit shall be withheld until offsite right-of-way and utility construction as required has been cleared and the contract for the utilities has been awarded.

The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to road right-of-way or storm drain reservations.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the *Baltimore City Water Division* for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

The Developer is responsible for any public water main extension and/or public sanitary sewer required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

The Developer is responsible for the entire cost of any relocation of the existing public water main and/or sanitary sewer, including the preparation and the cost of construction drawings and right-of-way plats required, all right-of-way acquisition and/or release costs and recordation charges.

The Developer is responsible for the cost of capping or plugging any existing house connections not used to serve the proposed site.

The Developer will be given credit for one system connection charge for each existing house that is now connected into the public services.

Water and sanitary sewer service connections shall be installed by a utility contractor prior to the road improvements and shall be included in the *Public Works Agreement*.

The determination of the water system connection charges will be predicated on the established relationship using a 5/8-inch water meter at a cost of $575.00 per living unit. The sewer system connection charge, likewise, is based on a 5/8-inch water meter at a cost of $875.00 per living unit. Note: The same rate applies for 1-inch meters for sprinkler service.

Fire hydrant spacing and location are subject to review and approval by the *Fire Protection Section* of the *Fire Department*.

Right-of-way is required through this property for future construction and maintenance of public sanitary sewerage. The Developer is responsible for the establishment of the right-of-way, and the conveyance thereof, to Baltimore County at no cost to the County.

Public sanitary sewer with the associated right-of-way is required through this property for future construction upstream of this property. The Developer is responsible for the cost of the

construction and design of the public sanitary sewer and the establishment of the right-of-way and conveyance thereof, to Baltimore County at no cost to the County.
Public sanitary sewers serving the individual lots/properties within the subdivision shall be located within the public roads serving those lots/properties, where practicable.

TRAFFIC ENGINEERING COMMENTS:

Confirm and then add this note to the development plan:

- *"Bureau of Traffic Engineering and Transportation Planning" has confirmed that the subject site is/**is not** within a traffic deficient area.*

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

LANDSCAPE COMMENTS:

1. Schematic Landscape Plan(s) must be approved prior to Development Plan approval.
2. An approved Final Landscape Plan, cost estimate, and security are required prior to permit approval.

SITE-SPECIFIC COMMENTS:

1. A *Public Works Agreement* is required.
2. Johnnycake Road is an existing road and frontage improvements will be consistent with the Patapsco Glen project (refer Drawing No. 2018-2195).
3. Developer shall investigate for adequate fire flow at the site and provide minimum 8-inch water main in the proposed public roads.
4. The Cedar Branch Relief Sewer is under construction and when complete will have adequate capacity to accommodate the projected flows from the Patapsco Glen II site.
5. Show adequately sized trash pads per the CPC comments.
6. Provide tee-turnaround areas at the terminus off all dead-end streets less than 300-feet long.
7. The developer shall provide a minimum 25' wide utility easement on the northern part of the property that will allow for extension of gravity sewer from the adjacent Patapsco Fields subdivision to the Johnnycake Pumping Station. Revise the dedication table.
8. Extend public sewer for the proposed Patapsco Fields project. Coordinate with Morris Richie sewer design for the location and easement width requirements for the proposed

sewer. Specifically, provide public sewer to the right of the SWM easement # 2 up to the gas line right-of-way.

9. Provide a pressure-reducing valve (PRV) when the static pressure exceeds 80-psi.
10. Sewer mains when out of the roads must be built with proper maintenance access. Therefore, the proposed grades over sewer should not exceed 10%.
11. Check for diversions of drainage areas larger than 1-acre.
12. The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to road right-of-way or storm drain reservations or where private easements or environmental easements abut the property line. Revise the dedication table.
13. Revise the Limit of Disturbance to include the utility connections in Johnnycake Road.
14. Do not allow fills or retaining walls over or near existing utilities that may cause structural harm or limit access to the utility.
15. Add additional retaining wall elevations.
16. Retaining walls must be in an HOA easement, be built with permanent materials and be maintained by the HOA in perpetuity. Add a note that the maintenance of the retaining walls will be disclosed to all prospective lot owners.
17. A 100-year floodplain study is required.
18. Label the 100-Year Floodplain Reservation/Easement, "To be dedicated to Baltimore County."
19. A traffic impact study is required.
20. Prior to development plan approval, Development Plans Review (DPR, 410-887-3751) shall be contacted to schedule a field visit.

* * * * *

The plan must be revised in accordance with the above comments prior to the development plan hearing.

VKD: mlv
cc: file

Donna Mignon

From: James Hermann
Sent: Monday, April 26, 2021 9:44 AM
To: Administrative Hearings
Cc: Vishnubhai K Desai; Lloyd Moxley; Darryl D Putty
Subject: Patapsco Glen II - Johnnycake Road - April 29th at 10:00 a.m. PAI # 01-0613 - Approved SLP Sheet 1 of 2
Attachments: P-DPR Exhibit 1A - Patapsco Glen II - Approved Schematic Landscape Plan - Redline - Sheet 1 of 2.pdf

Good morning.

Enclosed please find the following Exhibit(s):

1. DPR Exhibit – Patapsco Glen II - Approved Schematic Landscape Plan – Sheet 1 of 2

Please call if you have any questions.

Thanks Jim

County 2

Donna Mignon

From: James Hermann
Sent: Monday, April 26, 2021 9:45 AM
To: Administrative Hearings
Cc: Vishnubhai K Desai; Lloyd Moxley; Darryl D Putty
Subject: Patapsco Glen II - Johnnycake Road - April 29th at 10:00 a.m. PAI # 01-0613 - Approved SLP Sheet 2 of 2
Attachments: P-DPR Exhibit 1B - Patapsco Glen II - Approved Schematic Landscape Plan - Redline - Sheet 2 of 2.pdf

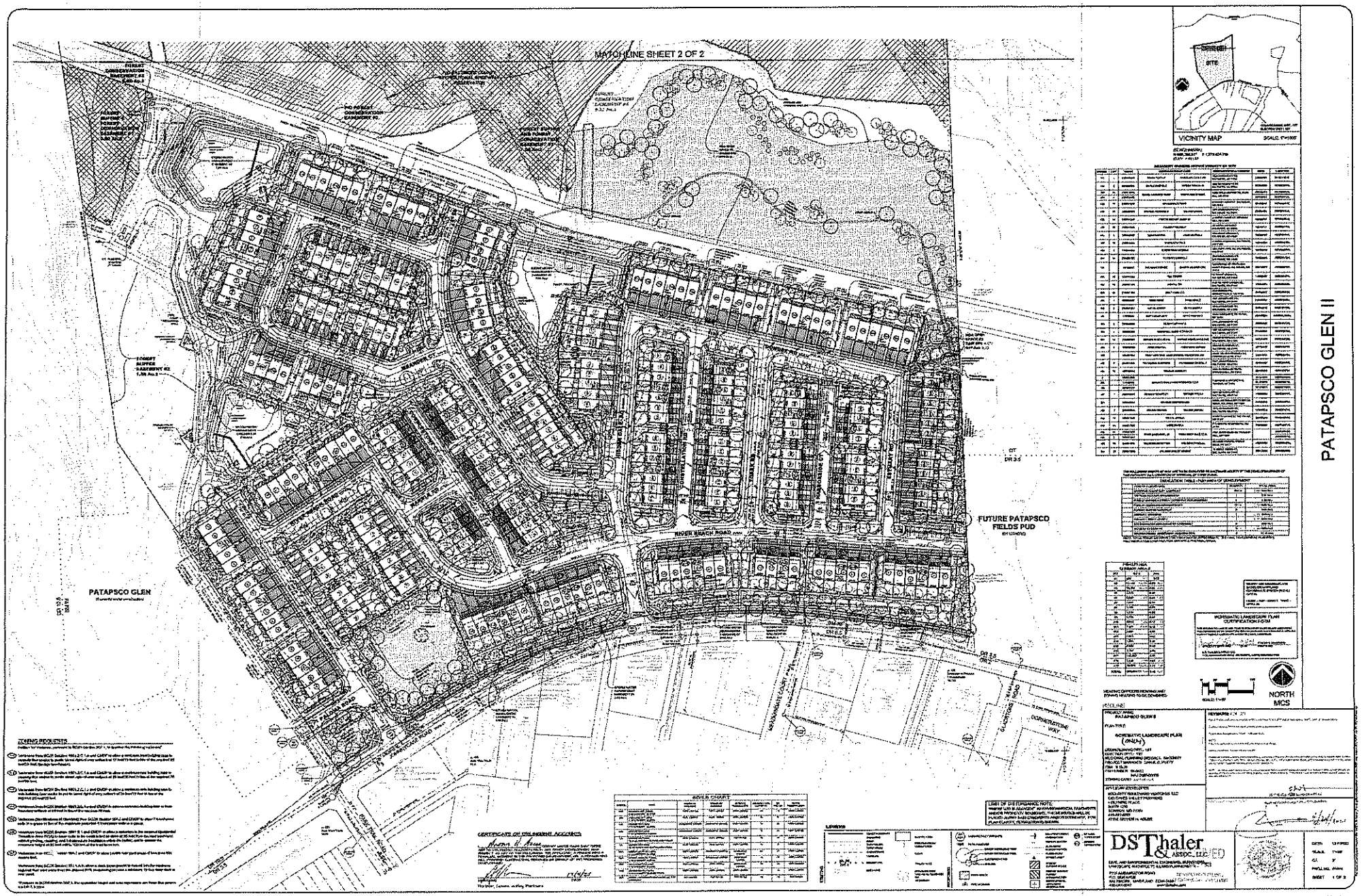
Good morning.

Enclosed please find the following Exhibit(s):

1. DPR Exhibit – Patapsco Glen II - Approved Schematic Landscape Plan – Sheet 2 of 2

Please call if you have any questions.

Thanks Jim


MATCHLINE SHEET 2 OF 2
PATAPSCO GLEN
FUTURE PATAPSCO FIELDS PUD
PATAPSCO GLEN II
VICINITY MAP
NORTH
MCS
DST Thaler & ASSOC., LLC

PATAPSCO GLEN II

GENERAL NOTES

SCHEMATIC LANDSCAPE PLAN

PUMPING STATION & ACCESS EASEMENT EXHIBIT

MATCHLINE SHEET 1 OF 2

DST Thaler & ASSOC., LLC

BALTIMORE COUNTY, MARYLAND

Subject: Development Plan Comments Date: April 7, 2021

From: Bureau of Development Plans Review for the Department of Recreation and Parks

Project Name:	Patapsco Glen II	
Project Number:	01-0613	Zoning: DR 3.5, DR 5.5, OT, & BM-IM
Location:	Johnnycake Road	
Districts:	Election: 1	Council: 1

Comments:

This project is subject to the Adequate Public Facilities Act, Bill No. 110-99. The comments generated herein reflect the requirements of Bill No. 110-99, Bill No. 73-16, Bill No. 83-16 and the Baltimore County Local Open Space Manual, as adopted by the Baltimore County Council on February 22, 2000.

Open Space is required for this development.

The following are site/plan specific comments:

1. The Open Space required for ~~255~~ 253 proposed units ("Residential Development Units") is ~~255,000sf~~ 253,050 or ~~5.85~~ acres. Open Space provided ~~259,056~~ 259,156 sf or ~~5.94~~ acres of Open Space.
2. For any lots adjacent to the open space, screening and/or fencing shall be provided along the property lines to deter encroachment and to define the open space limits. Request decorative fencing be provided to define the limits of the Private HOA Open Space areas from the proposed residential lots.
3. Each Open Space parcel must have a minimum of one, 20-foot wide, vehicular access. A minimum 20-foot road frontage must be provided. Each Open Space parcel shall have a maintenance access to a public right of way.
4. Please provide a copy of the Pattern Book.
5. Provide permission from BGE to allow the proposed trail system within their rights-of-way. Please add a note to the Development Plan stating this.

County3

6. Please coordinate with adjacent Patapsco Fields PUD design team for Open Space locations and pedestrian connections.

Baltimore County Master Plan Designated Greenway Comments:

1. In addition to the Open Space requirements, **Dogwood Run** is a Master Plan designated Recreational Greenway. The area of the Greenway dedication shall be the limit of the 100-year floodplain or wetland or forest buffer, **whichever is greater.**

2. A Recreational Greenway Reservation of the 100-year floodplain or the wetland or forest buffer (associated with Dogwood Run), **whichever is greater,** shall be dedicated to Baltimore County.

3. Show and label any existing Baltimore County Recreational Greenway Reservation /Easement parcels adjacent to the subject property.

4. The Recreational Greenway shall be clearly delineated and labeled "Baltimore County Recreational Greenway Reservation." The Forest Buffer Easement must be labeled separately.

5. Limits of a Recreational Greenway Reservation: The limits of the 100-year floodplain or the wetland or forest buffer, **whichever is greater,** shall be dedicated to Baltimore County. Please review and confirm the presence or lack of Recreational Greenway on the subject property.

Please add note:

Bureau of Development Plans Review for
Department of Recreation and Parks
111 West Chesapeake Avenue, Room 119
Towson, Maryland 21204

4. A note shall be added to the plan to read: "Within the area shown as 'Baltimore County Recreational Greenway Reservation/Easement,' permitted uses may include: public access for hiking, bicycling, fishing, nature/environmental studies, and Baltimore County supervised trail improvements and maintenance, subject to approval by Department of Environmental Protection and Sustainability."

BALTIMORE COUNTY, MARYLAND

Subject: Development Plan Comments

DPC Date: 04/07/2021

From: PAI – Zoning Review

11:00 a.m., Rm. 123

Project Name: Patapsco Glen II

Plan Date: 04/04/2021

Location: 7726 Johnnycake Road

District: 1c1

Proposal: 376 Single Family Dwellings (Attached)

Zoning: DR 10.5/BM-IM

Based on the information provided, the following comments can be offered. This office has no objections to the concept of creating 376 SFD (attached townhouses) from 58.6 acres of zoned property. The developer, engineer or owner should understand at this time that when a development plan is submitted for review, development policies (CMDP) must be readily evident.

1. Remove the DR1 regulations
2. Identify 1 o 2 car garages or non-garages units on typical.

A Final Development Plan (FDP) will be required and the above information may generate additional comments.

Gary Hucik
Planner II
Zoning Review

County 4

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: C. Pete Gutwald, Director
Department of Permits
Approvals and Inspections
Attn: Darryl D. Putty

DATE: April 7, 2021

FROM: LaChelle Imwiko LWI
Real Estate Compliance

SUBJECT: Patapsco Glen II
PAI #01-0613

A review of the development plan for the above referenced project results in the following comments. These comments are advisory in nature.

1. Offsite rights-of-way and easements must be acquired prior to record plat approval.

2. When necessary, access easements, approved by DEPS, should be shown for storm water management facilities, forest buffers, etc.

3. Please label, and provide deed references, for all existing Baltimore County easements and publicly owned areas on the plan.

4. Please label all proposed easements and publicly owned areas on the plan, and provide a Dedication Table that includes the type of conveyance, quantity of each, and total area to be conveyed.

5. Please delineate and label required dedications for highway purposes as "Highway Widening Area", not "Future", "Proposed" or "Ultimate" regardless of whether or not highway improvements will actually be required as part of the development. New roads within the development, if public, should be labeled as such and included in the Dedication Table as "Highway Right-of-Way."

6. Please label with deed references and provide dimensions for any private easements and/or rights-of-way that exist on the property.

County 5

C. Pete Gutwald, Director
Department of Permits
Approvals and Inspections

7. Site-specific comments:

   a. Drainage & Utility Easement #1 is not identified.

   b. The Highway Widening acreage in the dedication table, 1.96 ac., does not match the acreage labeled on the plan (0.33 ac.).

   c. The Access Easement mentioned in the dedication table is not labeled on the plan. Please identify or remove from the dedication table.

   d. Are the SWM Access Roads included in the acreage of the stormwater facilities? If not, please label these areas "Baltimore County Stormwater Management Access Easement #1, X.XX ac., etc., and add them to the dedication table.

   e. Please provide deed references for the 15' Access Easement areas to be released.

   f. Please provide a deed reference for the 30' Access Easement to be relocated.

Donna Mignon

From: Stephen Ford
Sent: Monday, April 26, 2021 11:42 AM
To: Donna Mignon
Cc: Darryl D Putty
Subject: Patapsco Glen II - HOH approvals
Attachments: Patapsco Glen II - HOH approvals.pdf

Donna,
Attached are DEPS comments for Thursday's HOH for Patapsco Glen II.
If you have any questions, Please call.
Thanks,

Stephen A. Ford
Engineering Associate III
Department of Environmental Protection
And Sustainability
Development Coordination
111 West Chesapeake Avenue, Room 319
Towson, Maryland 21204
sford@baltimorecountymd.gov
410-887-5859
410-887-4804 fax

County 6

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & SUSTAINABILITY

DEVELOPMENT PLAN COMMENTS

Project Name: Patapsco Glen II

EPS File No. M200192

Project Location: 7726 Johnnycake Road

Date of Hearing: April 29, 2021

Reviewer(s): Glenn Shaffer

ENVIRONMENTAL IMPACT REVIEW

All previous EIR comments from the 4/7/21 development plan conference have been addressed on the redlined development plan dated 4/29/21.

TRANSMITTAL

DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS

DATE: 1/2/21

410-887-3335

FLAG TO:
// DPR
// PAI
// Rec. & Parks
// PO
M DEPS/SWM — Andrew Fish
// LAND ACQ
// ZONING
// OTHER

RECEIVED
FEB 3 2021
Stormwater Management
M-2001-92
(CA097549)

RETURN TO FROM: LT

RE: Project Name: Patapsco Glen II

PAI No: _____ Project Manager: _____

Type of Plan: DEV.____ CRG____ MS____ Grading____ Sediment Control____ SWM X
Road Drawings____ W&S Drawings____ UA/RA____ FB/FC____
Other: (2) SWM Concept Drainage Area Maps, Concept SWM Hydrology Report, Previous reviews

If Refinement, Number: _____

DRC Number: _____

Engineer: DS Thaler Phone Number: 410-944 3647
Engineer Contact: Kenneth W Snodgrass

ACTION TAKEN BY REVIEWER:

X / / APPROVED / / DISAPPROVED

/ / RETURNED FOR REVISIONS:

APPROVED WITH COMMENTS:
SUBMIT FINAL SWM PLANS, REPORT, & SUPPORTING DOCUMENTS.
PROJECT WILL ALSO REQUIRE GP/SC PLAN APPROVALS.

EPS-SWM — Agency
ANDREW FISH — Reviewer's Name
02/02/2021 — Date

RETURN THIS FORM TO PAI ROOM 123, COUNTY OFFICE BUILDING MS 1105

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: March 24, 2021

TO: Jeff Livingston, Development Coordination
Department of Environmental Protection & Sustainability

FROM: Mia Lowery, L.E.H.S., Ground Water Management
Department of Environmental Protection & Sustainability

SUBJECT: Project Name: PATAPSCO GLENN II
Plan Type: DEVELOPMENT PLAN CONFERANCE
Plan Date: December 8, 2020

Ground Water Management has the following comments on the above referenced plan:

Comments	Date Resolved	Reviewer
1. Property is vacant and will be served by public water and sewer.		

Note: Please include a revision date on all revised plans submitted.

EXHIBIT
13

JOHN A. OLSZEWSKI, JR.
County Executive

DAVID V. LYKENS, *Director*
Department of Environmental Protection and Sustainability

April 5, 2021

Ms. Stacey McArthur
D. S. Thaler & Associates, LLC
7115 Ambassador Road
Baltimore, MD 21244

Re: Patapsco Glen II
Forest Conservation Variance
Tracking # 01-21-3395

Dear Ms. McArthur:

A request for a variance from the Baltimore County Code Article 33, Title 6 Forest Conservation was received by this Department of Environmental Protection and Sustainability (EPS) on February 11, 2021. If granted, the variance would allow the removal of two (2) of seven (7) specimen trees onsite in order to construct 255 townhouses on a 57.4-acre property. The two specimen trees requested for removal are a 33-inch DBH black oak in fair condition and a dead 33-inch DBH red oak. The viable black oak is within forest to be cleared in accordance with an approved forest conservation plan. EPS previously granted a variance on March 16, 2017 to remove these trees for the Granite View Apartments concept plan; however, the development program has changed to a townhouse community thus necessitating a new variance. Nevertheless, no variance is required to remove the dead specimen tree.

The Director of EPS may grant a special variance to the Forest Conservation Law in accordance with criteria outlined in Section 33-6-116(d)(1) of the Code. There are six (6) criteria listed in Subsection 33-6-116(d) and (e) that shall be used to evaluate the variance request. One (1) of the criteria under Subsection 33-6-116(d) must be met, and all three (3) of the criteria under Subsection 33-6-116(e) must be met in order to approve the variance.

The first criterion (Subsection 33-6-116(d)(1) of the Code) requires the petitioner show the land in question cannot yield a reasonable return if the requirement from which the special variance is requested is imposed and will deprive the petitioner of all beneficial use of his property. The applicant proposes to remove the specimen tree in order to construct 255 townhouses. Full application of the law would not deprive the petitioner of all beneficial use of his property, as a smaller development could be built that protects all of the specimen trees. Therefore, we find that this criterion has not been met.

County 7

The second criterion (Subsection 33-6-116 (d)(2) of the Code) requires that the petitioner show that his/her plight is due to unique circumstances and not the general conditions of the neighborhood. The petitioner's plight is due to unique circumstances associated with the location of the specimen tree in relation to the proposed development rather than the general conditions of the neighborhood. Therefore, we find the second criterion has been met.

The third criterion (Subsection 33-6-116(d)(3) of the Code) requires that the petitioner show that the special variance requested will not alter the essential character of the neighborhood. Only one of the six viable specimen trees will be removed from the site with one of those to remain, a 53-inch DBH white oak in excellent condition, retained in HOA open space as a focal point for the subdivision. Moreover, the proposed development is consistent with the large high density development on the opposite side of Johnnycake Road. Therefore, we find that the essential character of the neighborhood will not be altered and that this criterion has been met.

The fourth criterion (Subsection 33-6-116(e)(1) of the Code) requires that the granting of the special variance will not adversely affect water quality. The removal of the specimen tree would not impact any stream, wetland, floodplain, or associated buffer, and 2.9 acres of forest above the 8.9-acre break-even point will be retained in and adjacent to the Forest Buffers. Therefore, we find that granting of the special variance will not adversely affect water quality and that this criterion has been met.

The fifth criterion (Subsection 33-6-116(e)(2) of the Code) requires that the special variance request does not arise from a condition or circumstance that is the result of actions taken by the petitioner. The petitioner has not taken any prior actions to necessitate this variance request. Therefore, this criterion has been met.

The sixth criterion (Subsection 33-6-116(e)(3) of the Code) requires that the Director of EPS find that the special variance, as granted, would be consistent with the spirit and intent of Article 33 of the Baltimore County Code. Removing the viable specimen tree would be consistent with the spirit and intent of the Forest Conservation Law given that 11.8 of the 12.4 acres of existing forest, including the remaining five specimen trees, will be protected in Forest Buffer and/or Forest Conservation Easement. Therefore, this criterion has been met.

Based on our review, this Department finds that all of the above criteria have been met. Therefore, the requested variance is hereby approved in accordance with Section 33-6-116 of the Baltimore County Code with the following conditions:

1. Prior to approval of the grading plan and sediment control plans, a final forest conservation plan reflecting this variance must be approved by EPS.

2. The following note must be added to all plans for this subdivision:
"A variance to Baltimore County's Forest Conservation Law was granted by Baltimore County Department of Environmental protection and Sustainability on April 5, 2021 to remove one of six viable specimen trees. Conditions were placed on this approval to ensure the goals of the Forest Conservation Law are met."

No fee in lieu of mitigation is required for removing the specimen black oak in fair condition since it is within forest to be cleared in accordance with an EPS-approved forest conservation plan.

It is the intent of this Department to approve this variance subject to the above conditions. Any changes to site layout may require submittal of revised plans and a new variance request.

Please have the party responsible for meeting the conditions of this variance sign the statement on the following page and return a signed copy of this letter to this Department within 21 calendar days. Failure to return a signed copy may render this approval null and void, or may result in delays in the processing of plans for this project.

If you have any questions regarding this correspondence, please call Mr. Glenn Shaffer at (410) 887-3980.

Sincerely yours,

David V Lykens
Director

c. Ms. Marian Honeczy, Maryland Dept. of Natural Resources
Mr. Arthur Adler, Security Boulevard Ventures LLC

DVL/ges

I/we agree to the above conditions to bring my/our property into compliance with Baltimore County's Forest Conservation Law.

4/6/21

Property Owner's Signature — Date

Property Owner's Printed Name

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 7/27/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **CONCEPT PLAN CONFERENCE**
Project Name: Patapsco Glen II
PAI #I-613

GENERAL INFORMATION:

Applicant Name: Security Boulevard Ventures, LLC
c/o Caves Valley Partners
1 Olympic Place Ste 1210
Towson, MD 21204
Attn: Arthur H. Adler

Location: Johnnycake Road

Council District: First

Growth Tier: I

Zoning: DR 3.5, DR 5.5, DR 10.5, OT, BM-IM

Acres: 58.29 Acres

Surrounding Zoning and Land Use:

North:	RC 6	Agriculture, Vacant
South:	DR 5.5	Single-family Residential
East:	OT, DR 3.5	Agriculture
West:	DR 10, BM-IM	Agriculture

Project Proposal:

The project proposes 288 single family attached townhomes in which 237 will be with two-car garages and 51 will be with one-car garages on approximately +/- 58.29 acres. The site is currently vacant and mostly cleared with wooded areas appearing near the rear of the site.

Project History:

County 9

A concept plan for Granite View Apartments was submitted for a portion of the subject site (the existing Parcel 333) in 2015. This concept plan proposed 280 apartments and 38 townhouses with garages, all of which were to be rentals. The plan did not continue beyond the concept plan stage.

In 2000, this site was the subject of Comprehensive Zoning Map Process (CZMP) issue 1-051 and 1-058. On issue 1-051, the petitioner, D.S Thaler & Assoc., Inc., requested for a portion of the subject site to be rezoned from RC 3 to DR 3.5. The site was also the subject of issue 1-058 which covered the subject site and significant acreage on abutting sites. The petitioner, the Planning Department staff, requested no change to the site's existing zoning. The County Council's final decision rezoned a portion of the site to RC 6.

Issue Number	Owner, Petitioner	Location	Existing Zoning and Acres	Requested Zoning and Acres	Planning Board Recommendations	County Council Decisions	Comments
1-051	D.S. Thaler & Assoc., Inc	7726 Johnnycake Rd. 400' north of Park Trail Rd and Johnnycake Rd	RC 3 50.0 Total 50.0	DR 3.5 50.0 Total 50.0	RC 3 or RC 6 50.0 Total 50.0	RC 6 50.0 Total 50.0	See issues 1-047, 1-048, 1-049, 1-050, 1-058
1-058	Staff	South side of Old Court Rd. east of Ridge Rd. east of Dogwood Rd. north and south side of Davis Ave	DR 5.5 17.1 RC 2 43.0 RC 3 3,761.1 RC 5 1,381.7 Total 5,202.9	DR 5.5 17.1 RC 2 43.0 RC 3 3,761.1 RC 5 1,381.7 Total 5,202.9	DR 3.5 36.7 RC 2 43.0 RC 3 611.4 RC 5 208.6 RC 6 3,109.2 RC 7 1,194.0 Total 5,202.9	RC 6 3,864.3 DR 3.5 23.2 RC 2 1,194.0 RC 3 121.4 Total 5,202.9	Alternate Request: RC3 PG 5202.9 Total 5202.9 See issues 1-044, 1-047, 1-048, 1-049, 1-050, 1-051 Overlay Adopted

Figure 1: 2000 CZMP Rezoning of the Patapsco Glen II site.

In 2008, this site was the subject of CZMP issue 1-031, in which the petitioner, Ribera Development LLC, requested to rezone certain property including the subject site as shown below, to OR 2 and OT. The County Council rezoned the majority of the tract, including the subject site to BM-IM and other parts of the issue to DR 10.5.

Issue Number	Owner, Petitioner / Location	Existing Zoning and Acres	Requested Zoning and Acres	Final Staff Recommendation	Planning Board Recommendations	Final County Council Decision	Comments
							August 26, 2008
1-031	Ribera Development LLC North side of Johnnycake Rd. across from Park Trail Rd	DR 3.5 6.3 RC 3 21.3 RC 6 94.2 121.8	OR 2 or OT 121.7 121.7	DR 3.5 6.3 RC 3 21.3 RC 6 94.2 121.8	DR 3.5 6.3 RC 3 21.3 RC 6 94.2 121.8	BM IM 68.9 DR 10.5 52.9 121.8	See issue 1-026

Figure 2: 2008 CZMP Rezoning of the Patapsco Glen II site.

The subject site is currently the subject of CZMP issue 1-017 in which the petitioner, the Greater Patapsco Community Association, has requested to rezone the property to DR 3.5 and RC 6. At the time of this memorandum, the County Council has not made a final decision on the requested zoning. As indicated

below, the Department of Planning and the Baltimore County Planning Board has recommended that the property retain its current zoning.

Issue Number	1-017	Petitioner	Greater Patapsco Community Association	Location	7720 Johnnycake Road near Park Trail Road.

Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision
BM IM	64.65	DR 3.5	64.72	BM IM	64.65	BM IM	64.65	
DR 3.5	0.01	RC 6	0.02	DR 3.5	0.01	DR 3.5	0.01	
OT	0.09		64.74	OT	0.09	OT	0.09	
	64.75				64.75		64.75	

Comments Adjacent to Issue 1-035

Figure 3: 2020 CZMP Rezoning Recommendations for the Patapsco Glen II site.

Other Anticipated Actions and Additional Review Items:

☒ Variance	☒ Complete Streets*	☒ School Impact Analysis
☐ Special Exception	☐ Scenic Route	☐ PUD
☐ Special Hearing	☒ Compatibility	☐ Design Review Panel
☐ RTA Modification	☒ Section 260 Standards*	☒ Referral to Planning Board
☐ Waiver	☒ Pattern Book*	☐ Other
☐ Microwave Path		

* Information about the requirements for these items is located on the Baltimore County web page at www.baltimorecountymd.gov/devrev

PARTIES TO BE NOTIFIED BY APPLICANT

1. All adjacent property owners.
2. The community associations listed below:

Ethiopian Community Center in Baltimore, Inc
8120 Fenton Street, Suite 201 B,
Silver Spring, MD 20910.
President: Dr. Amde Meskel Made
amde@ethioccmd.org

Liberty Road Community Council
3525 North Rolling Road
Windsor Mill, MD 21244
President: Shirley Supik

Security-Woodlawn Business Association

6665 Security Blvd
Woodlawn, MD 21207
President: Marisol Johnson
info.swba@gmail.com

Neighborhood Safety Team Baltimore County, Inc.
P.O. Box 7664
Gwynn Oak, MD 21207
President: Walter B. Hollman, Sr.
presidenthollmansr@nstbc.org

Baltimore Chapter of Delicados, Inc
dels@delicadosbmore.org

Greater Patapsco Community Association, Inc
Post Office Box 31
Woodstock, MD 21163
President: Butch Oakman
oakelectric@comcast.net

MEETINGS

Post Submission Community Input Meeting:	TBD	Pre-Concept Plan Conference:	TBD
Concept Plan Conference:	7/28/2020	Community Input Meeting:	TBD
Development Plan Conference:	TBD	Administrative Law Judge's Hearing:	TBD

ANALYSIS

Master Plan:

The *Master Plan 2020* "Land Management Area Plan" designation is Community Conservation Area (CCA) on the southern half of the site and Resource Preservation Area (RPA) on the northern half of the site. The CCAs generally consist of lower to moderate density suburban residential neighborhoods and the concept plan shows a proposed density of approximately 4.94 dwelling units per acre. (288 units/58.29 acres).

The RPAs are designed to protect environmental, historic, and cultural resources, while allowing only limited residential development; the proposed concept plan is inconsistent with the Resource Preservation Area in that it proposes a major residential urban land use form on the portion designated for limited residential development and resource preservation. The applicant should thereby explore a redesign of the northern portion of the site to include more resource preservation of existing open space and other natural resources and the development plan should provide justification on how the proposed development will achieve the goals of the RPA land management area.

The "Proposed Land Use, Baltimore County Smart Coded" designation is T4 General Urban. The T4 transect is primarily a residential urban land use form comprised of a range of housing types to include

attached and detached single family dwellings with varying setbacks. The submitted concept plan proposes a development which is walkable and incorporates streets with curbs and sidewalks in keeping with the T4 transect designation.

The subject site is falls within the area of Capital Improvement Project (CIP) number 72 as a part of expansion of the Security Boulevard included in *Master Plan 2020* (page 58). In addition, the Department of Public Works has approved roadway plans reflecting this extension over and across the proposed site. Given the inclusion of the Security Boulevard extension as a transportation project within *Master Plan 2020*, the applicant is hereby advised that a development scenario wherein the Security Boulevard extension is prevented may raise a Master Plan 2020 conflict requiring consideration and vote by the Baltimore County Planning Board.

Community Plan:

The site is within the area covered by the Patapsco Park & Open Space Concept Plan, adopted in 1992. This plan calls for site plans to provide pedestrian access points into the greenway system established in the plan.

Pedestrian and Bicycle Access Plan:

The Western Baltimore County Pedestrian and Bicycle Access Plan 2006, which is adopted as part of the Baltimore County Master Plan 2020, proposes bicycle improvements along the frontage of the subject site along this section of Johnnycake Road by way of a bicycle lane and pavement right-of-way widening. In the event that widening is taken by this project, the applicant must confirm with the Department of Public Works (DPW) that the ultimate right-of-way meets the Bikeways guidelines found within the DPW Baltimore County Design Manual.

School Impact:

This development is subject to Section 32-6-103 of the Baltimore County Code, Adequate Public Facilities. A school impact analysis is required with development plan submittal. Information is available at the following web site:

www.baltimorecountymd.gov/Agencies/planning/devrevandlanduse/adequatepublicschoolfacilities.html

The proposal is within the boundaries of the following schools:

Dogwood Elementary School
Windsor Mill Middle School
Woodlawn High School

EVALUATION AND RECOMMENDATION

The receipt of additional information from the Community Input Meeting or other sources may generate further comments at the Development Plan Conference.

1. **Residential Performance Standards:** The Baltimore County Zoning Regulations (BCZR) § 260 requires the Director of the Department of Planning to make a finding to the Hearing Officer for all residential development of four lots or more in Baltimore County that is located within the Urban/Rural Demarcation Line. The Department of Planning requires a pattern book as part of the development plan submittal and such pattern book will be required to be consistent with the spirit and intent of Section 260 of the BCZR.

2. **Additional Comments on the Plan:**

   a. The extension of Security Boulevard is identified as Capital Improvement Project (CIP) numbers 71, 72 & 73 in the Master Plan 2020 (page 58). The Department of Public Works has approved roadway plans reflecting this extension over and across the proposed site. The development plan application must respond to the compatibility objectives established in § 32-4-402(d) of the BCC. Specifically, § 32-4-402(d)(3) requires that *"The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood"*. The Department will support the position of the Department of Public Works in the disposition of the future Security Boulevard extension. Be advised, a development scenario wherein the Security Boulevard extension is prevented may raise a Master Plan 2020 conflict requiring consideration and vote by the Baltimore County Planning Board.

   b. A small portion of the proposed development is situated within the OT zone along the eastern tract boundary encompassing proposed residential lots. Providing mixed development of employment and residential centers is the stated legislative intent of the OT zone. The function of the OT zone was further refined by County Council Bill 62-12 which excludes residential uses in *"that portion of the First Councilmanic District bounded by Dogwood Road, Fairbrook Road, Johnnycake Road and Patapsco Valley State Park"*, an area that encompasses the subject site. Provide justification as to how the development plan will be consistent with the spirit and intent of the OT zone.

   c. The proposed access to the pumping station appears to conflict with the delineated forest buffer. The access should be re-aligned to avoid disturbance of the buffer.

   d. The development plan should avoid situations where parking spaces are proposed immediately adjacent to sidewalks. Instead, a intervening landscape strip should be provided between the curb and the sidewalk so that parked vehicles do not interfere with the sidewalk, the pedestrian realm remains undisturbed, and the intervening landscape strip remains consistent throughout the development.

   e. Clearly mark and label on the development plan whether the proposed pathway in the HOA open space will be a walking and/or multi-use trail and what materials are to be used. The concept plan shows that the pathway will be included on HOA open space within the established 40' gas right-of-way (ROW). Clarify if the ROW will remain, and how the pathway will be able to be located within the ROW and not create a conflict.

   f. Any proposed widening of Johnnycake Rd. must incorporate pedestrian and bicycle access enhancements as identified above pursuant to the Western Bicycle and Pedestrian Access Plan.

   g. A Modification of Standards to allow townhouse groupings in excess of the maximum 6 units established within Division 1 of the Comprehensive Manual of Development Policies is required. The lots so affected along with acknowledgement of the Modification must be noted on the plan.

Provide a narrative to the Department of Planning describing the need for the Modification within the context of the compatibility requirements of BCC 32-4-402.

h. A Variance to approve a Modification to the parking requirements established in Division 1 of the Comprehensive Manual of Development Policies is required when proposing more than 10 parking spaces in a row without an intervening landscape peninsula. Acknowledgement of the variance must be noted on the plan. Provide a narrative to this office describing the need for the variance within the context of the compatibility requirements of BCC 32-4-402.

i. Add a typical lot layout diagram showing the different types of unit types with dimensions to the plan.

j. Certain lots shown on the concept plan (Lots 168-177, 178-195) appear to be less than 20 feet wide. Pursuant to Division 2, Section A, Residential Standards of the CMDP (page 28), town houses shall not be less than 20 feet in width unless approved via the PUD Process. The development plan must show conformance with this requirement or provide justification as to why a modification of such standard is needed.

k. Identify in the required Pattern Book all "high-visibility" lots. The high-visibility lots shall be the following as identified on the concept plan: 20-21, 32-33, 58, 64-65, 71, 77-78, 81, 96-97, 123-124, 131-132, 139, 158-159, 163-164, 167, 177-178, 195-196, 211-212, 223-224, 244, 249-250, 252, 257-258, 263, 288

l. Approximately 23% of the proposed units are shown as double frontage lots (Lots 82-96, 168-177, 178-195, 196-211, 211-223). § 260.2.B of the BCZR indicates that reverse-frontage lots are permitted only if the petitioner can demonstrate that adequate setbacks, topography, berming, landscaping or building design, will effectively screen private yard space and decks from the public view. Provide a narrative of how yard space will be provided with these lots and how the subject development will address this requirement.

m. The sticks of units (Lots 153-158 and 159-163) are arranged as such that the two sticks converge and Lots 155 and 159 abut each other whereas to provide no spacing for access and maintenance of the HOA space. Lots 154-158 should be eliminated in order to provide additional open space and access and connection to the HOA Open space to the north of Lots 163. The repurposing of this area could allow for a tot lot/active recreation space to serve the surrounding residential lots.

n. The development plan should show the location of any proposed recreational equipment and the details of such equipment should be thoroughly described in the required pattern book. The density proposed in the subject development should be balanced with the presence of open space in order to fully satisfy the open space requirements of § 260.3 of the BCZR. The addition of amenities to serve the residents such as trash receptacles, bench seating and tot lots should be considered and detailed with future plan submittals.

o. To provide further pedestrian connectivity and provide some functionality to the front of the units, the units proposed to front towards Johnnycake Road (Lots 1-32) should include a connecting sidewalk which feeds into the proposed sidewalk network shown on the concept plan. Additionally, a direct sidewalk link should be provided from the sidewalk abutting Road B shown in between Lots 14 and 15 to the sidewalk provided along Johnnycake Road.

p. Future plan submittals, to include a pattern book, must show architectural elevations of all proposed dwelling units and include a colors and materials palette. There is an expectation that the design and materials will be of a high quality in accordance with the design guidelines set forth in § 260.6 of the BCZR, and that the overall design of the community will be compatible with the existing and developing neighborhoods in the vicinity of the site.

q. In order to provide a linked network of natural and landscaped open areas connected by pedestrian/bike trails in accordance with § 260.3.A.3 of the BCZR, a connection of the proposed pathway along the gas right-of-way to the Patapsco Glen development to the west and the anticipated Patapsco Fields PUD to the east should be explored and implemented to the fullest extent possible. Implementation of a fully integrated trail network amongst the noted developments above helps to further the goals and policies established in *Master Plan 2020* including: providing a diversity of recreational facilities and areas to meet the needs of citizens and pursuant to such, constructing additional trails and paths to meet growing demands for linear-based forms of recreation such as walking, jogging, and bicycling (page 127).

r. As sidewalks are proposed throughout the development, the sidewalk network should be continued on the north and south sides of Paloma Road within the subject site to facilitate connection to the neighboring Patapsco Glen development to the west and further realize the goals of connectivity expressed in the county's, "Complete Streets" policy document, most notably its site design goal of, "design the circulation network to facilitate connections between uses within the project and to the surrounding area by walking and bicycling as well as by driving (page D-2 of *Complete Streets* document).

s. The Department of Planning is aware of a pending PUD submission for Patapsco Fields, a similar residential development immediately abutting the subject site to the east. To further facilitate good traffic circulation in accordance with § 260.4.A.1 of the BCZR, the development plan for the subject site should explore a future vehicular and pedestrian connection to the neighboring property (Patapsco Fields PUD site) along the subject site's eastern boundary.

t. Improve the visual appearance of the stormwater management reservations located within the site. The inclusion of an attractive screening wall and colorful plants should be considered and detailed with future plan submittals.

u. The required pattern book shall provide details of the proposed community signage. Signage must comply with § 450 of the BCZR.

v. Most of the units which appear to be for 2-car garages show driveways that span nearly the entire width of the proposed unit/lot and the plan does not provide for any front yard green space or walkway to a front door for such units. Pursuant to § 260.6.B of the BCZR, garages may not become the dominant street feature. Additionally, the plan does not show any landscaping along the interior public rights-of-way throughout the development, and particularly where the front driveways are proposed; street trees must be provided along the public roads in accordance with the Landscape Manual to further define the travel way and enhance the public realm. The development plan and pattern book must provide further details on the front facades for these types of units and should demonstrate a balance of street features concerning these lots. In addition, the regulation above provides that garage doors shall use items such as windows, decorative patterns, and color to relieve the visual impact of the house from the street; such items should also be incorporated and detailed in the pattern book.

w. The proposed Road G provides an extensive stretch of units on either side of the street without any on-street parking spaces. The design of Road G should incorporate overflow/visitor parking to serve the units along this street.

Prepared by:

Christopher R. Davis

Division Chief:

Jenifer G. Nugent

CPG/JGN/CRD/

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 4/1/2021

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: **DEVELOPMENT PLAN CONFERENCE**
Project Name: Patapsco Glen II
PAI #I-613

GENERAL INFORMATION

Applicant Name: Security Boulevard Ventures, LLC
c/o Caves Valley Partners
1 Olympic Place, Suite 1210
Towson, MD 21204
Attn: Arthur H. Adler

Location: Johnnycake Road

Zoning: DR 3.5, DR 5.5, DR 10.5, OT, BM-IM

Project Proposal:
The project proposes 255 single family attached townhomes in which 192 will be with two-car garages and 63 will be with one-car garages on approximately +/- 58.29 acres. The site is currently vacant and mostly cleared with wooded areas appearing near the rear of the site.

Project History:
A concept plan for Granite View Apartments was submitted for a portion of the subject site (the existing Parcel 333) in 2015. This concept plan proposed 280 apartments and 38 townhouses with garages, all of which were to be rentals. The plan did not continue beyond the concept plan stage.

In 2000, this site was the subject of Comprehensive Zoning Map Process (CZMP) issue 1-051 and 1-058. On issue 1-051, the petitioner, D.S Thaler & Assoc., Inc., requested for a portion of the subject site to be rezoned from RC 3 to DR 3.5. The site was also the subject of issue 1-058 which covered the subject site and significant acreage on abutting sites. The petitioner, the Planning Department staff, requested no change to the site's existing zoning. The County Council's final decision rezoned a portion of the site to RC 6.

In 2008, this site was the subject of CZMP issue 1-031, in which the petitioner, Ribera Development LLC, requested to rezone certain property including the subject site as shown below, to OR 2 and OT. The County Council rezoned the majority of the tract, including the subject site to BM-IM and other parts of the issue to DR 10.5.

County 9

The subject site was more recently the subject of CZMP issue 1-017 (CZMP 2020) in which the petitioner, the Greater Patapsco Community Association, has requested to rezone the property to DR 3.5 and RC 6. The County Council voted to retain the existing zoning.

MEETINGS

Concept Plan Conference:	7/28/2020	Community Input Meeting:	9/10/2020
Development Plan Conference:	4/7/2021	Administrative Law Judge's Hearing:	4/29/2021

VARIANCE REQUESTS/MODIFICATION OF STANDARDS

The applicant has requested the following relief for the Patapsco Glen II Development Plan:

- From BCZR Section 1B01.2.C.1.c. and CMDP to allow a minimum front building face to property line and/or to public street right-of-way setback of 13 feet/13 feet in lieu of the required 25 feet/25 feet (garage townhouse).
- From BCZR Section 1B01.2.C.1.c. and CMDP to allow a minimum rear building face to property line and/or to public street right-of-way setback of 20 feet/20 feet in lieu of the required 30 feet/50 feet.
- From BCZR Section 1B01.2.C.1.c. and CMDP to allow a minimum side building face to side building face and/or to public street right-of-way setback of 20 feet/12 feet in lieu of the required 25 feet/25 feet.
- From BCZR Section 1B01.2.C.1.c. and CMDP to allow a minimum building face to tract boundary setback of 29 feet in lieu of the required 30 feet.
- Modification of Standard from BCZR Section 504.2 and CMDP to allow 7 townhouse units in a group in lieu of the maximum permitted 6 townhouse units in a group.
- From BCZR Section 1B01.B.1 and CMDP to allow a reduction in the required Residential Transition Area (RTA) to allow units to be constructed as close as 33 feet from the tract boundary; related grading, clearing, and infrastructure installation within the buffer; and to exceed the maximum height of 35 feet within 100 feet of the tract boundary.
- From BCZR Section 504.2 and CMDP to allow private rear yard areas of less than 500 square feet.
- From BCZR Section 301.1.A to allow a deck (open porch) to extend into the minimum required rear yard more than the allowed 25% (requesting to have a minimum 12 foot deep deck in rear yard).

The development plan is being combined with a zoning petition (ZAC #2021-076) for variances as listed above. The requested relief is also shown on the Development Plan. *The applicant has requested a combined Development Plan and Zoning Case Hearing as permitted by Baltimore County Code (BCC) Section 32-4-230.*

The Department of Planning has no objections to the relief requested for the front, rear and side building face to property lines and/or rights of way as well as the minimum building face to tract boundary setback being granted as they are not blanket variance requests and effect a small number of units through the development. The Department is also in support of the requested Modification of Standards for 7 townhouse units in a group in lieu of the maximum permitted 6 townhouse groups. However, due to the intensity of the development now concentrated to the southern portion of the property, the Department does not support the requested relief for the RTA setbacks and blanket variances for reduced rear yard

areas with decks encroaching into those reduced rear yards. The intensity of the design of the development has created this necessary relief and is therefore not justifiable to support.

EVALUATION AND RECOMMENDATION

The Department of Planning has reviewed the Development Plan for conformance with the Concept Plan comments of 7/27/2020 and recommends the Development Plan be **APPROVED** subject to the comments provided below.

1. **School Impact Analysis:** The applicant has submitted a School Impact Analysis (SIA) in accordance with BCC §32-6-103. The Department of Planning has reviewed the report received on March 10, 2021 and offers the following comments:

    a. On all forms, the official filing date ought to be March 5, 2021
    b. On Form 3, there is no projected number of pupil yield in any of the three school districts. The pupil yield from approved development within the past four years against the official development plan finding date is included on Form 3. Please refer to the bottom of page 5 and top of page 6 of the School Impact Analysis Regulations: http://resources.baltimorecountymd.gov/Documents/Planning/apfo/impactAnalysis.pdf
    c. The number in the middle school district on Form 3 affects the final results on Form 4.

The Department of Planning finds that the subject Development Plan meets the requirements of BCC § 32-6-103 at the time of the filing date, March 5, 2021. The School Impact Analysis performed by the Department of Planning indicates that none of the schools referenced in the SIA has a projected full time equivalent enrollment (FTE) equal to or over 115% of the state rated capacity (SRC). The projected number of pupils as a percentage of the net SRC is:

- Dogwood ES: 103.43%
- Windsor Mill MS: 100.56%; and
- Woodlawn HS: 79.70%

2. **Compatibility Report:** The Department has reviewed the Compatibility Report dated 3/10/2021. The development provides road and pedestrian connections to Patapsco Glen and the future Patapsco Fields PUD. With these connections and similar architecture and unit types, the Department recommends that the Patapsco Glen II Development Plan meets the compatibility objectives found in BCC § 32-4-402.

3. **Residential Performance Standards:** The Baltimore County Zoning Regulations (BCZR) § 260 requires the Director of the Department of Planning to make a finding to the Hearing Officer for all residential development of four lots or more in Baltimore County that is located within the Urban/Rural Demarcation Line. The pattern book received on March 10, 2020 has been reviewed and is consistent with the spirit and intent of §260 of the BCZR.

    The Department of Planning recommends approval of the submitted pattern book pending the address of the comments below:

    a. Revise layout of Pattern Book – Make similar to layout of Patapsco Glen pattern book with clear table of contents and overall site details located at the beginning including:
        i. Open Space Plan

ii. Highly Visible Lot Location Map
iii. Highly Visible Rear Lot Location Map

b. Provide elevations of townhouse groups – show string of units
c. Provide Hi-Visibility & Standard Side Elevation Chart for all unit types - note what elements are standard/optional
d. Provide details for enhanced rears – Note locations and architectural treatments/element counts required
e. Provide note – Rooflines on all end units shall have architectural treatments to include gables or dormers.
f. Provide note – All garage doors shall include windows and decorative hardware and shall be similar in color to the primary façade or trim.

4. **Additional Comments on the Plan:**

a. The extension of Security Boulevard is identified as Capital Improvement Project (CIP) numbers 71, 72 & 73 in the Master Plan 2020 (page 58). The Department of Public Works has approved roadway plans reflecting this extension over and across the proposed site. The development plan application must respond to the compatibility objectives established in § 32-4-402(d) of the BCC. Specifically, § 32-4-402(d)(3) requires that "*The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood.*" The Department will support the position of the Department of Public Works in the disposition of the future Security Boulevard extension. A development scenario wherein the Security Boulevard extension is prevented may raise a Master Plan 2020 conflict requiring consideration and vote by the Baltimore County Planning Board.
b. The Department was informed that the development will share amenities with the neighboring Patapsco Glen. However due to the number of units proposed on this property, more onsite amenities should be provided. The use of gazebos, design of tot lots and bike amenities should be provided.
c. Parking spaces should not be immediately adjacent to sidewalks. The plan should include an intervening landscape strip between the curb and the sidewalks so that parked vehicles do not interfere with the sidewalk, the pedestrian realm remains undisturbed, and the intervening landscape strip should remain consistent throughout the development.
d. Any proposed widening of Johnnycake Road must incorporate pedestrian and bicycle access enhancement as identified in the Western Bicycle and Pedestrian Access Plan which calls for a bicycle lane and pavement right-of-way widening.
e. The sidewalk network should be continued on the north and south sides of Paloma Road within the subject site to facilitate connection to the neighboring Patapsco Glen Development and ensure compatibility.
f. Revise all plans and pattern book materials to reflect all redline changes submitted to planning.
g. Any changes in building location or orientation, or proposed driveway location, at the time of building permit may require a determination from the zoning office for possible amendment to the Final Development Plan (FDP). If, at the building permit stage, it is anticipated that dwelling footprints may be reversed, or that the location of garages may change from front- to side-loaded, or vice versa, a detailed alternative typical lot layout plan should be included in the pattern book

Prepared by:

Krystle Patchak

Division Chief:

Jenifer G. Nugent

SL/JGN/KP/

SCHOOL IMPACT ANALYSIS
Form 1
Current Enrollment
Department of Planning

Project Name PATAPSCO CITGO

PAI Project Number 01-0613

Filing Date 3.5.21

School District	State Rated Capacity (SRC)	Committed Seats	Net SRC	Actual September 30th Enrollment*	# of Pupils Above or (Below) Net SRC	Actual Enrollment as a Percentage of Net SRC
DUNDALK Elementary School	612	—	612	565	(47)	92.32
WINDSOR MILL Middle School	720	—	720	691	(29)	95.97
WOODLAWN High School	2153	—	2153	1680	(473)	78.03

*Enrollment is defined by the full time equivalent enrollment.

County 10

SCHOOL IMPACT ANALYSIS

Form 2

Projected Pupil Yield by Development Type

Department of Planning

Project Name PATAPSCO GLEN II

PAI Project Number 01-0613

Filing Date 3.6.21

Election District 1

0.265 0.126 0.139

	Number of Units	Pupil Yield Elementary School	Middle School	High School
Single Family Detached (Own)				
Single Family Detached (Rent)				
Single Family Attached (Own)	254	67.5	32.13	35.44
Single Family Attached (Rent)				
Multi- Family (Own)				
Multi- Family (Rent)				
Totals		67.5	32.13	35.44
Rounded Totals		68	33	36

*If the calculation of the number of pupils results in a number containing a fraction, the number of pupils shall be rounded to the next highest whole number

SCHOOL IMPACT ANALYSIS

Form 3

Projected Pupil Yield by Development Type

Department of Planning

Project Name: PARKLAND GLEN II

PAI Project Number: 01-0613

Filing Date: 3.5.21

Elementary School District Approved Development Plans

Name of Project	PAI Project Number	Approval Date	Projected* # of Pupils Elementary School

Middle School District Approved Development Plans

Name of Project	PDM Project Number	Approval Date	Projected* # of Pupils Middle School

High School District Approved Development Plans

Name of Project	PDM Project Number	Approval Date	Projected* # of Pupils High School

*If the calculation of the number of pupils results in a number containing a fraction, the number of pupils shall be rounded to the next highest whole number

SCHOOL IMPACT ANALYSIS

Form 4

Projected Pupil Yield by Development Type

Department of Planning

Project Name: FAIRFIELD GLEN II

PAI Project Number: 01-0613

Filing Date: 3.5.21

School District	Net SRC	Actual September 30th Enrollment	Projected # of Pupils for Specific Development	Projected # of Pupils for Approved Development	Total Projected Enrollment	# of Students Above or (Below) Net SRC	Projected* # of Pupils as a Percentage of Net SRC
DOGWOOD Elementary School	612	565	68	-	633	21	103.43
WINDSOR HILL Middle School	720	691	33	-	724	4	100.56
WESTLAWN High School	2153	1680	36	-	1716	(437)	79.70

*Projected Number of Pupils as a Percentage of State Rated Capacity must be shown as a number carried out to at least one decimal place.

JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits, Approvals & Inspections

RE: PETITION FOR VARIANCE
7726 Johnnycake Road; North side intersection of Johnnycake & 30' c/line South Park Trail Rd*
1st Election & 1st Councilmanic Districts
Legal Owners: Security Boulevard Ventures LLC,*
& Security Boulevard Ventures II LLC
Petitioner(s) *

BEFORE THE OFFICE
OF ADMINSTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
*
2021-076-A

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

ENTRY OF APPEARANCE

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

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of March, 2021, a copy of the foregoing Entry of Appearance was emailed to Christopher Mudd, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, cdmudd@venable.com , Attorney for Petitioner(s).

Peter Max Zimmerman/rmw
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 7726 Johnnycake Road, Catonsville, MD 21244 **which is presently zoned** BM-IM, DR5.5, DR3.5, OT

Deed References: 36157/238, 36157/275 10 Digit Tax Account # 0111000160, 2500010553, 1800013885

Property Owner(s) Printed Name(s) Security Boulevard Ventures LLC, Security Boulevard Ventures II LLC

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

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

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

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

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

SEE ATTACHMENT 1

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

TO BE PRESENTED AT HEARING

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

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHMENT 2

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

Signature #1 / Signature # 2

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Christopher D. Mudd, Esq.

Name- Type or Print

Signature

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

Mailing Address City State

21204 / 4104946365 / cdmudd@venable.com

Zip Code Telephone # Email Address

Representative to be contacted:

Christopher D. Mudd, Esq.

Name – Type or Print

Signature

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

Mailing Address City State

21204 / 4104946365 / cdmudd@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2021-0076-A Filing Date 3/10/21 Do Not Schedule Dates: _____ Reviewer GH

REV. 10/4/11

JOHNNYCAKE ROAD

ATTACHMENT 1 TO PETITION FOR VARIANCES

1. VARIANCES FROM BCZR SECTION 1B01.2.C.1.C AND CMDP TO ALLOW A MINIMUM FRONT BUILDING FACE TO PROPERTY LINE AND/OR TO PUBLIC STREET RIGHT-OF-WAY SETBACK OF 13 FEET/13 FEET IN LIEU OF THE REQUIRED 25 FEET/25 FEET (GARAGE TOWNHOUSE).

2. VARIANCES FROM BCZR SECTION 1B01.2.C.1.C AND CMDP TO ALLOW A MINIMUM REAR BUILDING FACE TO PROPERTY LINE AND/OR TO PUBLIC STREET RIGHT-OF-WAY SETBACK OF 20 FEET/20 FEET IN LIEU OF THE REQUIRED 30 FEET/50 FEET.

3. VARIANCES FROM BCZR SECTION 1B01.2.C.1.C AND CMDP TO ALLOW A MINIMUM SIDE BUILDING FACE TO SIDE BUILDING FACE AND/OR TO PUBLIC STREET RIGHT-OF-WAY SETBACK OF 20 FEET/12 FEET IN LIEU OF THE REQUIRED 25 FEET/25 FEET.

4. VARIANCES FROM BCZR SECTION 1B01.2.C.1.C AND CMDP TO ALLOW A MINIMUM BUILDING FACE TO TRACT BOUNDARY SETBACK OF 29 FEET IN LIEU OF THE REQUIRED 30 FEET.

5. VARIANCES (MODIFICATIONS OF STANDARD) FROM BCZR SECTION 504.2 AND CMDP TO ALLOW 7 TOWNHOUSE UNITS IN A GROUP IN LIEU OF THE MAXIMUM PERMITTED 6 TOWNHOUSE UNITS IN A GROUP.

6. VARIANCES FROM BCZR SECTION 1B01.B.1 AND CMDP TO ALLOW A REDUCTION IN THE REQUIRED RESIDENTIAL TRANSITION AREA (RTA) TO ALLOW UNITS TO BE CONSTRUCTED AS CLOSE AS 33 FEET FROM THE TRACT BOUNDARY; RELATED GRADING, CLEARING, AND INFRASTRUCTURE INSTALLATION WITHIN THE BUFFER; AND TO EXCEED THE MAXIMUM HEIGHT OF 35 FEET WITHIN 100 FEET OF THE TRACT BOUNDARY.

7. VARIANCES FROM BCZR SECTION 504.2 AND CMDP TO ALLOW PRIVATE REAR YARD AREAS OF LESS THAN 500 SQUARE FEET.

8. VARIANCES FROM BCZR SECTION 301.1.A TO ALLOW A DECK (OPEN PORCH) TO EXTEND INTO THE MINIMUM REQUIRED REAR YARD MORE THAN THE ALLOWED 25% (REQUESTING TO HAVE A MINIMUM 12 FOOT DEEP DECK IN REAR YARD).

JOHNNYCAKE ROAD

ATTACHMENT 2 TO PETITION FOR VARIANCES

7726 JOHNNYCAKE ROAD
TAX MAP 87, PARCEL 333
TAX ACCOUNT # 0111000160
DEED REFERENCE 36157/275

Legal Owner (Petitioner):

SECURITY BOULEVARD VENTURES II LLC

By: Arthur H. Adler
Title: Authorized Person

Caves Valley Partners
1 Olympic Place, Suite 1210
Towson, Maryland 21204
410-427-6707 (of)
aadler@cavesvalleypartners.com

7726 JOHNNYCAKE ROAD
TAX MAP 87, PARCEL 768
TAX ACCOUNT # 2500010553
DEED REFERENCE 36157/238

JOHNNYCAKE ROAD
TAX MAP 87, PARCEL 008
TAX ACCOUNT # 1800013885
DEED REFERENCE 36157/238

Legal Owner (Petitioner):

SECURITY BOULEVARD VENTURES LLC

By: Arthur H. Adler
Title: Authorized Person

Caves Valley Partners
1 Olympic Place, Suite 1210
Towson, Maryland 21204
410-427-6707 (of)
aadler@cavesvalleypartners.com

December 08, 2020

ZONING DESCRIPTION

PATAPSCO GLEN II

Beginning for the same near the center of Johnnycake Road opposite the easterly side of Park Trail Road, thence running the following eight (8) courses and distances:

1. North 33°26'17" West 800.38 feet to a point; thence,
2. North 08°31'58" West 920.82 feet to a point; thence,
3. North 80°11'42" East 578.72 feet to a point; thence,
4. North 79°39'41" East 397.64 feet to a point; thence,
5. North 60°23'44" East 623.48 feet to a point; thence,
6. South 02°13'00" East 284.47 feet to a point; thence,
7. North 79°51'40" East 224.06 feet to a point; thence,
8. South 02°12'36" East 1,526.59 feet, thence binding on the northerly side of Johnnycake Road, as now widened, the following four (4) courses and distances:
9. Northwesterly 124.72 feet by a curve to the left, having a radius of 1,035.00 feet and a chord bearing North 79°08'21" West 124.64 feet to a point; thence,
10. North 82°35'29" West 157.58 feet to a point; thence,
11. Southwesterly 488.79 feet by a curve to the left, having a radius of 1,135.00 feet and a chord bearing South 85°04'17" West 485.02 feet to a point; thence,

2021-0076-A

12. South 02"46'09" East 21.92 feet to a point in Johnnycake Road, thence binding in said Road, the following two (2) courses and distances:

13. South 79°11'59" West 74.44 feet to a point; thence,

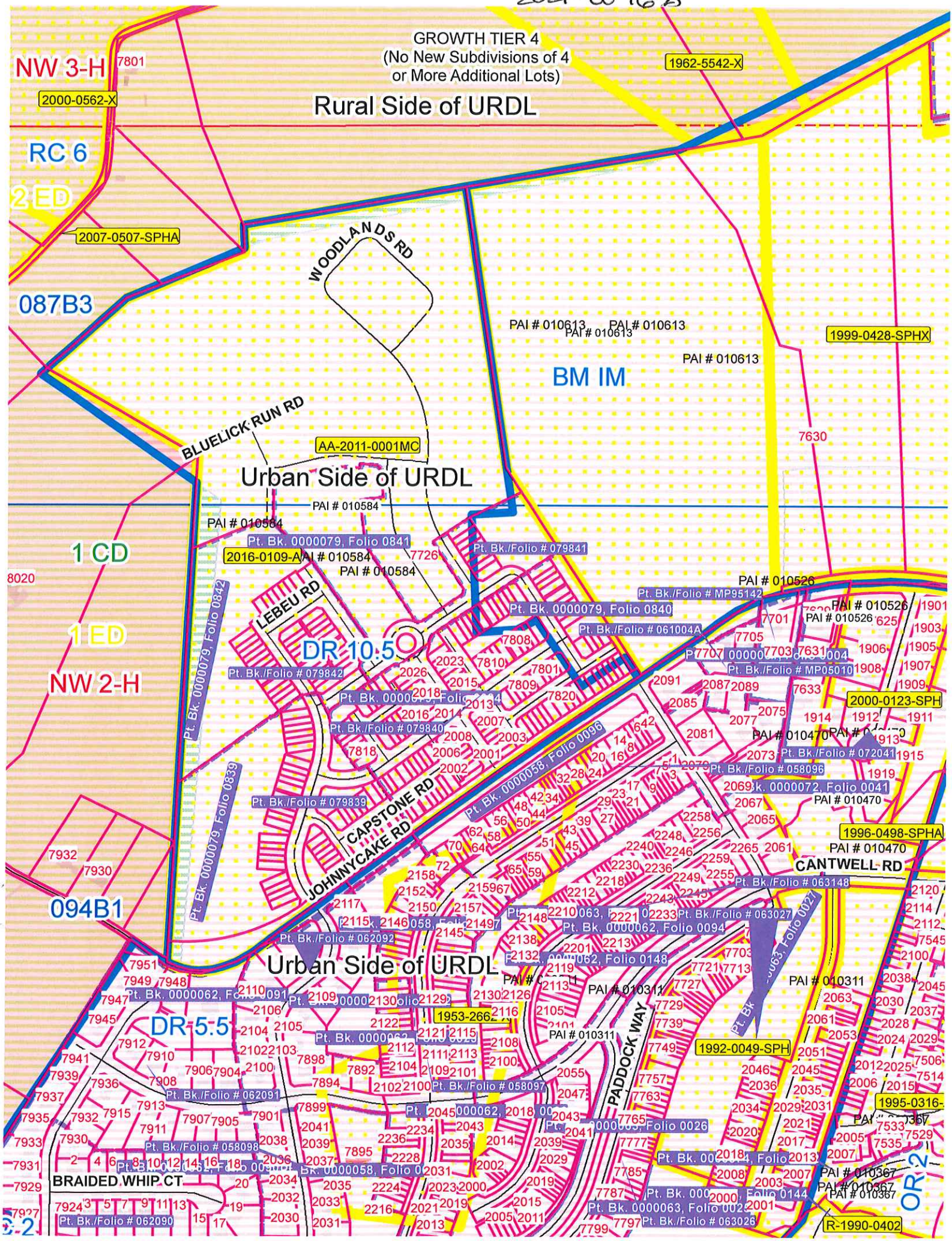
14. South 56°33'43" West 458.18 feet to the point of beginning.

Containing 57.288 acres of land, more or less.

Being located in the First Councilmanic District and the First Election District of Baltimore County, Maryland.

STATE OF MARYLAND
BERNARD F. LINSENMEYER III
No. 503
REGISTERED
PROPERTY LINE SURVEYOR
EXPIRES 1/28/23

2021-0076-A


2021-0076-A
GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)
Rural Side of URDL
Urban Side of URDL
Urban Side of URDL
NW 3-H
RC 6
2 ED
087B3
1 CD
1 ED
NW 2-H
094B1
DR 10.5
DR 5.5
BM IM
OR 2
2000-0562-X
1962-5542-X
2007-0507-SPHA
1999-0428-SPHX
AA-2011-0001MC
2016-0109-A
2000-0123-SPH
1996-0498-SPHA
1992-0049-SPH
1995-0316-
1953-2662-X
R-1990-0402
WOODLANDS RD
BLUELICK RUN RD
LEBEU RD
CAPSTONE RD
JOHNNYCAKE RD
CANTWELL RD
PADDOCK WAY
BRAIDED WHIP CT
PAI # 010613
PAI # 010584
PAI # 010526
PAI # 010470
PAI # 010311
PAI # 010367
Pt. Bk. 0000079, Folio 0841
Pt. Bk./Folio # 079841
Pt. Bk./Folio # MP95142
Pt. Bk. 0000079, Folio 0840
Pt. Bk./Folio # 061004A
Pt. Bk./Folio # MP05010
Pt. Bk./Folio # 079842
Pt. Bk./Folio # 079840
Pt. Bk./Folio # 072041
Pt. Bk./Folio # 058096
Pt. Bk. 0000072, Folio 0041
Pt. Bk. 0000058, Folio 0096
Pt. Bk./Folio # 079839
Pt. Bk./Folio # 063148
Pt. Bk./Folio # 063027
Pt. Bk. 0000062, Folio 0094
Pt. Bk./Folio # 062092
Pt. Bk. 0000062, Folio 0148
Pt. Bk./Folio # 062091
Pt. Bk./Folio # 058097
Pt. Bk. 0000062, Folio 0026
Pt. Bk./Folio # 058098
Pt. Bk. 0000058, Folio 0031
Pt. Bk. 0000063, Folio 0027
Pt. Bk. 0000063, Folio 0144
Pt. Bk. 0000063, Folio 0026
Pt. Bk./Folio # 063026
Pt. Bk./Folio # 062090
Pt. Bk. 0000079, Folio 0842
Pt. Bk. 0000079, Folio 0839
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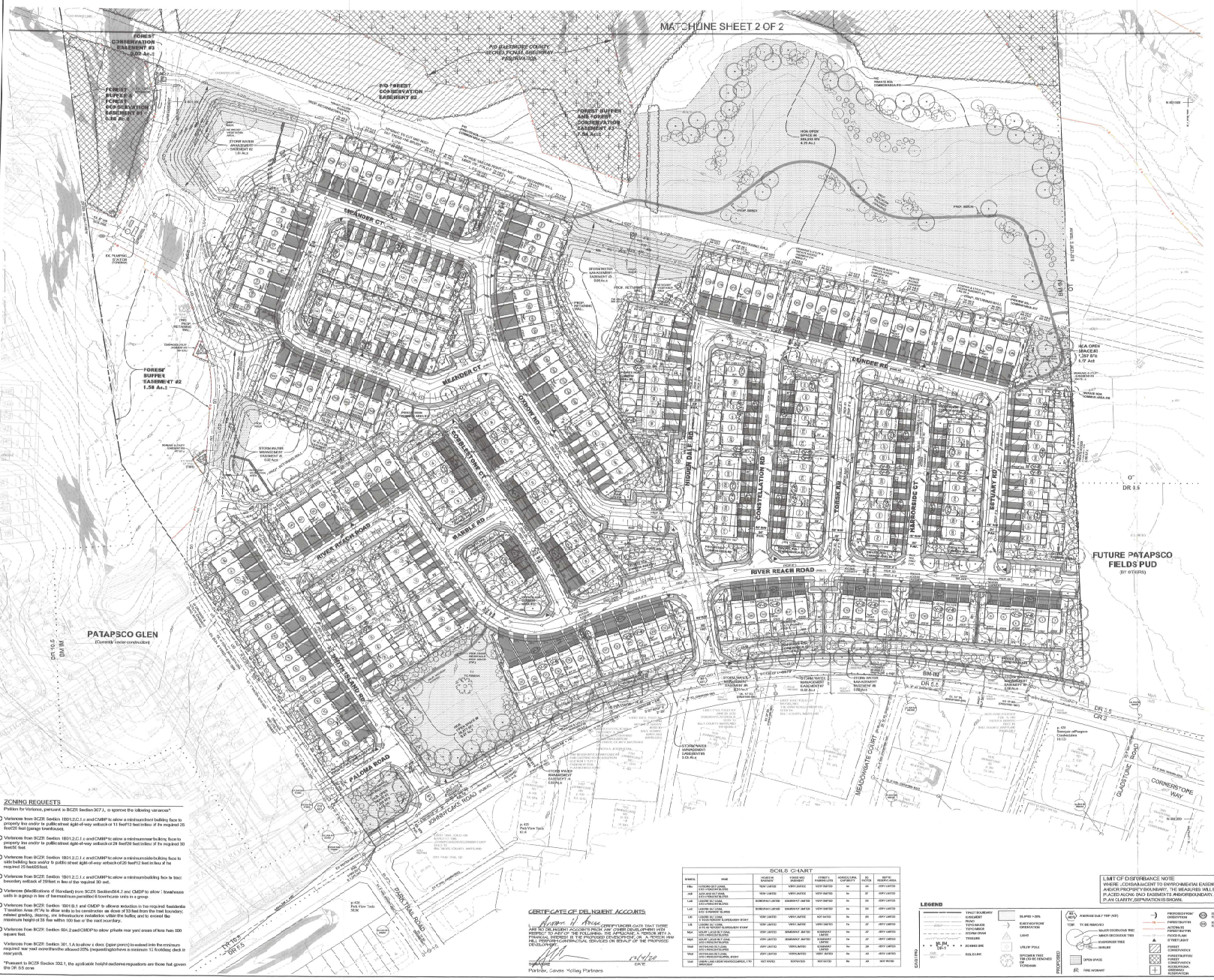
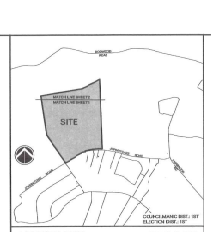




VICINITY MAP SCALE: 1"=1000'

BENCHMARK:
N 660,288.21' E 1,375,121.759
ELEV.= 451.57

ADJACENT OWNERS WITHIN VICINITY OF SITE

PARCEL	LOT	TAX/ID	OWNER/OWNER NAME	CAMA/PROPERTY ADDRESS	DEED	LAND USE
441	1	3106011602	BAKKO TAYYAB	MAKKI MAJIDULLAH	29886011	RESIDENTIAL
440	2	3106007680	BATTLE RACHEL E	TURNER TELICIA JR	27389040	RESIDENTIAL
439	10	3106011595	SUKSA JAYADEEP BHAVI	BHAVI MANJIT KAUR	30019502	RESIDENTIAL
438	4	3106011533		1 TUPPE DRIVE CT, BALTIMORE, MD 21237	30019574	RESIDENTIAL
438	17	3106011548	BUSHNELL OCTAVIA	1 TUPPE DRIVE CT, BALTIMORE, MD 21234	30019532	RESIDENTIAL
441	11	3106007691	ENGLE-TYSSEN M J	MEADOW LAKES	29886053	RESIDENTIAL
439	3	3106011605	CAMAN RODNEY JERRY JR	4 TUPPE DRIVE CT, BALTIMORE, MD 21234	46809050	RESIDENTIAL
439	23	3106011602	SOBIESIT FELICIA Y	16 TRIPLE CROWN CT, BALTIMORE, MD 21234	1300 0057	RESIDENTIAL
441	3	3106007681	SEAN MAY-AA-1	SEAN MICHAELA	14009972	RESIDENTIAL
439	15	3106011594	DUGGAS LASA S	3 TUPPE DRIVE CT, BALTIMORE, MD 21234	30019280	RESIDENTIAL
439	3	3106011532	KIBOSHNADDY HASSAN	11 CAPE TITLE RD, BALTIMORE, MD 21237	19 0 0033	RESIDENTIAL
441	10	3106007683	T JEYDAN SIMONE J	1600 MEADOWGATE CT, BALTIMORE, MD 21234	34001600	RESIDENTIAL
170		1310005011	MELVEEN GEORGE	WATER MILDRED ETAL	30019572	RESIDENTIAL
439	22	3106011591	BLUESTAGE	14 TRIPLE CROWN CT, BALTIMORE, MD 21234	1 0129572	RESIDENTIAL
439	29	3106011595	KNELL TR	9 TRIPLE CROWN CIR, BALTIMORE, MD 21234	30019581	RESIDENTIAL
439	10	3106011530	JELLY GAME LLC	3418 RIVER'S EDGE WAY, ELLICOTT CITY, MD 21043	29886073	RESIDENTIAL
169	1	3106034697	KWAZA MARI	KARN ROSA J	2 RIVERWOOD RD, BALTIMORE, MD 21234	21486043	RESIDENTIAL
383	2	3106031697	MATTA JOSEPH	MATTA JESSICA	1913 JAMESTOWN RD, BALTIMORE, MD 21234	29886049	RESIDENTIAL
93		9 3718340	MAYA DAUSLA O	MAYO KRISTINA P	13975 MONUMENT RD, BOWIE, MD 20720	29870004	AGRICULTURAL
373	2	3106034698	ACUNA BRYANT S		2701 JAMESTOWN RD, BALTIMORE, MD 21234	29886008	RESIDENTIAL
441	4	3106007682	MCCAULEY, AMELY PILAR		1600 MEADOWGATE CT, BALTIMORE, MD 21234	29886035	RESIDENTIAL
441	14	3106007692	MCBRIDE MICHELINE JEAN	MCBRIDE MARCELLUS B SR	1600 MEADOWGATE COURT, BALTIMORE, MD 21234	13787978	RESIDENTIAL
441	5	3106007683	ODEN STEVEN L	ODEN ROSA WATERS	1600 MEADOWGATE CT, BALTIMORE, MD 21234	7116 0097	RESIDENTIAL
439		3106011514	PARKVIEW TRAIL HOMEOWNERS ASSOCIATION INC		SUITE 100000 DANCING OAK DRIVE, MILLS, MD 21117	30019297	RESIDENTIAL
440	2	3106011600	MATTERSON HERMANN	MATTERSON CRYSTAL Y	7502 JAMESTOWN RD, BALTIMORE, MD 21234	29886089	RESIDENTIAL
441	16	3106007694	SCHULZE RODOLFO		7502 JAMESTOWN RD, BALTIMORE, MD 21234	29886019	RESIDENTIAL
0		1300013885				29870370	COMMERCIAL
383		9 3106010	EQUITY DEVELOPMENT VENTURES II LLC		1 OLYMPIC PLACE STE 310, TOWSON, MD 21284	30197429	RESIDENTIAL
768		3106010053				30197429	COMMERCIAL
441	1	3106007691	SEGGAM MOSMA D	SEGGUE TIBILA	1600 MEADOWGATE CT, BALTIMORE, MD 21234	14886086	RESIDENTIAL
381		3106031654	USHICHEC DORYCK SR		SUITE 200000 ALBERT EINSTEIN DRIVE, CLARKSBURG MD 21048	29886030	RESIDENTIAL
383	1	3106031686	WALKER BERTHA	WALKER JEROME	2501 JAMESTOWN RD, BALTIMORE, MD 21234	7114 0005	RESIDENTIAL
439	18	3106011526	WHITE JOSHUA		6 TRIPLE CROWN CT, BALTIMORE, MD 21234	30043208	RESIDENTIAL
438	19	3106011529	VEED FAYOLA		17 CAVE HILL ROAD#2003, MD 21201	1 0066027	RESIDENTIAL
439	14	3106011528	ASSIS-MASS DAN JR	WEBB CHOK GUILSTIL	1201 JAMESTOWN RD, VIRGINIA MIL, MD 21234		RESIDENTIAL
438	2	3106011531					RESIDENTIAL
436	18	3106011547	WILBURN KOSEC SR'D	VELDEKER PAVEL A 1	SUITE 100000 MILLS, MD21117	30019052	RESIDENTIAL
438	31	3106011539	WILLIAMS-JAKES HENSAT		12 TRIPLE CROWN CT, BALTIMORE, MD 21234	30019300	RESIDENTIAL

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

DEDICATION TABLE - FOR AREAS OF DEVELOPMENT

TYPE OF CONVEYANCE	QUANTITY	TOTAL AREA
DRAINAGE AND UTILITY EASEMENT	19	2.14 Ac.±
100 YEAR FLOODPLAIN EASEMENT	1	2.27 Ac.±
"FOREST BUFFER & FOREST CONSERVATION" EASEMENT	4	9.28 Ac.±
"FOREST" CONSERVATION EASEMENT	3	9.36 Ac.±
"FOREST" BUFFER EASEMENT	2	3.46 Ac.±
HIGHWAY WIDENING	1	1.36 Ac.±
HIGHWAY RIGHT-OF-WAY	1	0.41 Ac.±
STORMWATER MANAGEMENT EASEMENT	6	3.47 Ac.±
ACCESS EASEMENT	1	0.01 Ac.±
RECREATIONAL GREENWAY RESERVATION	1	11.8 Ac.±

(NOTE: TOTAL AREAS SHOWN IN THIS TABLE MAY BE APPROXIMATE. SEE FINAL DEVELOPMENT PLAT (DPL) RECORDED PLAT OR CONSTRUCTION DRAWINGS FOR FINAL AREAS)

PRIVATE HOA (COMMON AREA) #

NO.	D.U.	N.U.
#1	103	3.00
#2	71.43	3.00
#3	30.62	0.00
#4	3.370	3.00
#5	1.852	3.00
#6	1.054	3.00
#7	1.150	3.00
#8	3.919	3.00
#9	1.790	3.00
#10	6.416	3.10
#11	7.520	3.10
#12	2.224	3.00
#13	1.058	3.00
#14	1.095	3.00
#15	8.820	3.00
#16	3.353	3.00
#17	152.262	3.00
#18	1.705	3.00
#19	35.219	1.30
TOTAL	379.494	6.40

DESIGNATED BENCHMARKS ARE BASED ON BALTIMORE COUNTY GEODETIC CONTROL SYSTEM (BCGCS.) DATUM.

HORIZ.: NAD- 83/2011 VERT.- NAVD 88

SCHEMATIC LANDSCAPE PLAN CERTIFICATION FORM

THIS SCHEMATIC LANDSCAPE PLAN IS AS EXACT AS I AM EXPECT AT THIS STAGE OF DEVELOPMENT. I AM FAMILIAR WITH THE REGULATIONS CONTAINED IN BALTIMORE COUNTY AGENCY LANDSCAPE MANUAL (CURRENT).

STACEY J. MARTYUK
SIGNATURE OF PREPARER — DATE — PRINT NAME

D.S.THALER & ASSOC. LLC
7115 AMBASSADOR ROAD, BALTIMORE, MARYLAND 21244-7426

SCALE: 1"=50'

NORTH
MCS

HEARING OFFICER'S HEARING AND ZONING HEARING TO BE COMBINED

ZONING REQUESTS

Petition for Variance, pursuant to BCZR Section 307.1, to approve the following variances*

V1) Variances from BCZR Section 1B01.2.C.1.c and CMDP to allow a minimum front building face to property line and/or to public street right-of-way setback of 13 feet(13 feet in lieu of the required 25 feet(25 feet garage townhouses.

V2) Variances from BCZR Section 1B01.2.C.1.c and CMDP to allow a minimum rear building face to property line and/or to public street right-of-way setback of 28 feet(28 feet in lieu of the required 30 feet(30 feet.

V3) Variances from BCZR Section 1B01.2.C.1.c and CMDP to allow a minimum side building face to side building face and/or to public street right-of-way setback of 20 feet(12 feet in lieu of the required 25 feet(30 feet.

V4) Variances from BCZR Section 1B01.2.C.1.c and CMDP to allow a minimum building face to tract boundary setback of 29 feet in lieu of the required 30 set.

V5) Variances (Modifications of Standard) from BCZR Section(S)4.2 and CMDP to allow 1 townhouse units in a group in lieu of the maximum permitted 8 townhouse units in a group.

V6) Variances from BCZR Section 1B01.B.1 and CMDP to allowre reduction in the required Residentia Transition Area (RTA) to allow units to be constructed as close of 33 feet from the tract boundary; related grading, desilting, and the infrastructure installation within the buffer, and to exceed the maximum height of 35 fee within 100 fee o the east boundary.

V7) Variances from BCZR Section 804.2 and CMDP to allow private rear yard areas of less than 500 square feet.

Variances from BCZR Section 301.1.A to allow a deck (open porch) to extend into the minimum required rear road yard/rear/the allowed 25% (requested)to have a minimum 12 foot/deep deck in rear yards.

*Pursuant to BCZR Section 102.1, the applicable height and area regulations are those that govern the DR 5.5 zone.

SOILS CHART

SYMBOL	NAME	HYDROLOGIC SOIL GROUP	CODED SOIL SUBGROUP	STREET & PAVEMENT LIFE	HOUSE/BUILDING CAPACITY	SCS INDEX	SEPTIC RESERVE AREA
FBe	FUNSTON SILT LOAM, 0 TO 5 PERCENT SLOPES	"NEW" LIMITED	VERY LIMITED	VERY LIMITED	fair	43	VERY LIMITED
HnB	HATTBORO SILT LOAM, 0 TO 5 PERCENT SLOPES	"NEW" LIMITED	VERY LIMITED	VERY LIMITED	fair	37	VERY LIMITED
LaB	LEONARD SILT LOAM, 0 TO 5 PERCENT SLOPES	BOMBAY/ LIMITED	BOMBAY/ LIMITED	VERY LIMITED	fair	33	VERY LIMITED
LaC	LEONARD SILT LOAM, 5 TO 10 PERCENT SLOPES	BOMBAY/ LIMITED	BOMBAY/ LIMITED	VERY LIMITED	fair	33	VERY LIMITED
LfB	LEONARD SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY STONY	"NEW" LIMITED	VERY LIMITED	VERY LIMITED	fair	33	VERY LIMITED
LfC	LEONARD SILT LOAM, 10 TO 40 PERCENT SLOPES, MODERATELY STONY	"NEW" LIMITED	VERY LIMITED	VERY LIMITED	fair	33	VERY LIMITED
MaA	MANOR LOAM, 0 TO 3 PERCENT SLOPES	VERY LIMITED	BOMBAY/ LIMITED	BOMBAY/ LIMITED	fair	37	VERY LIMITED
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES	VERY LIMITED	BOMBAY/ LIMITED	BOMBAY/ LIMITED	fair	37	VERY LIMITED
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES, STONY	VERY LIMITED	BOMBAY/ LIMITED	BOMBAY/ LIMITED	fair	28	VERY LIMITED
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES, STONY	VERY LIMITED	VERY LIMITED	VERY LIMITED	fair	43	VERY LIMITED
UuB	URBAN LAND-UDORTHENTS COMPLEX, 0 TO 8 PERCENT	NOT RATED	NOT RATED	NOT RATED	fair	43	NOT RATED

CERTIFICATE OF DELINQUENT ACCOUNTS

I, Kristen H. Arce, CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FROM ANY OTHER DEVELOPMENTS WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

SIGNATURE — 12/14/20 DATE
Partridge, Cavese Valley Partners

LIMIT OF DISTURBANCE NOTE

WHERE LOD/MAINTENANCE TO ENVIRONMENTAL EASEMENTS AND/OR PROPERTY BOUNDARY, THE MEADOWS WILL BE PLACED ALONG SAID EASEMENTS AND/OR BOUNDARY. FOR PLAN CLARITY, SEPARATION IS SHOWN.

LEGEND

EXISTING: TRACT BOUNDARY; EASEMENT; TOPO MAJOR; TOPO MINOR; STORM DRAIN; TREELINE; BM-1M; SCS SOILS LINE; SOILS LINE
PROPOSED: SLOPES > 25%; EXISTING/FROM OPERATIONS; LIGHT; UTILITY POLE; SPECIMEN TREE TO BE REMOVED; TOWNSEND; PRIVATE DAILY TRIP ADT; MAJOR DECIDUOUS TREE; EVERGREEN TREE; DRIVEWAY; OPEN SPACE; PROPOSED FOR CREDIT/TFOA; FORESTBUFFER; ACTIVE/PASSIVE RECREATION; FLOOD PLAIN; STREET LIGHT; FOREST CONSERVATION; FORESTBUFFER; FOREST CONSERVATION; DEDICATED RESERVATION; 30' WIDE TOWNHOUSE; 30' WIDE TOWNHOUSE

DS Thaler & ASSOC., LLC
CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS & LAND PLANNERS
7115 AMBASSADOR ROAD
P.O. BOX 47426
BALTIMORE, MARYLAND 21244-7426
410-945-5547
www.dsthaler.com

REVISIONS:

PROJECT NAME:
PATAPSCO GLEN II

PLAN TITLE:
DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN AND PLAT TO ACCOMPANY ZONING PETITION

COUNCILMANIC DIST.: 1ST
ELECTION DIST.: 1ST
REGIONAL PLANNING DISTRICT: SECURITY
PROJECT MANAGER: DARYL D. PITTY
CM: 1.10.20
Pre-Submission: 01-0613
MAJ-2020-00009
ZONING CASE:

APPLICANT/DEVELOPER:
SECURITY BOULEVARD VENTURES II, LC
C/O GAVES VALLEY PARTNERS
1 OLYMPIC PLACE
SUITE 210
TOWSON MD 21204
410-427-8707
SITE DESIGNER: ADLER

DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN AND PLAT TO ACCOMPANY ZONING PETITION

PATAPSCO GLEN II

DATE: 12.2.2020
SCALE: 1"=60'
C.I.: 2
PROJ NO.: 06464
SHEET: 1 OF 2

2021-0276-A

GENERAL NOTES:

1. Benchmark Name
   Plaques Cities I

2. Applicant/Owner
   SECURITY BOULEVARD VENTURES, LLC.
   C/O Dave Valler Partners
   Cymelio Place
   P.O. Box 1
   Lutsville, Maryland 21094
   Attr: Arthur H. Adler

3. Site Prepared by
   DS Thaler & Assoc., LLC
   118 Professional Road
   P.O Box 17420
   Baltimore, MD 21244
   Attr: Eleanor A. McKinley, RLA
   410-461-2343

4. PROPERTY OWNERS

PARCEL	NAME/COMPANY	TAX ACCOUNT #	WATER/SEWER CODE	DEED	FOLIO/ BASE	EDC MAP
102	SECURITY BOULEVARD VENTURES & IBC	01:1100566	8/22	36/8/2/21	MAR. 2015	39/6
108	R. G. TAPIC PLAZA	2000/1600	8/22	36/8/2/28	SEPT. 2015	/ 9
6	TYSINSON, MD, 2 2094-4506	1900/1300	8/22	36/8/2/28	SEPT. 2015	

Number: Charles T. Ashmen + Associates Inc. Line 2026
Topography: Baltimore County GIS Tile #0703 & 0401
Zoning: Baltimore County GIS Tile #0703 & 0401
Baltimore County Zoning Regulations noted
Utilities: Baltimore County Kar Map I, ITA
Baltimore County Utility Developers noted
Soils: U.S.D.A. Web Soil Survey (Accessed May, 20 8)
10-year Floodplain: Dogwood Road Floodplain Study by WRDA (Sep/2002)
D.S. Thaler & Assoc. LLC: January, 2001
Wetlands: Eco-Science Professionals Inc. (October 2010) &
Forest Stand & Forest Buffer: Updated Specimen tree chart (November 2020)
Delineators: Approved by EDTD (December 2014)
Spodic Incidence: Eco-Science Professionals, Inc.
Approved by EDTS March 2017
Final Forest Buffer Protection Plan: Eco-Science Professionals, Inc.
Approved by EDTS 1991-10-008 (5.4.1b
Final Forest Conservation: Eco-Science Professionals, Inc.
Final Buffer Protection Plan: Eco-Science Professionals, Inc.
Approved by EDTS "C-17-028 &FTB"- 7.4(4) (47.7)

5. GENERAL DATA:

Studies Stated:	1st	Watershed:	Patapsco River
Census Tract:	401506	Regional Planning District:	Sec#8
Coordinates District:	1st	Land Management:	Crossroads Conservation & Reserved Preservation
Growth Tier:	1		

6. SITE/FOR CONVERSION:

A. ...acreage: Gross = 55.2 Ac. (2,355,23.5 SF);
   Jurisdictional Rd = 39,700 S.F. or 0.9 = 0.91 Ac
   Net = 37,289 Ac. (1,495,482 SF) 6)

B.Zoning/Zoning

	Acs (gross)	Density Allowed	Lots Permitted
3493-2 @ 0.0458	0.0045	–	0.01
3494-2 @ 0.0703	(1,486,74 x 3.81 = 1.1 lots) 0.13104	–	0.6
CT @ 1.387	0.0000	–	–
RA-lfs @ 57.140	(1,715.36 (Ft.) x 0.60 (0.87 Ac.)) = 57.855	See Below	310.7

B. Zoning RM-M
   Allowed FAR: 4.0 or 15,355,200 SF(s)
   for R22N Section 502 Parking Regulations will apply for height and area regulations for the DR 5.5 area.

   18.2 Ac.± (gross) RM-M
   (38 units/Ac.)
   Net density based on limited is explicitly residential synonym
   R22N Section 235: ...Aund R22N Section 235.1a.1)"

Maximum Density Permitted*

Zone	Acs (gross)	Units Permitted
RMM(DR-5.5)	67% = 29.5	195
DR-10.5	13.8% = 6.1	64
DR-3.5	5.2% = 2.8	*0
DR-5.5	2.2% = 1.3	*
...ET	11.2% or 10.4	–
TOTAL:	100% or 38.2	295

8. Site Development Program:

Type	Proposed	Net-Stay Required (per BCZR Section 409 ex CMDP p28)	Proposed				EST. PROP ART	Phase
			Garages/Drive	Outdoors	Total			
TOWN HOME (FRONT LOAD)	81 UNITS (1 car garage)	1 Spaces/UNIT = 108 +30% 3LEIF = 389Spaces	1 Spaces/UNIT = 108 (1 Garage & 1Drive)	180 Spaces		288 Spaces (1 Garage & 1Drive)	6% ADT UNIT OR 2166 ADT	TBASE
	27 UNITS (2 car garage)	2 Spaces/UNIT = 114 +10% 3LEIF = 127Spaces						
TOWN HOME (REAR LOAD)	186 UNITS (1 car garage)	1 Spaces/UNIT = 203 +10% 3LEIF = 223Spaces	315 Spaces (1 Garage & 1Drive)					
TOTAL	295 UNITS	331 Spaces	702 Spaces	30 Spaces	832 Spaces			

C. Open Space:

ADOpen Space shall be in compliance with BRC Section 33-6-104.
Open Space Required: 1600 SF / Unit x 295 Units = 295,308 SF or 1.81 Ac.±
Open Space Provided: 260,606 SF± or 6.84 Ac.±

H.O.A. cover space stall/easement and maintained by a Homeowners Association. A Declaration of Covenants and Restrictions for the Homeowners Association and Articles of Incorporation for the HOA must be submitted to and approved by the Department of Recreation and Parks prior to the recordation of the Record Plat.

No utilities, whether public or private, including, but not limited to telephones, cable television, gas and electric, water sewer, and storm drains shall be placed or constructed on or within the areas bbbeedeeepen place setback prior either consent from Baltimore County Department of Recreation and Parks.

Dogwood Plat is a Master Plan Designated Recreational Overview
PRIVATE HOA COMMON AREA: 276,294 SQ± or 6.62 Ac±

The design, construction and installation of all amenities shown on the Development Plan shall be the responsibility of the developer.

Preliminary Cost Estimate for amenities(including Rail Fence,Privacy Fence(), Bench(), Trash Receptacle, open space pathway/park pathway/ signage = $53,239

7. Landscape Requirements:

   Landscape requirements as specified in the Baltimore County
   Landscape Manual, the Schematic Landscape Plan is subject to the final Landscape Plan, Final Landscaping Plan shall be approved prior to Building Permit Application.

   Planting Unit (P.U.) =
   - major deciduous tree (2-3.5" cal. or 10'ht/ballandburlap(equivalent) 1 pd.P.U
   - minor deciduous tree (1.5"-2" cal. or 8'ht/ballandburlap(equivalent) 1 pd.P.U
   - evergreen tree (6" ht.)or 20 ballandburlap(equivalent) 1 pd.P.U
   - shrubs (18"-24" ht. or 5 gallon) 10 pd.P.U
   - ...ubs 5: 10' ht.

   *As Forest Conserving requirements only

   Tree Plant landscape that will reflect any clearing of the development. Any such phased plans will provide a Reviewing Tabulation Chart which will indicate the amount of forest conserving requirements under the Schematic Landscape Plan, as well as the specific requirements allocated to that particular phase.

LANDSCAPE PLANTING TABULATION

PROJECT CONDITION	Requirement: Calculation	Credit	Sub-total	Proposed Total
A. STREETSCAPE/AGE (Condition A) Adjacent Road @ 1 PU/50 LF Alpha Row @ 1 PU/50 LF Front lashes will be required where street trees are omitted (if allowed)	1,288 LF/40 = 32.2 PU 3,288 JF/40 = 071.3 PU	-	903.5 PU	
B. Parking Lots (Condition B) Parking Lot Perimeter (PLP's) Parking Spaces	331 PAPS Spaces = 33.0 PU	-	109 PU	
C. PARK: Condition C) Stream edge/open spaces, public ways/park roads when space are > 41 Class 'C' screen 1 PU/50 LF of pedestrian measure at lea of 8 stages are low or our slopes. No woody vegetative within 15 feet of the toe of fill embankments. 10 foot landscape strip between an abutting zone and ancestry use No woody vegetative within 25 feet of stream/culvert Forestry stabilized/added rate, 10'from BRK.	2,050 LF/10 = 134.0 PU	ENVIRONMENTAL ELEMENT AVEOE GAS LINE EASEMENT RETENTION OF TA NEGETATION (744.9'+510'= 1254'L)	834 PU	1,913 P.U.
D. Forest Conservation Easement Multi-greater have 5' @ - P.U/1.0	1,716 ..F/15 = 119.7 PU	–	119.7 *U	
M.REAT & BSNE CARD (Condition M) Mass 'A' screen pedestrian/installed weighted 30' for shrubs and 4' for evergreen trees)	4,556 LF/15 = 303.8 PU	–	303.8 *U	
Rear anc Side Yard Screening 1 PU/ 5 SF				
Residential Transition Area (RTA) area of buffer/HMO - Total *Buffing lots (PU) Required	74,264 LF(ADS= 1874 PU	LOSS OPEN SPACE 883/SWD - 22.23*.5 (11.1) 617/MDD - 16.99*.5 (8.5) 613/SDD - 22.83*.5	125.0 *U	
REFORESTPACE 1.5 PU/ 100 SF OF REQUIRED OPEN SPACE	259,000 SF/4200 = 59.5 PU	-	170 PU	
TOTAL:	1,294.1 PU	2 *LOS PU	*128.4PU	

*Credit may be applied for at time of Final Landscape Plan submittal.
The Final Landscape Plan will be approved prior to grading permit application.
Plantings within the ours easements, as reflected on the Schematic Landscape Plan record/suggest, restricted type and quantities are subject to be approved at the Final Landscape Plan. Any revised adjustments will be addressed on the final Landscape Plan reviewed via approvals utility Phase 2 and will subsequently any amendment/waiver of this approved Schematic/Final Plan.

8. UTILITIES: Public/sewered and water will be provided. Onsite utilities will be suffic.

9. RISE: The existing rise within the area of development is vacant.
   The proposed use is Residential within the area of development.

10. ...VERAGE: Existing Use/Associated Use/the Baltimore County Comprehensive Manual of Development
    RATIO/PRI (AR"): Policy Use from RMA.

11. STORMWATER:
    a. Stormwater ...nanagement will conform to Baltimore County Standards and the 2000 MANAGEMENT: Maryland Stormwater Management Design Manual.
    b. Stormwater management areas noted on the plan as ...ements will be privately owned and maintained by the HOA. A Conceptual stormwater management/environmental plan to Bray or Development Plans.
    c. The Hydrology flows/ wetlas /outfalls onto suitable land on criteria provided by the Baltimore County Soil Conservation District, the Maryland Department of Environmental Protection and Sustainability. (See suitable outfall evaluation).
    d. Owner affirms existing stormwater management easement, ostrichings and utility ...ements that grant or authorize Baltimore County ...ance of a right or entry or ...ose/purpose of inspection and/or maintaining site ...ities. Said inspection and/or monitoring ...ities will/may be conducted during normal business hours, and ...ept in the case of an emergency, upon reasonable notice. Baltimore County personnel shall also have a right of entry through such proposed and existing roads.

12. GRADING: Grading shown is schematic only.

13. VEGETATION/S: Existing vegetative/cleared proposed area o development will be entered in areas not needed for construction or grading. Existing vegetative within previous areas of development/outside of forest, woods and fields.

14. RIGHTS, BEN: Right lines are shown on the plan for proposed roads which ...ave access to an existing public road. The area between the road and the lot is shared, graded and kept free of any obstructions.

15. STORAGE TANKS: There are no underground tanks on site.

16. WELLS & SEPTIC: There are no existing/wells or septic systems on site.

17. LIGHTING: Proposed lighting is shown in a ... All proposed street lights/shall be ED. Lighting is schematic and subject to change.

18. ENVIRONMENTAL: There are no endangered species, or hazardous materials** on the site.
    *As known to the applicant.
    **As known or has significant location and description of hazardous materials as defined by Section 7-101 of the Environmental Article of the annotated Code of Maryland, as ...ion time to time amended.

    A hydrological Report and an Environmental Effects Assessment will be filed concurrently with this Reclacement Plan.

    This site is not within the limits of the Chesapeake Bay Critical Area. No additional information will be provided to the Department of Environmental Protection and Sustainability to determine compliance with the Critical Area Local Protection Program pursuant to Section 33-2-202(c).

    *There shall be no clearing, grading, construction or disturbance or vegetation in the Forest Buffer Easement & Forest Conservation Easement except as permitted by the Department of Planning or by ...ance** Easement except as permitted by Baltimore County Department of Environmental Protection and Sustainability.

    Any Forest Buffer Easement & Forest Conservation Easement, Forest Conservation Easement and Forest Buffer Easement areas hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.

    Access to the Forest Conservation, Forest buffer, and Forest Buffer and Forest Conservation Easements as floor the public roads.

    *A forest conservation/ ordinance/ess granted by EPS on March/06 2017 to alter the removal of tree/s/ shrubs trees. Conditions were placed on that approval to ensure the proposed the goals and objectives of the Forest Conservation Law."
    (Granted: New Apartments #01-17-2018)

    *On March 14, 2018, an alternatives analysis was approved by the Baltimore County Department of Environmental Protection and Sustainability in accordance with Baltimore County Code, Article 26, Title 8. Protection of Water Quality Streams, Wetlands and Floodplains. Conditions were placed on this approval to reduce water quality impacts including removal of the temporary road and dwelling of the Forest Buffer Easement."

10. This property has been/has/ not been/ does have #4, rezoning to/results.
    The developer/engineer has confirmed / waiver/known part of the gross area o this proposed development area is/ the forest/subtown or has the has area been/affected, recorded, known or no/ownership as already or exists to support any off-site dwellings impacted/her".

11. Ballard Slope Mitigation Measures: The wetlands/ shall do the following/A those areas where ...ences consultants soil limitations are ballasted and/or deep dispersion.

    a. Steam /that grading plans consider protection of those areas from increase in run-off. This may include staking/roof drain ...ions and stakes into storm drains.

    b. Stabilization of ...ench/stormwater in accordance with approved sediment control practices.

    c. Consider geotechnical assistance vis-a-vis inspectors as appropriate.

12. ...ccordingly the Baltimore/ Transit Administration Regional Transportation System map (www.mta.maryland.gov), the names MTA service is Mo-State Local Link 01, Local Line 70, local Link 78 and City Link 5L.

13. There are no known/limitations establishes by the Courts, County Board of Appeals/ Planning Board or Zoning Commissioner which would hinder/proposed development on site.

14. There are no buildings, properties or sites on/within this proposed development located in/ the Baltimore County Preliminary or Final landmark/ List, the National Register of Historic Places, or any Baltimore County Historic District or National Register Historic District or Maryland Inventory of Historic Places, per/Myhistoryfirst/ Who We. The owner is not aware of any building, property, or ...ation/ on the proposed development that is/included in/ maryland/Archeological Survey.

15. There are no State or Federal records/ forests, ...treatment or/ development/ spaces within the boundaries of the property/ site or/within/ per/ or/ Adjacent Environmental/Review/ coordinator, 'Wildlife/ Heritage Service, Maryland Department of Natural Resources,5.29.2020.

16. Unlicensed ...ethanes, oil drainage and/ utility easements/ shall be fill-1, +/ds.

17. Proposed costs are public. All parking areas are maneuvering areas will be paved/ ...ots inspectors and permanently striped.

18. Public costs assessments/ refused for ...ion/ dedication to/Baltimore County will be/refuse for dedication at no cost to the County.
    "No Parking" signs shall be posted prohibiting parallel parking on 24-foot-wide streets.

19. Traffic/area of Traffic Engineering and Transportation Planning has/confirmed that the subject site is not within a traffic deficient/area (per Mr. Ida Nikola, 9/7/2020).

20. Refuse/collector will be provided for Baltimore County.

21. Relied States Postal Service will/provide mail/delivery.

22. "Access/allowed/ any kind may be placed k say Baltimore County/ right-of-way except by express written permission by as authorized agency/ or Baltimore County."

23. Building envelopes and/or footprints are for illustrative purposes and may not represent the final location for any setback/area. Best building location will be subject to the various standards and limitations ...ifested for the details ...ents/referenced on the plan.

24. Encroachments/ fences and/or the location of principal buildings only. Accessory/structures and projections into yards maybe constructed outside the envelope, but must comply with Sections 301 and 403 o the Baltimore County Zoning Regulations. (Subject to ...nvironmental/ applicable building permits)

25. Basement building height allowed is/60 feet 0 OR zones.

26. All signs shall conform/with BCZR Section 450 and all zoning policies.

27. *No/Cell ...ers feet on 5.10.2020. The network which identify all ...ements contacts/ed at FAI File No. 18-0911, on file in Room 123 of ...he Baltimore County Office Building, 111 West Chesapeake ...enue, ...ltimore, MD 21204.

28. *No/"Recommended Areas of Critical State Concern" map included on this sheet indicates that this property is not located within a Critical State of Concern Area.

29. Streets designated as "H.O.A." shall be dedicated to the Home Owner's Associates.

30. *none are/residential/ "transition Areas (RTA's) ...t site.

31. Per the Baltimore County 2020 Bush Service/Maps (per Bill 35-20, adopted 5-4-20):
    a. The site is not within a "Priority Funding Area" (PFA) for Growth Tier/per the Sewerage Area ...ap.
    b. The site is not within a "Defined Area" per the Water/Supply Area ...ap.
    c. The site is not located in a "Defined Level of Service"per the Transportation Map.

32. *landscape/open as proposed will include protective measures adequate to prevent erosion or ...dging of environ/steps/ as defined by Section 33-6-101 of the Baltimore County Code and are provide the preservation of/ the natural topographic features of the steep slopes. *Ink will be achieved by providing Cluster and Sediment Control measures in accordance with the requirements of the Baltimore County Soil/Conservation District and the Committee of Maryland Specifications for Soil Stables and Sediment Control.

33. Bar/Bicy/ADA sidewalk ramps will be provided at all road intersections.

34. *two/pro/vides distance of recreation/fees of /o/stances/ indicated. Bearings/ differ/adjusted on the Record Plat.

35. Retirement of/ existing/ wells will be disclosed/to all prospective /h/ owners. Retaining walls will be located o/Wells on/ HOA easement(s) built with permanent materials and maintained for HOA/its perpetuity.

36. Shale/ hardly Attached (Three) are/as wide. Garages/would be converted to carriages as storage are. The/ so/cited/ds-shall state "Garage parking/spaces shall not be converted to any other use or/ otherwise limiting/ ag/".

37. Driveway locations are approximate and are subject to changes. Note: Changes in building location or orientation, or proposed driveway location, at the time of building permit/ may require a driveway/variance/ to the zoning official/or possible amendment to the Rise Development Plan (RDP).

38. *ame/se of development is located within/a Mouse Runs Stormwater Low (LWD).

39. lots 1,10-16,2, 20, 33,34,50,59,68,77,74,75,78,81,84,85,88,100,111,118,127, 169,157, 168,150,151, 154,155, 159,160, 170,171,223,224,226,243, and 253are designated/ ...ed/ wildlife lots. *pursuant to BCZR Section 203.3.D ...ey small dwellings/ perhaps/ ...ses shall not be converted to any other use or/ otherwise limiting/ ag/". Architectural features so as to not be/ affects floors well. lots 1-43,73-99 and/ 197-208 shall/where enhanced/over architectural treatments.

40. *ame/ented deed/ affirms that are encumbrance by access easements will state "Access Easements may not be fenced"

41. Rideboard area of/500 contiguous/square feet with a min/mum of 15-ion dimensions & provided, subject to various ...ropes.

42. Privacy ...ensions/ note that the ...ents/ with rear loaded garages have no ...ndentals along the public roads. Load walkouts be/front of the property/ensure/ be utilized to access the/ from utility ...ts.

43. ...ddress signage shall be provided at common load walkout/units 1-31, 35-116, 55-57. Address/signage shall also be provided at the rear/s between units 6-1, 11-2, 15-16, 27-28.

44. ...r over will be added to the ITDP/ Industry ...ty shown/ deck/ /ooths for each lot

45. Community Concerns (as stated at ZAC) and/Responses.

    a. A/several was made/to save an unnecessary ...ential/ G Quarry ...ate with/ the/sites bike and walking/ trails. Ratapsco/ Glen Riproclaim alternative throughout the project in conjunction with walking trails and associated/walking areas.

    b. Accommo/mate made to preserve as/ of environmental areas. An/ deve/lopment/is currently proposed/ north of the/ gullies. *he area northof the/gas line is designated/ evergreen spaces and environmental areas

    c. Concerns/ concerning/ for another/ or safety/ impacts/ were raised. The project density has been reduced from 295/ with an preserved ratio/ CIM is 295/units as indicated on/ the/Development Plan.

    d. Concerns/ were raised/ concerning/ the schools. Based on the/reduced/ density/ and the/ 2020-2021 school/ enrollment/ numbers, the elementary/ middle, and/high school/ are under capacity/.

    e. Questions were asked/ regarding/ stormwater/ management/ are drainage/ alon/g Annapolis/ Road. Stormwater/ Management and water quality will be provided/ on/ required.

    f. On-site stormwater/ management/ practices will be/placed/ adjacent/ to/ stream/s/and/ to capture and treat/ runoff. Stormwa/ ...ers/ Annapolis/ Road will be collected/ for/ by/ proposed storm/ drain/ system, connecting/ into/ the/ existing/ public/ system.

Typical dwelling shown and the single family lots attached dwelling/dwelle a specific elevation of which either compliance with BCZR. Should the ownership change, the setbacks required for Section 1B01.2C.c must be met.

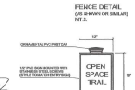
RESIDENTIAL BUILDING SETBACKS- R.R. ZONES *

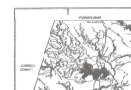
	DR1	DR-3.5
From front building line to: Public street right-of-way or property line, internal or collector	35'	25 ...
From side building/lines to side building face	35'	25'
Public street right-of-way	25'	25'
From rear building/lines to: Rear property line	35'	30
Public street right-of-way	35'	60
Any building face to: Front lot/ary		30
Additional setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet		50
This/ also fulfills/ minimum setback requirements and building height for/ zones restricted/ text. For/ a future/ explanation of/ uses and/other requirements, consult the/ Comprehensive Manual of Development Policies (CMDP's)		

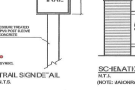
* Subject/to variance requests.

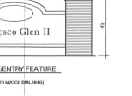
FIRE DEPARTMENT NOTES

*N.A. STATEMENT		
x	1.	Where/ the/ provision/ water supplies are required, water-controlled outlets installed and every available fire and not less than/ its/ best/ shall be/ covered/ and/ enclosed dwelling unit is under/ cost. A/ curb/or/ are roadway for access to dwelling and the hydrant shall be available for/ used/ /ubtain for emergency/ fire apparatus and/ prior to/ loading/ emergency/ apparatus. Where/ a/ hydrant exists/ on/ the/ side of/ a/ dwelling/ under road, a/ crossbacks/ with the/ hydrant/ shall be/ provided/ for/ the/ use/ of/ fire/ apparatus.
x	2.	Required/ roadway throughout the development shall/ not/ be obstructed/ in any/ manner for/ emergency/ apparatus, including/ the parking/ of/ vehicles. We/ engineers planned shall not be the type that/ would interfere with emergency apparatus access/ when they exist/ per 2018 NFPA 1 Ref Section 18.2.4.3.
x	3.	The/Baltimore/County Fire/ bureau's/ Office/ has requested/ that/ street/ signs be/installed/ when the/ fire/ hoses/ is/ laid/ and/ before/ any/ combustible/ materials/ are/ placed/ on/ the/ site.
x	4.	Traffic/ lanes/ must be/ maintained/ at/ all/ times/ during/ construction/ and/ the/ Baltimore/ County/ Fire/ Bureau/ must/ be/ notified/ when/ traffic/ lanes/ are/ to/ be/ closed/ or/ restricted/ in/ any/ manner.
x	5.	*The/Recommended/ Areas/ of/ Critical/ State/ Concern/" map included on this sheet indicates that this property is not located within a Critical State of Concern Area.
x	6.	A separate/building permit is required/ for/ installation/ of a residential/ sprinkler/ system/ for/ each/individual/ building/ unit. The/ sprinkler/ contractor/ shall/ have a/ detailed/ private/ fluorie through/ the/Maryland/ Fire/ Marshal's/ Office.
x	7.	Address/ numbers/ shall/ be/ provided/ per/ BCZR/ Section/ 1.00.3.3.1.C, responsible/ the/ address/ can/ be/ extended/ overpasses/ for/ a/ minimum/ of/ sixty/ 7/ inches. The/ development/ is/ also/ required/ to/ have/ buildings/ address/ from/ the/front/ roof/ top/ of/ each/ dwelling/ unit. Size/ to/ current/ Home.
x	8.	Theirground/ buildings/ shall be/designed/ undisturbed/ road/ to/ transmit/ the/ applicable/ operational/ fire/ Baltimore/ County/ Prevention/ Fire/ Code,/ County/ Bill 84-02.
x	9.	All/ lots/ in/ the/ Subdivision/ within/ a/ distance/ of/ 60/ feet/ road/ from/ any/ building.
x	10.	1/ No/ hydrant/ is required/ to/ be/ within/ 300/feet/ side/ Fire/ department/ connection/ (FDC). A/ No/ hydrant/ with/ a/ distance/ of/ 300/ feets/ particularly/ if/ the/ total/ distance/ laid/ inside/ for/ the/ assistance/ apparatus.
x	11.	A/ separate/ building/ permit/ is/ required/ for/ the/ installation/ of/ any/ underground/ fire/ line/ and/ fuel/ tank/ owned/ by/ the/ Penn/ Marine/ Section/ of/ Baltimore/ County/ Fire/ Bureau.
x	12.	A/ separate/ building/ permit/ is/ required/ for/ the/ installation/ of/ any/ commercial/ type/ cooking/ system/
x	13.	Whenever/ address/ signage/ shall/ be/ installed/ a/ fire/ driveway/ entrance/ exist/ emergency/ apparatus/ in the/ event/ other/ emergency/ during/ the/ construction/ period.
x	14.	Sprinkler/ system/ 307/ for/ townhouse/ development.









SUITABLE OUTFALL EVALUATION

An unnamed tributary to Patapsco River passes through the northeast corner of the property and eventuaes cornstopa lothe northwest. Eco-Science Professionals, Inc. has made a visual examination of the stream's erosion. The stream is well-defined and heavily vegetated with mature trees lining the stream banks. The stream is protected by a Baltimore County 108-Year Floodplain Reservation.

Most site runoff is captured in proposed closed networks that convey storm flows to three (3) submerged pond wetlands (BMPs #1- #3). Discharge will outfall into open areas immediately upgrade of the Forest Buffer and Forest Conservation Areas west and north of the development. Riprap velocity dissipators will be incorporated to disperse flows entering the buffer. Backs of Lots 1-32 will be graded to allow runoff from rocks, yards, and spar spaces to flow overland into six grass swales.

With the inclusion of Environmental Site Design practices, it is our opinion that there will be no significant adverse change in the rate, velocity or degree of concentration of the runoff from these facilities as it enters the existing forests. Therefore, we conclude that the outfalls are "suitable" based on criteria provided by the Baltimore County Department of Public Works and the Department of Environmental Protection and Sustainability.

ZONING HISTORY:
CASE #86-428-SPHXA

"...BEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this ... day of ...ugust, 1999 that the Petition for Special Hearing to approve an Illuminated sign,250 sq.ft. in dimension, and accessory parking lots in R.R.D.7 zone for the purposes/ golf driving range, in accordance with Petitioner's Exhibit '...', be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Special/Exception for a golf driving range in a R.C.7 zone, pursuant to Section 1A01.2.B.9(f) of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's/Exhibit '...', be and is hereby GRANTED, subject to the following restrictions:

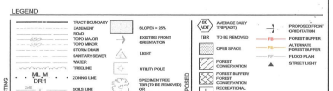
1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order;however, Petitioners are hereby/ made aware that/ proceeding at this time is at their own risk until the 30-day appeal period/ from the date of this Order has expired. If an appeal is filed/ and this Order is reversed, the relief granted herein shall be rescinded.

2) Prior to the issuance of any permits, the Petitioner shall submit a detailed/ landscaping plan, as described herein, for review and approval by the Office of Planning. Buildings and/ be similar to the approved in the Maryland Turf Academy case.

3) The Petitioners shall/ be require to/make similar road improvements to the frontage of their property along Ridgewood Road to insure a safe means of access to/the site is provided. I will/ forward to the attention of Petitioner's Plans Review/Department/ of Public Works to determine the proper extent of road improvements to/be/ frontage of the property along Ridgewood Road.

4) When applying for a building permit, the site plan filed must reference this/ case and set forth and/ where the restrictions of/ this/ Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County



HEARINGS OFFICERS HEARING AND ZONING/HEARING TO BE COMBINED

SCHEMATIC LANDSCAPE PLAN CERTIFICATION *FORM

THE SCHEMATIC LANDSCAPE PLAN IS SEALED BY A LANDSCAPE ARCHITECT WHO IS REGISTERED BY BY SIGNATURE BELOW/HEREIN EMBOSSED/AREA WITH ALL APPLICABLE REGULATIONS AND/OR CRITERIA CONTAINED IN THE ZONING REGULATIONS OF BALTIMORE COUNTY.

Bruce Radebaugh — 5/3/21
SIGNATURE — DATE

D.S. Thaler & ASSOC. LLC
7110 AMBASSADOR ROAD BALTIMORE MARYLAND 21244-1429

PROJECT NAME:
PATAPSCO GLEN II

PLAT TITLE:
DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN AND PLAT TO ACCOMPANY ZONING PETITION

COUNCILMANIC 2021: 1ST
ELECTION DIST.: 1ST
REGIONAL PLANNING DISTRICT: SECURITY
PROJECT MANAGER: GARY_D_PUTTY
OS#: 911.23
PAI NUMBER: 01-0013
MU-2929-0009
ZONING CASE:

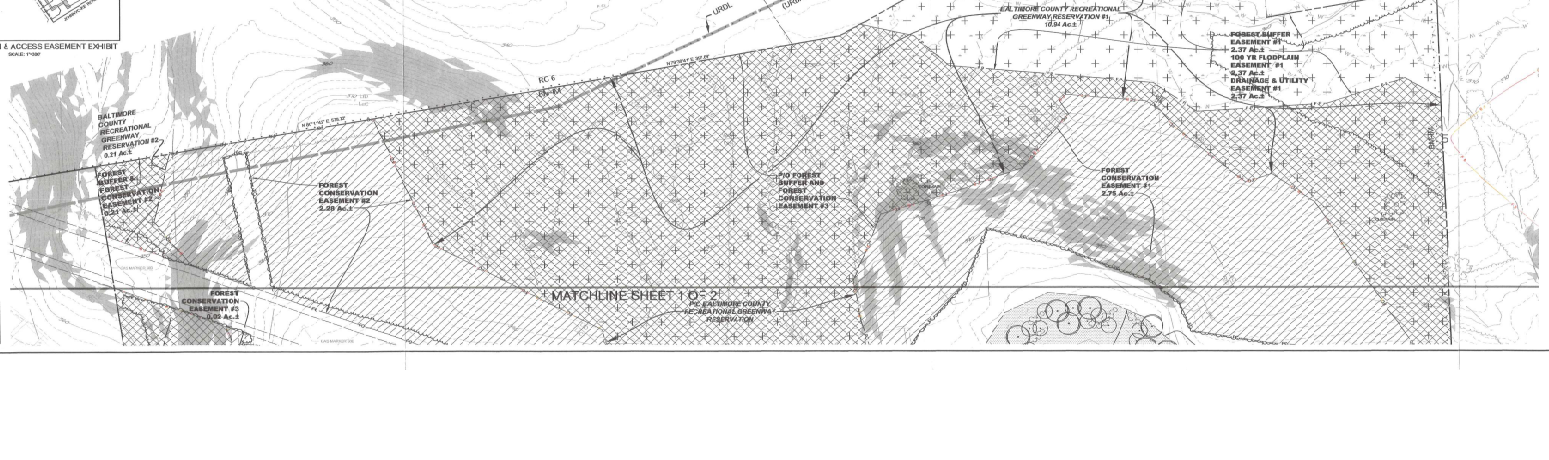
DEVELOPER:
SECURITY BOULEVARD VENTURES LLC
C/O OWENS VALLEY PARTNERS
1 OLYMPIC PLACE
P.O. BOX 1313
SUTHERLAND 21204
410-427-6700
ATT'N ARTHUR H. ADLER

DS Thaler & ASSOC., LLC
OVILAND ENVIRONMENTAL ENGINEERS, SURVEYORS
MAESCAPE ARCHITECTS & LAND PLANNERS
7 S AMBASSADOR ROAD
P.O. BOX 17420
BALTIMORE, MARYLAND 21244-7420
(410-944-3647) www.dsthaler.com

DATE: 12.8.2020
SCALE: 1"=50'
CL: 2
PROJ. NO.: 0444
SHEET 2 OF 2

DEVELOPMENT PLAN; SCHEMATIC LANDSCAPE PLAN AND PLAT TO ACCOMPANY ZONING PETITION

PATAPSCO GLEN II



DESIGN AND DRAWINGS ARE BASED ON ANTIQUATED COORDINATE SYSTEM (M.C.S.) DATUM.
NOTE: – NAD – 83/2011 VERT. – NAVD 88

REAR LOAD
SINGLE FAMILY ATTACHED SCHEMATIC UTILITY HOUSE CONNECTIONS & SETBACKS EXHIBIT
NTS
(* SUBJECT TO VARIANCE REQUESTS)

FRONT LOAD
SINGLE FAMILY ATTACHED SCHEMATIC UTILITY HOUSE CONNECTIONS & SETBACK EXHIBIT*
NTS
(* SUBJECT TO VARIANCE REQUESTS)

GREATER PATAPSCO COMMUNITY ASSOCIATION, INC
CONSTITUTION AND BY-LAWS

Constitution

ARTICLE I - Name: The name of this association shall be the Greater Patapsco Community Association, a non-profit organization dedicated to preserving the quality of our rural community environment.

ARTICLE II - Objectives: The objectives of the Association are to preserve and enhance the tranquility and beauty of our rural environment and to encourage orderly and positive growth of the community within the framework of prescribed regulations and laws. The Association shall provide a forum for all residents to express their concerns and interests and shall attempt to provide informative and interesting programs that will keep members informed and better able to address any of their concerns or problems. The Association's objective is also to foster a spirit of community among the residents.

The Association will only become directly involved in matters which affect the safety and welfare of the community as a whole. This involvement will be directed at actions which violate existing laws or regulations or which will assist in implementing new laws or regulations to further and achieve our objectives.

ARTICLE III – Membership:

1. A regular membership shall be extended to all persons living in the following area: All of Davis A venue, including Acme and Summit Avenue; all of Wrights Mill Road; Dogwood Road from Old Court Road to Ridge Road; Old Court Road from the Patapsco River Bridge to Windsor Mill Rd; Windsor Mill Rd to Bens Run to Ridge Road to Dogwood Road; Hernwood Road from Marriottsville Road to Old Court Road, including Furman Lane, Granite Road from Marriottsville Road to Old Court Road, Offutt Road from Granite Road to Chapman Road; the Community of Granite; and any other road that shall be built within the area defined.

2. Membership shall be defined as a person in good standing through the annual payment of dues. An associate membership shall be available to anyone living outside the boundaries detailed above.

ARTICLE IV – Officers and Directors:

The following shall constitute the Officers and Directors of the Association who combined shall be known as the Executive Board: President, Vice President, Secretary, Treasurer, and Board of Directors (3).

1. President: The President shall exercise a general supervision over the affairs of the Association and be a member ex-officio of all committees, preside over meetings of the Executive Board and general meetings; call special meetings when needed; appoint chairmen of standing committees and shall be empowered to appoint such committees as the needs of the Association require.

2. Vice President: The Vice President acts for the President in the latter's absence and may serve in any capacity, in accordance with the Constitution and By-Laws, at the President's

request.

3. Secretary: The Secretary shall maintain a record of the proceedings of all meetings of the Executive Board and the general membership meetings; file copies of all correspondence received or sent unless otherwise assigned by the President or Executive Board. Record keeping shall include all Association documents, including reports, mailings and publicity material maintain and distribute the monthly attendance roster, maintain and update the mailing list; and perform other duties as may be assigned by the President or the Executive Board.

4. Treasurer: The Treasurer shall be responsible for the accounting of the funds of the Association; maintaining a complete record of receipts and disbursements; making such disbursements as may be approved; rendering a true and complete report at each general meeting; maintaining a checking and/or a savings account in a federally insured financial institution; collecting dues; submitting then current records to the Financial Committee or Executive Board prior to the end of each term of office.

5. Board of Directors: The Board of Directors shall consist of three elected members at large. As members of the Executive Board, the Board of Directors duties are listed in the By-Laws.

6. Executive Board: The governing body of this association shall be the Executive Board, chaired by the President, consisting of the Officers and three Directors. The Executive Board shall control and manage the affairs and finances of the Association and shall have the authority to take such actions as will serve the best interests of the Association and its members. A quorum shall consist of a majority of the Executive Board and is needed to make a decision.

7. Conflict Avoidance: No Officer or member of the Board of Directors shall participate in any matter in the name of the Association unless approval is given by the Executive Board or by the voting members.

BY-LAWS

ARTICLE I - Election of Officers and Directors

1. Officers and directors shall be elected at the January general meeting unless delayed by inclement weather, or other reason deemed valid by the Executive Board, from a slate of candidates presented by the Nominating Committee and any eligible and consenting members nominated from the floor. A simple majority vote of those regular members present will be required for a candidate to win election. Voting may be conducted by secret ballot.

2. No members of the Association shall be considered for any office or directorship unless they have been a member for at least six months immediately preceding the election.

3. Notice of election and publishing of the slate of officers proposed by the Nominating Committee shall be circulated to the membership.

ARTICLE II - Term of Office

1. The term of office for all Officers and Directors (Executive Board) shall commence after their election at the January meeting.

2. The term of office for all the Officers shall be for a period of one year.

3. The term of office for the Directors shall be for three years except for those initially elected for staggered terms in accordance with section 5 below. Directors may again become eligible for this office after a lapse of one year. Requirement for 1 year lapse between terms of Directors will commence on adoption of amended by-laws.

4. The President may only serve two consecutive one-year terms and may again become eligible for this office after a lapse of one year.

5. Initially, one Director shall be elected for a one-year term, one Director for a two-year term and one Director for a three-year term. At subsequent annual elections one Director will be elected for a term of three years.

ARTICLE III -Vacancies

1. Vacancies for the unexpired term of an Officer or Director shall be filled by a special election at a regular meeting following the occurrence of the vacancy, in accordance with the procedures of Article l of the By-Laws.

2. The Nominating Committee shall convene at such times to develop a slate of eligible candidates to fill positions of Officers or Directors occasioned by vacancies.

3. If any member of the Executive Board is absent from two successive meeting of the Board without justification, the President may declare the office vacant upon approval of the Executive Board.

ARTICLE IV - Voting

1. Voting shall be on an individual basis and each member in good standing shall be allocated one vote. Joint memberships shall be allocated two votes.

2. Voting members shall be at least 18 years of age and must be present in order to vote.

3. Associate members shall not be eligible to vote.

4. At the discretion of the presiding officer, members may be required to have attended at least three general meetings during the past twelve months prior to being allowed to cast a vote.

ARTICLE V – Dues

1. Dues shall be due at the January meeting.

2. Amount of dues shall be set by a majority vote of members present upon recommendation of the Executive Board. Single and Joint memberships are available.

3. Dues for associate membership will be the same as for regular membership.

ARTICLE VI – Funds

1. A bank account for the Association shall be maintained with three (3) signatures registered, to include the President, Treasurer and Secretary or any Executive Board member, any two of which shall be

required on all checks.

2. The President shall be allowed to expend up to $150.00 without Board approval.

3. The Treasurer shall submit final adjusted financial records for the previous calendar year no later than the February meeting of the Executive Board.

4. In the event of dissolution of the Association the remaining monies in the Treasury, after the payment of all debts and expenses as determined and ratified by the Executive Board, shall be donated to appropriate charitable organization(s) upon approval of the Executive Board

ARTICLE VII - Committees

1. Standing Committees: The following standing committees and a chairman for each may be appointed by the incoming President at any time and as necessary after assumption of office: Nominating, Membership, Program, Public Affairs, Communication, Social and Financial. Membership on the Standing Committees shall consist of a minimum of two individuals, at least one of whom is a regular member. The Chairman of each Standing Committee may attend all Executive Board meetings, but shall not vote unless the chairman is also a member of the Executive Board.

2. Duties and responsibilities of the Standing Committee are:

    a. Nominating: The President shall appoint a Nominating Committee consisting of at least three members. The President shall designate the Chairman. The Committee shall consider and evaluate recommendations from the membership regarding potential candidates for Officer or Director and shall submit a slate of eligible nominees at the December meeting. This slate of officers shall be circulated to the membership prior to the meeting at which the annual election shall be held. The Committee will address vacancies for Officers or Directors in accordance with the procedures of Article III of the Constitution.

    b. Membership: The Membership Committee shall actively pursue increasing the membership of the Association. Should there be a question of eligibility the board shall decide on membership. The membership committee shall strive to contact and welcome new residents in the community, and inform them of the Association.

    c. Program: The Program Committee shall be responsible for planning and arranging programs for the Association's regular meetings, including determining topics of interest to the membership and arranging for speakers.

    d. Financial: The Financial Committee shall be responsible for reviewing the books of the Treasurer at the end of each term, or at the request of the Executive Board, and give a report to the general meeting after the complete report is received. At the direction of the President, the committee may draw up an operating budget, consider a plan for raising funds or perform any other duties which might benefit the financial situation of the Association. The Treasurer shall not be a member of the Financial Committee.

    e. Public Affairs: The Public Affairs Committee shall be composed of a chairman and at least one other member. The Committee shall be responsible for keeping the membership informed on zoning and legislative matters of concern to the Community. The Public Affairs Committee shall be responsible for reviewing and developing position statements on proposed local or state

legislation and regulations or policies impacting upon the Community. Under the direction of the President, this Committee may attend public meeting and, with the approval of the Executive Board, speak for the organization in matters affecting our Community. The Committee shall be responsible for notifying the Secretary and/or members of any hearings or meetings requiring the attendance of members.

f. Communication (Newsletter and Electronic): The Communication Committee shall be responsible for the publishing and distribution of a monthly newsletter. The Committee shall strive to distribute the publication at least a week before the General meeting so that due notice of such meeting will be given. The Committee shall not use any media or publish any item that conveys a position or opinion unless such media and/or item have been approved by the President and/or the Executive Board.

g. Social: The Social Committee shall be responsible for providing refreshments at all the general meetings. The Social Committee shall also be responsible for the special events of the Association, such as picnics, dances, etc., unless the President appoints a separate committee for such an event.

3. The President may appoint other committees as deemed appropriate.

ARTICLE VIII – Meeting Procedures

1. Quorum

   a. A quorum at an Executive Board meeting shall consist of a simple majority of the Executive Board members.

   b. A quorum at any regular meetings shall consist of a minimum of fifteen (15) members as defined in Article III-2 of the Constitution

2. Robert's Rules of Order shall govern the meetings of the Association in all procedures where the Rules of the Association do not apply.

ARTICLE IX - Amendments

Amendments to the Constitution and By-Laws shall requires two-thirds (2/3) vote of the membership present. No amendment shall be voted upon without two weeks' notice in writing, to the membership.

GPCA

GREATER PATAPSCO COMMUNITY ASSOCIATION, INC.

Development Plan Hearing – Patapsco Glen II
7726 Johnnycake Road
Development Plan: PAI Number 01-0613
Zoning Case Number: 2021-0076-A

Hearing Date: April 29, 2021

Testimony in Opposition to Patapsco Glen II Zoning Petition and Development Plan

The Greater Patapsco Community Association (GPCA) is an incorporated association, actively representing its community since 1985. The area of representation covers nearly ten square miles from Randallstown to the Patapsco River and Marriottsville Road to Johnnycake Road. It is designated as an environmental and rural protection area, and is so designated in the 2020 Master Plan as well as the Granite Patapsco Community Plan, adopted by the County Council in 1998 as part of the 2000 Master Plan, and each subsequent Master Plan.

It is the only significant largely undisturbed natural area beyond the narrow state park areas in the entire southwestern section of Baltimore County, and is a significant part of the Patapsco River watershed.

The significant zoning increases to these properties and resultant encroachment of the URDL in 2008 was a now totally defunct anticipation of the additional Social Security facility, followed by the now equally defunct anticipation of the Metro extension. This has left a large area of incompatible density, being exploited with the intense Patapsco Glen II Plan presented in this Hearing. We are simply and respectfully requesting that the law be followed when reviewing the Plan and the Petition for Variances, without which the Plan in its current form simply doesn't exist.

The Plan consists of 255 townhouse units, 162 (or 65%) of which are the result of and entirely dependent upon upwards of 400 variances (with blanket decks extension) without any legal justification. A detailed examination of the specifications of these variance-based units makes the sole purpose of these variances obvious – to increase the number of units beyond what the practicable developable area per BCZR can provide and thus increase the profitability.

The following analysis makes clear that the sole nature and function of these variances is to increase the number of units.

Variance Summary and Analysis

There are 255 units in 16 clusters or groups.

93 units (#34-58, 100-126, 147-165, 175-196) have no variances.
162 units (#1-33, 59-74, 127-146, 166-174, 197-255) have variances.

The 93 units with no variances exist in 7 of the 16 groupings. These groups (6) are mainly on the border of two sides of the tract of land. (From Johnnycake on the left hand side and the side opposite from Johnnycake in the rear.) 1 group is basically in the middle towards the rear part of the development (away from Johnnycake Road).

162 units of the remaining 9 groups have a total of 290 variances, or an average on the order of 2 variances (1.8) per unit. Thus the plan to create ~65% of the units in the development has required the need for the variances. A number of these variances (33 or 11%) can simply be eliminated by a minimal reduction in the number of units.

The breakdown of variances is as follows:

V-1: Building front face (3)
V-2: Building rear face (107)
V-3: Building side face (30)
V-4: Building face to boundary (1)
V-5: Extra unit in groups (3)
V-6: Residential transition area (41)
V-7: Private rear yard (105)
V-?: Deck variance (?) → indicated on drawing but not specifically identified as to where nor the number that exist.

Addressing the major grouping of variance components (V-2, V-3, V-6 & V-7) -

V-3/V-5

In 7 of the 9 groups with variances, just the addition of 1-3 units in each of these groups (a total of 12 additional units) creates the 30 variances V-3. Basically adding more units left less space either between the units or on the end to meet the side distance requirement. Furthermore in one of those groups, the extra units that were added resulted in the V-5 variances (3), which in turn pushed the units closer together leading to 6, or 20%, of the V-3 variances.

V-6

3 of the 16 groups require the residential transition area variance in the current plan. These are the two primary group of units facing Johnnycake Road and the one group on the right hand side (view from Johnnycake Road) of the development. Stating what might be obvious, by pushing the location of the units developed closer to the boundary allows more units to be

'squeezed into' internal groups of units in the plan. This, coupled with the decrease in plot sizes as referenced below (thus introducing V2 & V7 variances), adds to the increase in the number of units for the development plan.

V-2/V-7

5 of the 16 groups require a significant number of these variances in the current plan. This variance affects 97 units, or 38%, of the development plan. In considering groups with no variance in these areas, the size of the individual sites, both width and length, is sufficient such that the two variances do not exist. However, once the size of the lot decreases, either in width, length or both, more units are crowded more closely together, driving the 'need' for the building rear face variance (V2). Once the units cannot meet the rear face distance requirement, the private rear yard requirement (V7) cannot be achieved for all of the units. Thus the V2 variance drives the occurrence of the V7 variance.

Variance Summary Chart

Group	Unit #	# of units	Size (ft.)	# of variances	V1	V2	V3	V4	V5	V6	V7	V?
1	1-21	21	22 x 89	63		21				21	21	?
2	22-33	12	22 x 93-124	38		12	2			12	12	?
3	34-49	16	22 x 102	--								?
4	50-58	9	22 x 99	--								?
5	59-74	16	20 x 100,110	6			6					?
6	75-99	25	20 x 87-89	50		25					25	?
7	100-107	8	22 x 99,102	--								?
8	108-115	8	22 x 99,100	--								?
9	116-126	11	22 x 99,100	--								?
10	127-146	20	20 x 99	10	3		7					?
11	147-165	19	20,22 x 99	--								?
12	166-174	9	20 x 107-109	3		1	2					?
13	175-196	22	22 x 99	--								?
14	197-223	27	20 x 87	62		26	6		3		27	?
15	224-243	20	20 x 89	45		20	5				20	?
16	244-255	12	20 x 99	13		2	2	1		8		?
		255		290	3	107	30	1	3	41	105	?

V1 Front face to property line/street, 13/13 vs. 25/25 (garage townhouse)

V2 Rear face to property line/street, 20/20 vs. 30/50

V3 Side face to side face/street, 20/12 vs. 25/25

V4 Building face to tract boundary, 29 vs. 30

V5 Extra townhouse in group, 7 vs. 6

V6 Reduce Residential Transition Area, 33 ft → tract boundary, max ht. 35 ft. within 100 ft.

V7 Private rear yard less than 500 sq ft

V? Deck extension variance

The law governing variances could not be more clear, both in BCZR § 307.1 and well established case law, and each variance is a separate determination as the Code does not recognize the concept of "blanket" variances. Quite simply, a variance can be granted "only in cases where special circumstances or conditions exist that are peculiar to the land or structure" resulting in "practical difficulty or unreasonable hardship." Case law in Maryland is equally clear, requiring that the property itself must be so unique and different from surrounding property as to give rise to substantial and unreasonable hardship. (See *Trinity Assembly of God, Inc. v. People's Counsel for Baltimore County et al.,* 407 Md. 53, 69 (2008)).

The property on which the Plan is based clearly is not in that category. There is no legal application of variance to developable areas that are just not large enough to accommodate the desired intensity or to structures that are purposefully designed with Code deficiencies. This is not hardship or practical difficulty, it is purely for profit.

Furthermore, such diminishing of the Code protections itself then has increased negative impact on the immediately adjoining environmental areas as well as the existing communities. GPCA provided extensive support in summary for reducing these impacts in its 2020 CZMP request for downzoning. (See Ex. 1, 2 attached hereto.)

In addition, ongoing small watershed analysis, which GPCA has conducted for the last two years, confirms that this level of development which includes significantly increased impervious surfaces intensifies the already serious environmental concerns regarding the impact of those surfaces on the adjoining Patapsco watershed. This danger is underscored by the recent inclusion of the nearby Hollofield/Brices Run area in extending the Patapsco Heritage Greenway program (of the Maryland Historical Trust) into Granite.

The control of stormwater along Johnnycake Road and down into Hollofield is well documented and not in any way yet resolved. The communities along Johnnycake Road have testified repeatedly about this concern.

There is extensive testimony on record regarding serious traffic issues as well. (Noted for all the proceedings for Patapsco Glen I, the CZMP, and the CIM for Patapsco Glen II.) Nor has the impact of significantly increased traffic been currently and accurately addressed as required by Department of Permits, Approvals and Inspections per its review comments of April 5, 2021. If the traffic study has been done, it is not available in such a way as to be accessed by the communities wishing to participate in this Hearing.

Another failure of this Plan must not be overlooked. The extension of Security Boulevard specifically into this area remains in the Master Plan 2020, as noted by Director Lafferty in the Department of Planning comments of April 1, 2021, and failure to confirm its status gives rise to potentially serious legal consequences to the entire project, not to mention future owners. For this development to go forward, there must be, at the very least, be a reasonable basis for assuming Security Boulevard will not be extended.

Finally, the Plan fails to comply fully with the community compatibility requirements and intent of Baltimore County Code § 32-4-402 with regard to the immediate RC6 natural environment or with all the communities on the other side of Johnnycake Road which are significantly less intense. Instead, the Plan simply creates its own result by using the adjoining Patapsco Glenn I as its sole comparison.

This development, and its kind, not only fails to enhance and promote the greater good of the area, it exacerbates the serious quality of life inequities already existing in this area supposedly targeted for revitalization. The quality of life and amenities seen elsewhere in Baltimore County, and in particular other areas of District 1, where such intense development would not occur (See, e.g., ex. 3, 4, 5) seem readily sacrificed in these particular communities. Adherence to the County development requirements mitigates such impacts.

The stated purpose of planning review, effected and protected by Baltimore County Code and Zoning Regulations, is a commitment "to development and land use of the highest quality" through compliance with all the governing laws and thereby achieving the promotion and preservation of "safe and sustainable communities of a high aesthetic quality for the citizens of Baltimore County."

Therefore, GPCA respectfully requests that this Administration Court hold this Plan accountable to those standards and deny the Petition for Variances, and remand the Patapsco Glen II Development Plan to be redesigned and re-submitted when it is in compliance with Baltimore County Code and Baltimore County Zoning Regulations.

Respectfully submitted,

Kathleen Skullney

Kathleen Skullney
Greater Patapsco Community Association
Zoning Chair

EX. 1

CZMP ISSUES #1-17 and #1-35 - the future of Johnnycake Road Communities

Greater Patapsco Community Association, Chadwick, Fairbrook, Parkview Crossing, Parkview Trail, Stonegate

Our Communities Matter!

Important Factors:

- Master Plan
- GPCA Community Plan
- RC6 zoning/Resource Protection designation
- SWCC/Watershed Protection
- Residential Development Capacity
    - TRAFFIC! Traffic! Traffic!
      GPS effect clearly shows cannot take commercial traffic
- Need for Security Mall revitalization
- Local business promotion
- Schools
- Water run-off
    - Rushing erosion
    - Storm damage
    - Pools of water and ice
    - Limitations of Johnnycake Rd
- Quality of Community Life – Social and Environmental Justice
- Patapsco Heritage Greenway – County Council Resolution No.35-20
- Incentives for new residents who will commit to & nourish existing communities
- Aberration of 2008 major business zoning
    - NOT Staff or Board supported in 2008
    - NO subsequent justifications → no SSA expansion, no Metro expansion
    - NO business justifications →All Business & Commercial development already directed to Security Mall and surrounding area Opportunity Zone and Woodlawn Commercial Revitalization District
    - Planning Department recommendations have no known basis → no current references anywhere to renewed extension of Security Boulevard
      Department's purpose is implementation of Master Plan
        - Department's "Additional Comments" are flatly contradicted by County Executive's published commitment to furthering and strengthening the land use, resource protection, growth management and economic development of the 2020 Master Plan in the 2030 Master Plan
        - Issue #1-17 and its application to Issue 1-35 is completely consistent with these commitments

We are asking you to ensure that Baltimore County keeps its commitment and promises to our collective communities by enacting the more sustainable, compatible and environmentally responsible zoning requested by Petition 1-17 and equally applicable to Issue 1-35.
Thank you!

Ex. 2

GPCA

GREATER PATAPSCO COMMUNITY ASSOCIATION, INC.

Joined with the Communities of
CHADWICK, PARKVIEW TRAIL, FAIRBROOK,
PARKVIEW CROSSING, STONEGATE

To: **Planning Board of Baltimore County**

Re: **CZMP Issue #1-035 and #1-017**

Dear Chairman Phillips and Planning Board Members,

This letter follows our participation in the Public Hearing for District 1 held on Tuesday, March 3, 2020. We are making sure the Board understands our clear position regarding Issue #1-35 jointly with #1-17:

> **WE EXPLICITLY REQUEST that ISSUE #1-035 OT BE REZONED DR 3.5, BOTH together and consistent with the contiguous ISSUE #1-017 BM/IM parcel.**

This fully and harmoniously re-establishes sustainable community residential density in the significant area lying between, and impacting, both the Johnnycake Rd. communities and the equally important environmental/natural areas around them. The requested zoning also eliminates unwarranted diversion of significant business/commercial re-development away from the essential commercial revitalization of Security Mall and Woodlawn in the immediate areas and already committed to by Baltimore County Government.

See:
- **Baltimore County Government: Transition 2019 Report, pg. 25-26, 28-29, 50**
- **Baltimore County Enterprise Strategic Plan 2019-2022, Goals 1, 3-5**
- **Master Plan 2020 – summarized on page i**
- **Woodlawn Commercial Revitalization District**
- **Security Mall Opportunity Zone**

In addition to stating strong support, continuation and implementation of these Plans, County Executive Olszewski has pledged both transparency and comprehensive "community engagement" in deciding matters of such consequence as rezoning. Thus, the stated Baltimore County Government objective is directly contradicted by the Planning Department's recommendations against the #1-017 & #1-035 requests, which are noted as consistent with the Master Plan, the surrounding area, and as having environmental concerns and community involvement. Worse are the positive recommendations on numerous other Issues with those same characteristics – most notably Issue #1-019.

The process must be fair and credible!

Greater Patapsco Community Association

Kathleen Skullney	Bob Teller	Kris Otero
Butch Oakman	Sandy Fallin	Patrik Bavoil
Denise Maranto	Bill Skullney	Zulma Santiago
Carol Moorefield	Maurice Dixon	Barbara Warnock
Maribeth Diemer	Cathy Shackelford	

Johnnycake Road Communities

Steve Kopp	Wanda Camper
Sally Kopp	Anthony Robinson
Michael Dean	Celinda Shipley
Cleve Bordley	Connie Simon
Sharon Talley	Tim Armstrong

Ex. 3

GPCA

GREATER PATAPSCO COMMUNITY ASSOCIATION, INC.

PO Box 31, Granite, MD 21163

Community Input Meeting
Patapsco Glen II
PAI #01-613

When you see something that is not right, not fair, not just, you have to speak up. You have to say something; you have to do something.

John Lewis

The following data makes clear the continuing targeted, detrimental expansion of intense development along Johnnycake Road, for which there is NO community-based justification.

	Windsor Mill	Catonsville
Population	33,700	40,900
Race	73% African American	73% White
Unemployment	10.8%	4%
Single family hsg	33%	51%
Ownership	48.5%	66%
Vacancy	7.4% (2500 capacity)	5.4% (2200 capacity)
Elem School	152% (2019 capacity)	104% (2019 capacity)
Med. Inc.	$68,245	$88,405

Sources: Baltimore County, Neighborhood Scout, Moveto, DLLR, US Census

If Patapsco Glen II represented development that was good for the community as well as the developer, it would be single family homes with ample preserved environmental areas, as surely would be done in Catonsville and other similar communities throughout Baltimore County.

Patapsco Glen II, as was Patapsco Glen I, and the clandestinely proposed, selectively approved Patapsco Field PUD, represents blatant and profit based **redlining**, rendered illegal more than 50 years ago.

THIS PROPOSED DEVELOPMENT MUST BE **SIGNIFICANTLY REVISED OR REJECTED**.

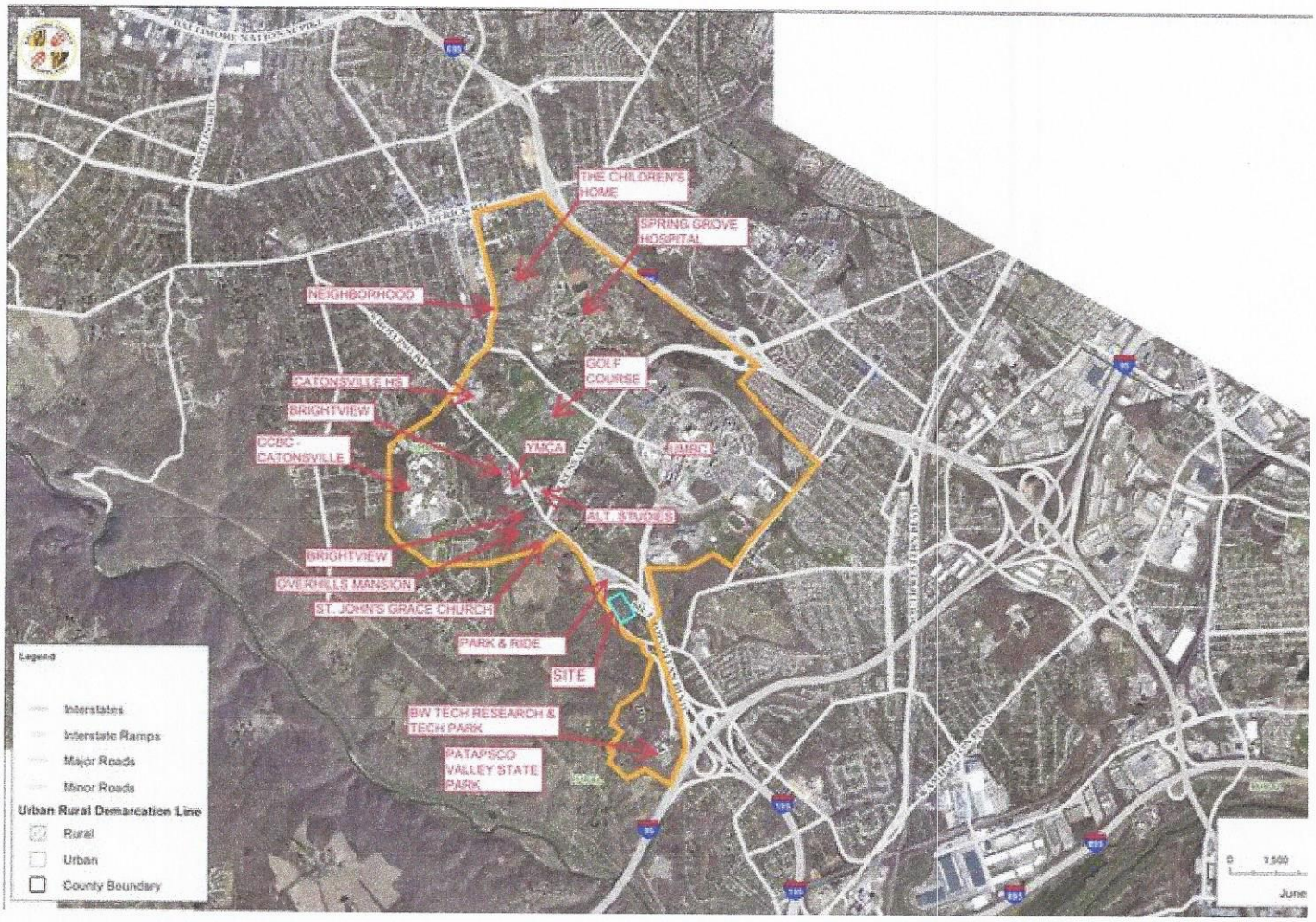
Kathleen S. Skullney
Zoning Chair

E4.4

By TAYLOR DEVILLE

BALTIMORE SUN MEDIA |

AUG 04, 2020 AT 3:59 PM



An exhibit from the planned unit development application shows the site's proximity to nearby amenities, schools and services. (Handout / Timothy Kotroco)

A Baltimore County Council member said he won't support a proposed luxury town home complex near Arbutus, citing a lack of broad community support. Without council member Tom Quirk's sign-on, the proposal for a planned unit development of 164 townhouses is effectively shelved. Per the county code, a council member — typically from the area of a proposed project — introduces a resolution for the planned unit development before the full council, which then votes on whether or not to adopt it.

"The message I've heard from the community is loud and clear," Quirk said. "I think [the developer] has to go back to the drawing board on this one."
Steve Whalen, a Catonsville resident and developer, had proposed the planned unit development of luxury apartments on South Rolling Road, just south of the Southwest Park and Ride and east across the road from the Soapstone trailhead of Patapsco Valley State Park.

There is no timeline on how long a planned unit development can be shelved; Quirk would be amenable to an altered development there if it is supported by the community, he said. The councilman added that he was considering drafting a county bill to establish a cap on how long planned unit development applications can be tabled, adding that there were years-old proposals awaiting a vote.

Whalen's preliminary plan drew the ire of Catonsville and Arbutus residents during a **virtual community input meeting** last month over traffic safety concerns, given the location of the 5.4-acre site along a two-lane state road that sees heavy vehicle traffic due to its proximity to the I-195 on and off ramps.

The Gun Road Historic & Preservation Association, which represents 32 homeowners along Gun and Keech roads, the closest neighborhood to the site, opposed the plan after careful consideration, said association member Paul Donoghue.

More than traffic congestion and potentially crowding more schools — concerns brought up during the community meeting, on which Whalen pushed back — the community association said it took issue primarily with the

current zoning regulations on the parcel that only allow up to two homes to be built per acre.
Whalen's town home development would not fit the current permitted residential density there, although planned unit developments allow the developer more flexibility with zoning, Donoghue said.

Whalen said early Tuesday that he had not seen the association's letter of opposition, nor had
he been contacted by Quirk's office regarding the application, and added he had no further comment.

A planned unit development allows a developer to skirt existing zoning regulations, as long as the proposed project meets certain criteria, including proving it would add a public benefit that would otherwise not exist through the standard process of development approval.

The project proposed by Whalen Properties does not meet those requirements, Donoghue said. "The proposed development would not, in our humble opinion, provide a public benefit that would not otherwise be obtained," Donoghue said.

"Traffic and over- and near-capacity schools are problematic, notwithstanding the developer's representations otherwise," Ryan Grizzell, president of the Gun Road Historic & Preservation Association, wrote in a letter to Quirk's office.

Planned unit development approvals also require the project to be built with "substantially higher quality than what you can achieve" through a typical development review process, something that Donoghue said the association

was not satisfied would be achieved after multiple meetings with Whalen to discuss the proposal.

"And the density of the proposed development would far, far exceed the present [Density Residential 2] zoning for it," he said.
Whalen had proffered to build a walking trail surrounding the town homes — proposed to be a gated community — that connected to the popular Soapstone trailhead and to put money into improving the trailhead, contending that was an added public benefit.

Taylor Deville

EX.5

What's Behind the Inequitable Distribution of Open Space in the County and What Can Be Done About It?

Posted on October 26, 2020 by barbara@neighborspacebaltimorecounty.org

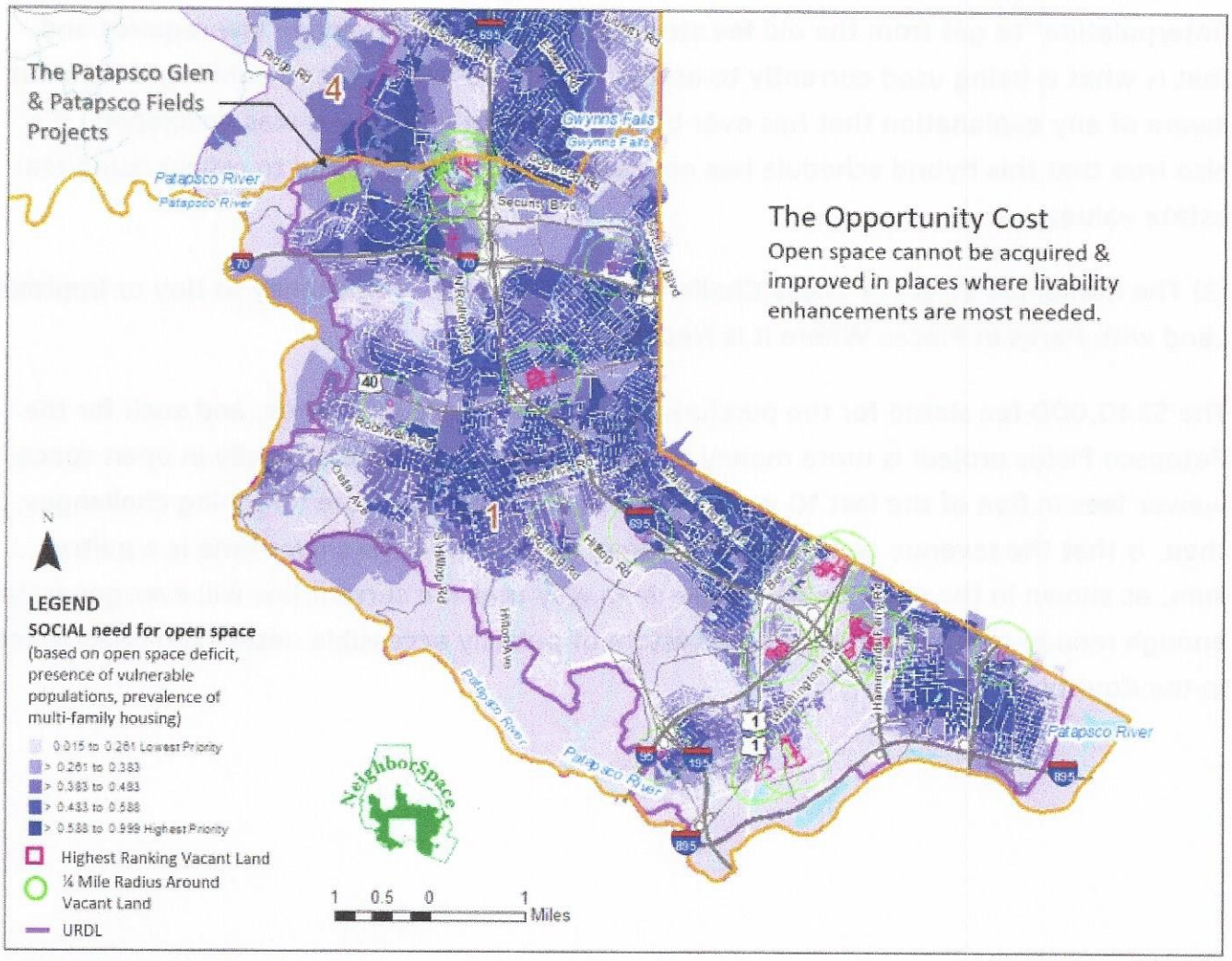
What's Behind the Inequitable Distribution of Open Space in the County and What Can Be Done About It?

This week, while going through my blog feeds, I came across something that gave me pause. It was a post by the Project for Public Spaces (PPS) on the topic of "equitable development." The upshot of the piece was this: "While ending police violence may be one of the most urgent needs, systemic racism infects our society in many ways, from our governmental policies to our systems of investment to our workplaces ***to the ways our public spaces are distributed, designed, and operated***."

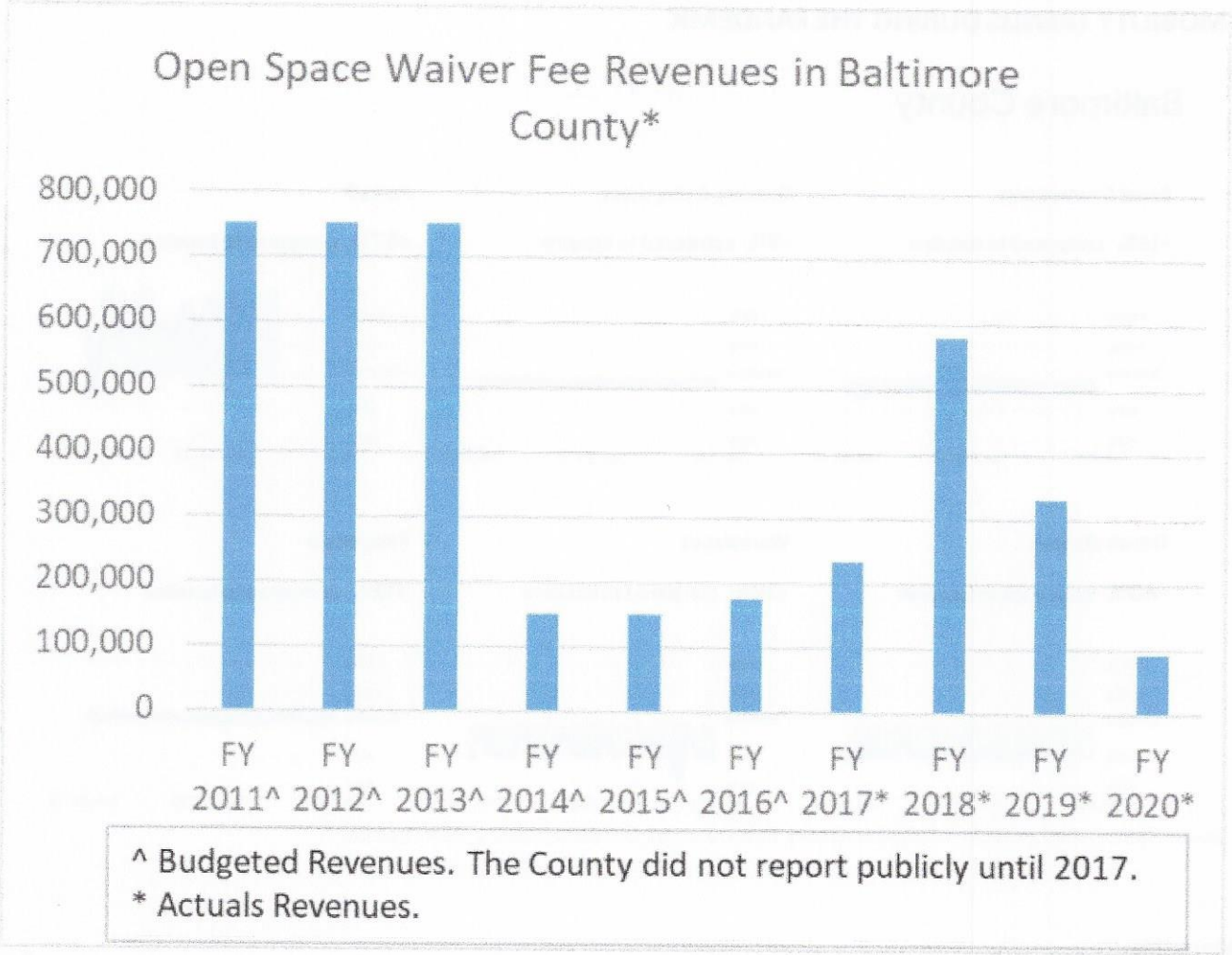
The piece also got my attention because, a few days ago, the Maryland Department of Natural Resources (DNR) issued a press release about a new tool, "Maryland Park Equity Mapper." This GIS tool is designed to identify areas across the state in need of public park space. The rationale for it is that "parks provide opportunity for physical activity, stress reduction and social interaction and are fundamental components of healthy, vibrant communities. Promoting park equity is one way to ensure communities--regardless of socio-economic, demographic, or geographic profile--have equal opportunity to a healthy environment."

Just as our own GIS mapping has demonstrated, the Equity Mapper shows that there are huge areas on the west side of the county and additional areas on the east side where inequity in the distribution of parks prevails. How did this happen? (Hint: It has something to do with inequity in the development process). More importantly, what can be done about it?

recent example, a $340,000 open space fee will be spent across the street from the development site in two existing communities on things such as a *polygon community shade structure, picnic tables, grills, sidewalks, tot lots* and *exercise equipment.* (See Resolution 59-20 passed by the County Council in June). Absent pressing questions of equity and open space deficits, I might take no issue with this list; the problem, however, is that $340,000 spent in this way is $340,000 that can't be spent to provide open space where it is most needed. And, as the map below shows, there are incredible needs elsewhere in the 1st Councilman District where this project, known as Patapsco Fields, is located. The dark blue areas are the places where the social needs for open space (e.g., open space deficit, presence of vulnerable populations, volume of multi-family housing) are highest. The pink outlined objects are the highest value vacant lands, which might be acquired to address the social needs. They are surrounded by a circle with a radius of ¼ mile, the distance someone is typically willing to walk before thinking about driving. Could the opportunity cost and inherent unfairness of our current law be any clearer?



(2) A Law Designed to Generate More Equitable Fees is Not Being Followed



WHAT CAN BE DONE ABOUT IT?

Strict curbs are needed on the provision of land and improvements on or off-site as a means of meeting the public open space requirement for a development project. In addition, a new fee schedule that complies with current law must be implemented if we are to address long-standing inequities. We have had many conversations with the current administration about these challenges over the last year. They have listened and I learned this week that they are now actively working on them.

The need to do so is pressing. Google mobility data, shown below, indicate that park usage jumped 57% during the pandemic. We have a clear record of past inequity driven largely by laws that do not distribute open space fairly. We have a current level of use that is unprecedented. And we have already established, many times, the incredible open space deficit that exists inside the URDL, the fact that 65% of residences lack access to adequate open space within a quarter-mile walk. These are challenges that have long begged for attention and that demand equitable solutions. We will continue to press this

CONNECT WITH US

Contact

Address: P.O. Box 6715, Towson, MD 21285

Phone: 443-377-3760

NeighborSpace is a 501(c)(3) nonprofit corporation. Federal Employer ID: 41-2096888

Patapsco Glen II Hearing April 29, 2021

Development Plan: PAI Number: 01-0613, **Tracking Number:** MAJ-2020-00009

From Carol Moorefield 7916 Dogwood Rd Windsor Mill Md 21244 410 960-3236

I live at the bottom of the hill below this proposed development. The three Johnnycake Rd developments have a direct impact on my home because they are part of the Dogwood Watershed (Environmental), we share small country roads for access in and out of the area (traffic), and the schools in this area are already overcrowded, with nothing planned to support the developments. Patapsco Glen II must be looked at as part of the larger picture. We have gone from undeveloped RC to plans to put not one, but 3 developments into the area.

Patapsco Glenn II as presented is asking for several hundred variances, which will only make matters worse in all three of these areas. The Developer is attempting to put in more homes then the space allows.

Please keep in mind that new construction is already underway in the Community with the addition of Patapsco Glen I. Before these new houses are finished we already have traffic congestion and safety concerns. The indirect access to major transportation from Route 70 and 29 have lead to an increase in traffic. Johnnycake and Dogwood are utilized by commuters enroute to jobs in Woodlawn. The traffic volumes on the main arterial routes have exceeded capacity level leading to unacceptable delays and accidents. The roads themselves are showing deterioration due to GPS sending heavy trucks along these roads as well as the heavy commuter traffic. The delays during rush hour are unacceptable, and only made worse as cars wait for the train that closes the road.

The Storm Water Run Off down the hill on Johnnycake has led to Hollifield Rd being washed out on at least 2 occasions in recent years. The increased impervious surfaces from Patapsco Glen II will also impact Dogwood Run, which will increase Salinity as well as undercutting the banks and flooding. This is adding to Climate Change Problems.

There is already a significant loss of Habitat from Patapsco Glen I, leading to an influx of Bears, Fox, Turkeys, and more into our area. Although some of us

welcome the refugees, not all in our area are happy to have the Bears tearing up their yards. With the increased use of the Patapsco State Park, it is clear that we need more open space, thus the need for fewer homes in Patapsco Glen II.

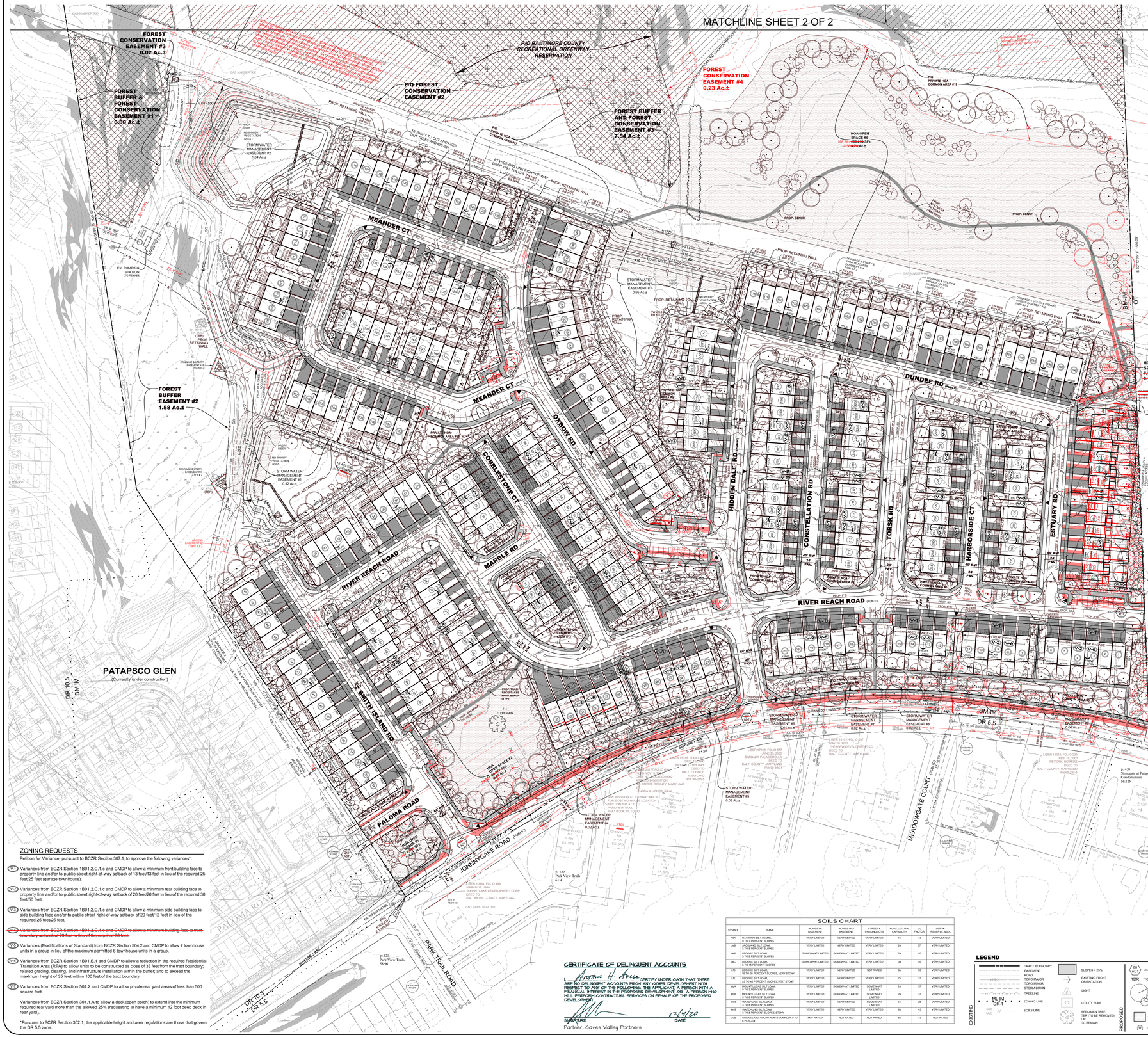
The Public Schools in the area are already overcrowded.

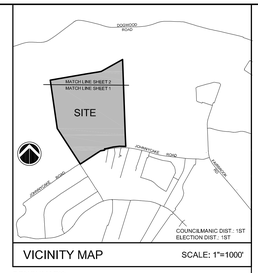
Chadwick Elementary School's enrollment as of September 30, 2018 is 621. The State Rated Capacity (SRC) for this school is 408. Based on these numbers, Chadwick Elementary School is 152.21% of SRC

Students who live near Chadwick are being sent to Dogwood Elementary, which is also over capacity. (Dogwood FTE is 685, SRC is 612, it is 111.93% over capacity)

Please reject this plan for Patapsco Glen II as presented.

Thank you!





VICINITY MAP SCALE: 1"=1000'

DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN AND PLAT TO ACCOMPANY ZONING PETITION

PATAPSCO GLEN II

ADJACENT OWNERS WITHIN VICINITY OF SITE

PARCEL	LOT	TAXPIN	COMPANY/OWNER NAME		COMPANY/OWNER ADDRESS	DEED	LAND USE
441	1	2400011952	BANKS TONYA B	BANKS MALCOLM C SR	7830 JOHNNYCAKE RD, BALTIMORE, MD 21244	22685/101	RESIDENTIAL
444	2	2300009986	BATTLE RACHEL E	TURNER WILSON JR	1963 MEADOWGATE CT, BALTIMORE, MD 21244	27360/0439	RESIDENTIAL
420	19	2100011048	BHATIA ARVINDER SINGH	BHATIA MANJIT KAUR	13794 BOLD VENTURE DR, GLEN ELG, MD 21737	35510/0055	RESIDENTIAL
420	4	2100011233				39910/0274	RESIDENTIAL
420	17	2100011246	BROWNING OCTAVIA		8 TRIPLE CROWN CT, BALTIMORE, MD 21244	38719/0392	RESIDENTIAL
444	13	2300007991	BRUTUS FITZGERALD	BRUTUS LANAYE	1916 MEADOWGATE CT, BALTIMORE, MD 21244	22800/0065	RESIDENTIAL
420	14	2100011243	CABEAN RODNEY JERRY JR		2 TRIPLE CROWN CT, WINDSOR MILL, MD 21244	47029/0182	RESIDENTIAL
420	23	2100011252	COLBERT FELICIA R		20 TRIPLE CROWN CT, BALTIMORE, MD 21244	13931/0737	RESIDENTIAL
444	3	2300007981	DEAN WATHA E	DEAN MICHAEL A	1900 MEADOWGATE CT, BALTIMORE, MD 21244	14556/0573	RESIDENTIAL
420	15	2100011244	DOUGLAS LATIA S		4 TRIPLE CROWN CT, BALTIMORE, MD 21244	35987/0089	RESIDENTIAL
420	3	2100011232	ELBOGHDADY HOSSAM		2201 PARK TRAIL RD, BALTIMORE, MD 21244	19140/0043	RESIDENTIAL
444	19	2300007963	FLETCHER SANDRA J		1906 MEADOWGATE CT, BALTIMORE, MD 21244	34407/0346	RESIDENTIAL
170		1017985081	HELFRICH GEORGE	SALTER MILDRED ETAL	C/O GEORGE HELFRICH 2516 MARYLAND AVE, BALTIMORE, MD 21218	3537/0072	RESIDENTIAL
420	22	2100011251	HILL STACEY		18 TRIPLE CROWN CT, BALTIMORE, MD 21244	11220/0363	RESIDENTIAL
420	20	2100011249	HOWELL TIA		8124 MILFORD GARDEN DR, BALTIMORE, MD 21244	34887/0641	RESIDENTIAL
420	1C	2100011230	JOLLY CAKE LLC		2616 HENSON DR, MARRIOTTSVILLE, MD 21104	29495/0073	RESIDENTIAL
460	1	2200024907	KHAN ZAHIR	KAHN HENA Z	7701 JOHNNYCAKE RD, BALTIMORE, MD 21244	21489/0443	RESIDENTIAL
393	2	2400001687	MATTA JOSEPH	MATTA DEBRA A	7810 JOHNNYCAKE RD, BALTIMORE, MD 21244	20663/0110	RESIDENTIAL
83		1137925340	MAYO DOUGLAS D	MAYO KRISTINA P	13275 HOCKADAY RD, BOWIE, MD 20721	20097/0634	AGRICULTURAL
373	2	2200024908	MCCRAY BRYANT D		7703 JOHNNYCAKE RD, BALTIMORE, MD 21244	33582/0955	RESIDENTIAL
444	4	2300007982	MCDONNELL JAMES E TRUSTEE		1907 MEADOWGATE CT, BALTIMORE, MD 21244	31855/0520	RESIDENTIAL
444	14	2300007962	NATHAN NICHOLAS S &	NATHAN NICHOLAS S & (NE)	1906 MEADOWGATE COURT, BALTIMORE, MD 21244	14737/0376	RESIDENTIAL
444	5	2300007983	ODEN STEVEN L	ODEN ROSA WATERS	1909 MEADOWGATE CT, BALTIMORE, MD 21244	17119/0137	RESIDENTIAL
420		2100011314	PARK VIEW TRAIL HOMEOWNERS ASSOCIATION INC		SUITE 102 9003 CRANDALL LN, OWINGS MILLS, MD 21117	06207/0727	RESIDENTIAL
442	2	2400011953	PATTERSON NORMAN R	PATTERSON CRYSTAL Y	7631 JOHNNYCAKE RD, BALTIMORE, MD 21244	22433/0037	RESIDENTIAL
444	16	2300007994	ROSALES RODOLFO		7025 JOHNNYCAKE ROAD, WINDSOR MILL, MD 21244	38844/0119	RESIDENTIAL
8		1800013886				36157/0275	COMMERCIAL
333		1110001693	SECURITY BOULEVARD VENTURES II LLC		1 OLYMPIC PLACE STE 1210, TOWSON, MD 21204	36157/0275	RESIDENTIAL
708		2500010533				36157/0275	COMMERCIAL
444	1	2300007924	SESSION REGINALD L	SESSION TWILA A	1901 MEADOWGATE CT, BALTIMORE, MD 21244	14696/0666	RESIDENTIAL
261		2500010554	US HOME CORPORATION		SUITE 200 7035 ALBERT EINSTEIN DRIVE, COLUMBIA, MD 21046	41503/0392	RESIDENTIAL
393	1	2400001666	WALKER BERTINA	WALKER JEROME	7815 JOHNNYCAKE RD, BALTIMORE, MD 21244	17144/0015	RESIDENTIAL
420	16	2100011245	WATTS JOSHUA		6 TRIPLE CROWN CT, BALTIMORE, MD 21244	39043/0066	RESIDENTIAL
420	1B	2100011229	WEBB FAYOLA		P O BOX 960, ELDERSBURG, MD 21784	11695/0207	RESIDENTIAL
420	1A	2100011228	WEBB JAMES EARL JR	WEBB CINDY GALE ET AL	7707 JOHNNYCAKE RD, WINDSOR MILL, MD 21244		RESIDENTIAL
420	2	2100011231					RESIDENTIAL
420	18	2100011247	WELBORN JESSEY 3RD	WELBORN PAMELA L	213 EMBLETON RD, OWINGS MILLS, MD 21117	09310/0657	RESIDENTIAL
420	21	2100011250	WILLIAMS ASHLEY WRIGHT		16 TRIPLE CROWN CT, BALTIMORE, MD 21244	36511/0383	RESIDENTIAL

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

DEDICATION TABLE - FOR AREA OF DEVELOPMENT

TYPE OF CONVEYANCE	QUANTITY	TOTAL AREA
DRAINAGE AND UTILITY EASEMENT	~~19~~ 20	4.04 ~~3.94~~ Ac.±
100 YEAR FLOODPLAIN EASEMENT	1	2.37 Ac.±
FOREST BUFFER & FOREST CONSERVATION EASEMENT	4	9.38 Ac.±
FOREST CONSERVATION EASEMENT	~~3~~ 4	3.15 ~~3.05~~ Ac.±
FOREST BUFFER EASEMENT	2	3.95 Ac.±
HIGHWAY WIDENING	1	0.26 ~~0.00~~ Ac.±
I-HIGHWAY RIGHT-OF-WAY	1	7.70 ~~5.65~~ Ac.±
STORMWATER MANAGEMENT EASEMENT	9	3.07 Ac.±
ACCESS EASEMENT	~~3~~ 4	0.06 ~~0.04~~ Ac.±
RECREATIONAL GREENWAY RESERVATION	2	15.15 Ac.±

NOTE: TOTAL AREAS SHOWN IN THIS TABLE MAY BE APPROXIMATE. SEE FINAL DEVELOPMENT PLAN (FDP), RECORD PLAT OR CONSTRUCTION DRAWINGS FOR FINAL AREAS.

PRIVATE HOA COMMON AREA #

NO.	S.F.	Ac.±		
#1	929	921	0.02	
#2	~~11,148~~	~~13,562~~	0.26	0.31
#3	~~35,162~~	~~34,139~~	0.81	0.78
#4	2,775		0.06	
#5	~~1,692~~ -	~~1,335~~	0.04	0.03
#6	1,034		0.02	
#7	1,130		0.03	
#8	2,519		0.06	
#9	1,746		0.04	
#10	~~5,416~~ -	~~5,818~~	0.12	0.13
#11	~~7,925~~ -	~~9,898~~	0.18	0.23
#12	2,824		0.06	
#13	1,018		0.02	
#14	1,045		0.02	
#15	8,833		0.20	
#16	3,703		0.09	
#17	132,062		3.03	
#18	1,729 -	~~9,000~~	0.04	0.21
#19	~~56,678~~	~~64,371~~	1.31	1.48
TOTAL:	~~279,494~~	~~297,756~~	6.42	6.84

DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (M.C.S.) DATUM:

HORIZ. - NAD - 83/2011 VERT. - NAVD. 88

SCHEMATIC LANDSCAPE PLAN CERTIFICATION FORM

THIS SCHEMATIC LANDSCAPE PLAN IS SEALED BY A LANDSCAPE ARCHITECT, AND CERTIFIED BY MY SIGNATURE BELOW AS BEING IN ACCORDANCE WITH ALL COUNTY AGENCY LANDSCAPE ARCHITECTURAL COMMENTS.

STACEY A. MUARTHUR

APPLICANT SIGNATURE DATE PRINT NAME

D.S. THALER & ASSOC. LLC
7115 AMBASSADOR ROAD, BALTIMORE, MARYLAND 21244-7426

HEARING OFFICERS HEARING AND ZONING HEARING TO BE COMBINED

0' 25' 50' 100'
SCALE: 1"=50'

NORTH
MCS

ZONING REQUESTS

Petition for Variance, pursuant to BCZR Section 307.1, to approve the following variances":

V-1 Variances from BCZR Section 1B01.2.C.1.c and CMDP to allow a minimum front building face to property line and/or to public street right-of-way setback of 13 feet/13 feet in lieu of the required 25 feet/25 feet (garage townhouse).

V-2 Variances from BCZR Section 1B01.2.C.1.c and CMDP to allow a minimum rear building face to property line and/or to public street right-of-way setback of 20 feet/20 feet in lieu of the required 30 feet/50 feet.

V-3 Variances from BCZR Section 1B01.2.C.1.c and CMDP to allow a minimum side building face to side building face and/or to public street right-of-way setback of 20 feet/12 feet in lieu of the required 25 feet/25 feet.

~~V-4~~ ~~Variances from BCZR Section 1B01.2.C.1.c and CMDP to allow a minimum building face to tract boundary setback of 20 feet in lieu of the required 30 feet.~~

V-5 Variances (Modifications of Standard) from BCZR Section 504.2 and CMDP to allow 7 townhouse units in a group in lieu of the maximum permitted 6 townhouse units in a group.

V-6 Variances from BCZR Section 1B01.B.1 and CMDP to allow a reduction in the required Residential Transition Area (RTA) to allow units to be constructed as close of 33 feet from the tract boundary; related grading, clearing, and infrastructure installation within the buffer; and to exceed the maximum height of 35 feet within 100 feet of the tract boundary.

V-7 Variances from BCZR Section 504.2 and CMDP to allow private rear yard areas of less than 500 square feet.

Variances from BCZR Section 301.1.A to allow a deck (open porch) to extend into the minimum required rear yard more than the allowed 25% (requesting to have a minimum 12 foot deep deck in rear yard).

*Pursuant to BCZR Section 302.1, the applicable height and area regulations are those that govern the DR 5.5 zone.

SOILS CHART

SYMBOL	NAME	HOMES W/ BASEMENT	HOMES W/O BASEMENT	STREET & PARKING LOTS	AGRICULTURAL CAPABILITY	PC FACTOR	SEPTIC RESERVE AREA
HoA	HATBORO SILT LOAM, 0 TO 3 PERCENT SLOPES	VERY LIMITED	VERY LIMITED	VERY LIMITED	4w	.43	VERY LIMITED
HrB	HOLLY AND SILT LOAM, 3 TO 8 PERCENT SLOPES	VERY LIMITED	VERY LIMITED	VERY LIMITED	2e	.37	VERY LIMITED
LeB	LEGORE SILT LOAM, 3 TO 8 PERCENT SLOPES	SOMEWHAT LIMITED	SOMEWHAT LIMITED	VERY LIMITED	2e	.55	VERY LIMITED
LeC	LEGORE SILT LOAM, 8 TO 15 PERCENT SLOPES	SOMEWHAT LIMITED	SOMEWHAT LIMITED	VERY LIMITED	3e	.55	VERY LIMITED
LfD	LEGORE SILT LOAM, 15 TO 25 PERCENT SLOPES, VERY STONY	VERY LIMITED	VERY LIMITED	NOT RATED	6s	.55	VERY LIMITED
LfE	LEGORE SILT LOAM, 25 TO 65 PERCENT SLOPES,VERY STONY	VERY LIMITED	VERY LIMITED	VERY LIMITED	7s	.37	VERY LIMITED
MoA	MOUNT LUCAS SILT LOAM, 0 TO 3 PERCENT SLOPES	VERY LIMITED	SOMEWHAT LIMITED	SOMEWHAT LIMITED	2w	.37	VERY LIMITED
MoB	MOUNT LUCAS SILT LOAM, 3 TO 8 PERCENT SLOPES	VERY LIMITED	SOMEWHAT LIMITED	SOMEWHAT LIMITED	2e	.37	VERY LIMITED
WoB	WATCHUNG SILT LOAM, 3 TO 8 PERCENT SLOPES	VERY LIMITED	VERY LIMITED	SOMEWHAT LIMITED	5w	.28	VERY LIMITED
WoD	WATCHUNG SILT LOAM, 8 TO 25 PERCENT SLOPES,STONY	VERY LIMITED	VERY LIMITED	VERY LIMITED	6s	.43	VERY LIMITED
UuB	URBAN LAND-UCHTMAN'S COMPLEX, 0 TO 8 PERCENT	NOT RATED	NOT RATED	NOT RATED	6s	.43	NOT RATED

LIMIT OF DISTURBANCE NOTE:
WHERE LOD IS ADJACENT TO ENVIRONMENTAL EASEMENTS AND/OR PROPERTY BOUNDARY, THE MEASURES WILL BE PLACED ALONG SAID EASEMENTS AND/OR BOUNDARY. FOR PLAN CLARITY, SEPARATION IS SHOWN.

LEGEND

EXISTING: TRACT BOUNDARY; EASEMENT; ROAD; TOPO MAJOR; TOPO MINOR; STORM DRAIN; TREELINE; ZONING LINE; SOILS LINE; SLOPES > 25%; EXISTING FRONT ORIENTATION; LIGHT; UTILITY POLE; SPECIMEN TREE; TBR (TO BE REMOVED) OR TO REMAIN

PROPOSED: AVERAGE DAILY TRIP (ADT); TO BE REMOVED; MAJOR DECIDUOUS TREE; MINOR DECIDUOUS TREE; EVERGREEN TREE; SHRUBS; OPEN SPACE; FIRE HYDRANT; PROPOSED FRONT ORIENTATION; FOREST BUFFER; ALTERNATE FOREST BUFFER; FLOOD PLAIN; STREET LIGHT; FOREST CONSERVATION; FOREST BUFFER/ FOREST CONSERVATION; RECREATIONAL GREENWAY RESERVATION; 22' WIDE TOWNHOUSE; 20' WIDE TOWNHOUSE

CERTIFICATE OF DELINQUENT ACCOUNTS

I, Arthur H. Adler, CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FROM ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR, A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

SIGNATURE 12/4/20 DATE

Partner, Caves Valley Partners

REDLINE

PROJECT NAME:
PATAPSCO GLEN II

PLAN TITLE:
DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN AND PLAT TO ACCOMPANY ZONING PETITION

COUNCILMANIC DIST.: 1ST
ELECTION DIST.: 1ST
REGIONAL PLANNING DISTRICT: SECURITY
PROJECT MANAGER: DARYL D. PUTTY
CIM: 9.10.20
PAI NUMBER: 01-0613
MAJ-2020-00009
ZONING CASE: 2021-0076-A

APPLICANT/DEVELOPER:
SECURITY BOULEVARD VENTURES LLC
C/O CAVES VALLEY PARTNERS
1 OLYMPIC PLACE
SUITE 1210
TOWSON, MD 21204
410-427-6707
ATTN: ARTHUR H. ADLER

REVISIONS: 4.29.2021:

Rec & Parks: add fencing adjacent to HOA open space/note #82;adjust open space, path location & common areas

Zoning: remove DR-1 from detail; identify garage types on details

Real Estate Compliance: Adjust Dedication table

DEPS:
EIR: Add approvals to note #18 and adjust areas accordingly.

House Numbers: Revise address list #81

Planning: Remove parking along Meander Ct, River Reach Rd and change from perpendicular parking to parallel parking along Johnnycake Rd and Paloma Rd; add 5' sidewalk along Johnnycake Rd; adjust sidewalk locations; add sidewalks along Patrice Rd; adjust pavt/re along J.Cake for bike/ped path; extend Eunice Rd.

DPR: Add trash pads; extend sari to s side of gas event below swm #2; extend clks; event to Patapsco Fields; adjust and add sd btw lots #11 & 12; add clks event along property; adjust dedication table, LOD, sewer location near lot #108; add wall elevations and add listed to FP

RESERVED FOR COUNTY STAMP

DSThaler & ASSOC., LLC
CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS & LAND PLANNERS
7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
410-944-3647 www.dsthaler.com

DATE: 12.8.2020
SCALE: 1"=50'
C.I.: 2'
PROJ. NO.: 04444
SHEET 1 OF 2

GENERAL NOTES:

1. Development Name:
Patapsco Glen II

2. Applicant/Developer:
SECURITY BOULEVARD VENTURES, LLC.
C/O Caves Valley Partners
1 Olympic Place
Suite 1210
Towson, Maryland 21204
Attn: Arthur H. Adler

3. Plan Prepared by:
D.S. Thaler & Assoc., LLC
7115 Ambassador Road
P.O. Box 47428
Baltimore, MD. 21244
Attn: Stacey A. MacArthur, RLA
410-944-3647

4. PROPERTY OWNERS:

PARCEL	NAME/COMPANY	TAX ACCOUNT #	TAX MAP GRID	DEED	HELD SINCE	ADC MAP
333	SECURITY BOULEVARD VENTURES II, INC.	0111000160	87/21	36157/275	MAR. 2015	32/H8 & 9
768	1 OLYMPIC PLACE SUITE 1210	2500010553	87/22	36157/238	SEPT. 2013	
8	TOWSON, MD. 21204-4106	1800013885	87/22	36157/238	SEPT. 2013	

Boundary: Charles P. Johnson & Associates Inc. (June 2020)

Topography: Baltimore County GIS Tile 087B3 & 094B1

Zoning: Baltimore County GIS Tile 087B3 & 094B1
Baltimore County (2020).

Utilities: Baltimore County Key Maps L-SW
Baltimore County Utility Drawings as noted

Soils: U.S.D.A. Web Soil Survey (Accessed May, 2019)

100-year Floodplain: Dogwood Road Floodplain Study by WBCM (May 2002)
D.S. Thaler & Assoc., LLC - January, 2021

Wetlands, Forest Stand & Forest Buffer Delineation: Eco-Science Professionals, Inc. (October 2014) & Updated Specimen tree chart (November 2020)
Approved by DEPS (December 2014)

Special Variance: Eco-Science Professionals, Inc.
Approved by DEPS March 2017

Final Forest Buffer Protection Plan: Eco-Science Professionals, Inc.
Approved by DEPS FBP-16-008 (3.4.16)

Final Forest Conservation Forest Buffer Protection Plan: Eco-Science Professionals, Inc.
Approved by DEPS FC-17-028 & FBP-17-010 (4.7.17)

5. GENERAL DATA:
Election District: 1st
Census Tract: 4015.06
Councilmanic District: 1st
Growth Tier: 1
Watershed: Patapsco River
Regional Planning District: Security
Land Management: Community Conservation & Resource/Preservation

6. SITE INFORMATION:

A. Acreage: Gross = 58.2 Ac± (2,535,232.6 SF±)
Johnnycake Rd.= 39,767.4 LF ± x 30 = 0.91 Ac±
Net = 57.288 Ac± (2,495,465.2 SF±)

Existing Zoning

Acs (net)	Acs (gross)	Density Allowed	Units Permitted
DR-3.5 @ 0.0045	0.0045	--	0.01
DR-5.5 @ 0.0104	(146 LF x 30 = 0.1 Ac.±) 0.1104	--	0.6
OT @ 0.1297	0.1297	--	--
BM-IM @ 57.143	(1,179.58 LF x 300 = 8.81 Ac.±) 57.953	See Below	318.7

B. Zoning: BM-IM
(Allowed FAR: 4.0 or 10,140,930 SF±)
Per BCZR Section 302, Petitioner will apply the height and area regulations for the DR 5.5 zone.

58.2 Ac.± (gross) BM-IM
296 dwellings
(as permitted and as limited in adjoining residential zones per
BCZR Section 233.1.A and BCZR Section 230.1.A.1)*

Maximum Density Permitted

	Acs (gross)	Units Permitted
BM-IM (DR-5.5)	61% or 35.5	195
DR-10.5	13.8% or 8.0	84
DR-3.5	5.2% or 3.0	10
DR-5.5	2.2% or 1.3	7
OT	17.8% or 10.4	--
TOTAL:	100% or 58.2	296

C. Site Development Proposal:

Type	Proposed	Parking Required (per BCZR Section 409 and CMDP p.29)	Proposed				EST. PROP. ADT	Phase
			Garage/Drive	Surface	Total			
TOWN HOME (FRONT LOAD)	0 UNITS (1 car garage)	2 Spaces/UNIT = 0 122 +30% GUEST = 39 37 Spaces	0 122 Spaces (1 Garage & Drive)	111 Spaces			8.5 ADT/ UNIT OR 2,151	THREE
	57 UNITS (2 car garage)	2 Spaces/UNIT = 174 +15% GUEST = 27 Spaces	261 Spaces (2 Garage & Drive)					
TOWN HOME (REAR LOAD)	105 UNITS (2 car garage)	2 Spaces/UNIT = 210 +15% GUEST = 32 Spaces	315 Spaces (2 Garage & Drive)					
TOTAL	0 253 UNITS	0 602 Spaces	0 698 Spaces	111 Spaces	0 813 Spaces			

D. Open Space

All Open Space shall be in compliance with BCC Section 32-6-108.
Open Space Required: 1000 SF / Unit x 253 Units = 253,000 SF± or 5.81 Ac.±
Open Space Provided: 253,018 SF± or 5.81 Ac.±

H.O.A. open space shall be owned and maintained by a Homeowners Association. A Declaration of Covenants and Restrictions assuring the existence and maintenance of the Open Space in perpetuity must be submitted to and approved by the Department of Recreation and Parks prior to the recordation of the Record Plat.

No utilities, whether public or private, including, but not limited to, telephone, cable television, gas and electric, water, sewer, and storm drains shall be placed or constructed on or within the areas labeled as open space without prior written consent from Baltimore County Department of Recreation and Parks.

Dogwood Run is a Master Plan Designated Recreational Greenway.
PRIVATE HOA COMMON AREA: 297,704 SF± or 6.84 Ac.±

The design, construction and installation of all amenities shown on the Development Plan shall be the responsibility of the developer.

Preliminary Cost Estimate for amenities including Rail Fence, Privacy Fence(s), Bench(s), Trash Receptacle, Gazebo, bike racks, open space pathway and pathway signage = $171,430

NOTE: Per deed 17918

"...The Grantors, their heirs and assigns, shall have the privilege of farming or otherwise using the land included in said right of way in any manner which does not interfere with the underground gas mains and proper maintenance thereof, but no buildings or structures of any kind are to be erected within 20 feet of the center line of said right of way as described above..."

PUMPING STATION & ACCESS EASEMENT EXHIBIT
SCALE: 1"=300'

7. Landscape Requirements:

Landscape requirements as specified in the Baltimore County
Landscape Manual, adopted August 7, 2000, and as amended.

Note: Schematic Landscape Plan shown is preliminary in nature and is to show compliance with the Baltimore County Landscape Manual. The Schematic Landscape Plan be subject to a Final Landscape Plan, Final Landscaping Plan shall be approved prior to Building Permit Application.

1 Planting Unit (P.U.) =
1 major deciduous tree (2-2-1/2" cal.) or
2 minor deciduous trees (1-1/12" cal.) or
2 evergreen trees (6' ht.) or
5 shrubs
or class A: 24- 30" ht.
class B: 18" ht.

500 S.F. of ground cover or
10 herbaceous/perennial (1 gal.)*or
20 herbaceous/perennial (1 quart)
*To meet Class D screening requirements only.

The Final Landscape Plan will reflect any phasing of the development. Any such phased plans will provide a Planting Tabulation Chart reflecting both the over-all total planting requirements per the Schematic Landscape Plan, as well as the specific requirements for that particular phase.

LANDSCAPE PLANTING TABULATION

PROJECT CONDITION	Requirement Calculation	Credit	Sub-total	Proposed Total
A. STREET FRONTAGE: (Condition A) Adjacent Road @ 1 PU/40 LF Interior Road @ 1 PU/20 LF (Root Barriers will be required where street trees are within 8' of sidewalk)	1,288 LF±/40 = 32.2 PU 6,540 LF±/20 = 277.0 PU 5,800 LF±/20 = 290.0 PU	-	599.5 PU 322.2 PU	
B. Parking Lots: (Condition B) Interior Landscaping @ 1 PU/12 Parking Spaces	181 PU/12 Spaces = 10.0 PU 111 PU/12 Spaces = 9.3 PU	-	10.0 PU 9.3 PU	
I. SWM: (Condition T) Screen adjoining properties, public and private roads when slopes are > 4:1 Class "A" screen 1 PU/15 LF of perimeter measures at toe of fill slopes and top of cut slopes. No woody vegetation within 15 feet of the toe of fill embankments. 10 foot landscape strip between no planting zone and property line. No woody vegetation within 25 feet of inlet structure. Fencing shall be located min. 10' from R/W.	2,010 LF±/15 = 134.0 PU	ENVIRONMENTAL EASEMENT AND/OR GAS LINE EASEMENT RETENTION OF EX. VEGETATION (759 LF±/15= 50.6 PU)	83.4 PU	
J. RETAINING WALLS: (Condition J) Walls greater than 5' @ 1 PU/15 LF	1,796 LF±/15 = 119.7 PU	--	119.7 PU	1,796 LF± 119.7 PU 1,129.6 PU
M. REAR & SIDE YARD: (Condition M) Class "A" screen (Fence or mounded height of 30" for shrubs and 5' for evergreen trees)	4,639 LF±/15 = 303.6 PU 4,639 LF±/15 = 309.3 PU	--	303.6 PU 309.3 PU	
Rear and Side Yard Screening 1 PU/15 LF				
Residential Transition Area (RTA) area of buffer/400 = Total Planting Units (PU) Required	74,666 LF±/400 = 187.4 PU 75,663 LF±/400 = 189.1 PU	LESS OPEN SPACE (1,975,400 - 22.2 PU) (1,851,600 = 22.1 PU) R/W (4,270,400 = 15.0 PU) (1,799,400 = 14.5 PU) ADJ TH (1,111,600 = 22.0 PU) (14,220,400 = 35.5 PU)	125.0 PU 117.0 PU	
OPEN SPACE @ 1 PU/1500 SF OF REQUIRED OPEN SPACE	255,000 SF± / 500 = 170.0 PU 253,000 SF±/ 500 = 168.7 PU	-	170 PU 168.7 PU	
TOTAL	0 234 PU / 252.3 PU	0 112.5 PU / 122.7 PU	0 121.6 PU 1,129.6 PU	

*Credit may be applied for at time of Final Landscape Plan submittal.
The Final Landscape Plan will be approved prior to grading permit applicant.

Plantings within the swm easements, as indicated on the Schematic Landscape Plan including plant material type and quantities are subject to the approval of the Final Landscape Plan. Any required adjustments will be addressed on the Final Landscape Plan reviewed and approved during Phase 2 and will not require any formal refinement of the approved Development Plan.

8. UTILITIES: Public water and sewer will be provided. On-site utilities will be public.

9. USE: The existing use within the area of development is vacant.
The proposed use is Residential within the area of development.

10. AVERAGE DAILY TRIPS (ADT): Average daily trips as calculated from the Baltimore County Comprehensive Manual of Development Policy See Note #35 C

11. STORMWATER
a. Stormwater management will conform to Baltimore County Standards and the 2000 MANAGEMENT: Maryland Stormwater Management Design Manual.
b. Stormwater management areas shown on the plan as easements will be privately owned and maintained by the H.O.A. Conceptual stormwater management report submitted prior to filing of Development Plans.
c. The Hydrology Report verifies that the outfalls are suitable based on criteria provided by the Baltimore County Department of Public Works and Department of Environmental Protection and Sustainability. (See suitable outfall evaluation)
d. Owner of lot containing stormwater management easements or drainage and utility easements shall grant to authorized Baltimore County personnel a right of entry for the purpose of inspection and/or monitoring site visits. Said inspection and/or monitoring visits shall only be conducted during normal Baltimore County working hours (8:00 am to 4:00 pm Monday through Friday). Authorized Baltimore County personnel shall also have a right of entry through both proposed and existing roads.

12. GRADING: Grading shown is schematic only.

13. VEGETATION: Existing vegetation beyond proposed area of development will be retained in areas not needed for construction or grading. Existing vegetation within proposed area of development consists of forest, scrub and field.

14. SIGHT LINES: Sight lines are shown on the plan for proposed roads which have access to an existing public road. The area between the sight line and the curb line must be cleared, graded and kept free of any obstructions.

15. STORAGE TANKS There are no underground tanks on site.

16. WELL & SEPTIC: There are no existing wells or septic systems on site.

17. LIGHTING: Proposed lighting is shown as ▲. All proposed street lights shall be LED.
Lighting is schematic and subject to change.

18. ENVIRONMENTAL There are no endangered species, or hazardous materials** on the site.
*As known to the applicant.
**As known to the applicant, location and description of hazardous materials as defined by Section 7-101 of the Environmental Article of the annotated Code of Maryland, as from time to time amended.

A Hydrogeological Report and an Environmental Effects Report has been filed concurrently with this Development Plan.

This site is not within the limits of the Chesapeake Bay Critical Area. No additional information will be provided to the Department of Environmental Protection and Sustainability to determine compliance with the Critical Area Local Protection Program pursuant to Section 33-2-202(a).

"There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement & Forest Conservation Easement, Forest Conservation Easement and Forest Buffer Easement except as permitted by Baltimore County Department of Environmental Protection and Sustainability."

"Any Forest Buffer Easement & Forest Conservation Easement, Forest Conservation Easement and Forest Buffer Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas."

Access to the Forest Conservation, Forest Buffer, and Forest Buffer and Forest Conservation Easements are from the public roads and as indicated.

"A forest conservation variance was granted by EPS on March 16, 2017 to allow the removal of two specimen trees. Conditions were places on this approval to ensure the project met the goals and objectives of the Forest Conservation Law."
(Granite View Apartments #01-17-2418)

"On March 18, 2016, an alternatives analysis was approved by the Baltimore County Department of Environmental Protection and Sustainability in accordance with Baltimore County Code, Article 33, Title 3. Protection of Water Quality, Streams, Wetlands and Floodplains. Conditions were places on this approval to reduce water quality impacts including removal of the temporary road and planting of the Forest Buffer Easement."

"An alternatives analysis was approved by Baltimore County Department of Environmental Protection & Sustainability on March 25, 2021 in accordance with Baltimore County Code, Article 33, Title 3. Protection of Water Quality, Streams, Wetlands, and Floodplains for stormwater outfalls proposed within the Forest Buffer Conditions were placed on this approval to reduce water quality impacts including additional planting in the Forest Buffer Easement in addition to that required as a condition of previous approvals."

"A variance to Baltimore County's Forest Conservation Law was granted by Baltimore County Department of Environmental Protection and Sustainability on April 5, 2021 to remove one of six viable specimen trees. Conditions were placed on this approval to ensure the goals of the Forest Conservation Law are met."

19. This property has been held intact since (see Note #4, according to deeds).
*The developer's engineer has confirmed that no known part of the gross area of the proposed development area of this tract as shown on the plan has ever been utilized, recorded, known, or represented as density or area to support any off-site dwellings or properties".

20. Soil and Slope Mitigation Measures: The developer shall do the following in those areas where severe or moderate soil limitations are indicated and/or steep slopes occur:

a. Insure that grading plans consider protection of these areas from increase in run-off. This may include draining roof down spouts and drives into storm drains.

b. Stabilization of disturbed areas in accordance with approved sediment control practices.

c. Consider geotechnical assistance with on-site inspectors as appropriate.

20. According to the Maryland Transit Administration Regional Transportation System map (www.mta.maryland.gov), the nearest MTA service to this site is LocalLink 31, LocalLink 78, LocalLink 79 and CityLink BL.

21. There are not known limitations established by the County. County Board of Appeals, Planning Board or Zoning Commissioner which would limit proposed development on site.

22. There are no buildings, properties or sites within the proposed development included on the Baltimore County Preliminary or Final Landmarks List, the National Register of Historic Places, or any Baltimore County Historic District or National Register Historic District or Maryland Inventory of Historic Places, per My Neighborhood Web Site. The owner is not aware of any building, property, or site within the proposed development that is included in the Maryland Archeological Survey.

23. "There are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated" per Lori A. Byrne, Environmental Review Coordinator, Wildlife Heritage Service, Maryland Department of Natural Resources, 5.29.2020.

24. Unless noted otherwise, all drainage and utility easements shall be 20 ft. wide.

25. Proposed roads are public. All parking aisles and maneuvering areas will be paved with macadam and permanently striped.

26. Public roads and easements indicated for dedication to Baltimore County will be offered for dedication at no cost to the County. "No Parking" signs shall be posted prohibiting parallel parking on 24-foot-wide streets.

27. The Bureau of Traffic Engineering and Transportation Planning has confirmed that the subject site is not within a traffic deficient area (per Mr. Kris Nichs, 12.7.2020).

28. Refuse collection will be provided by Baltimore County.

29. United States Postal Service will provide mail delivery.

30. "No obstructions of any kind may be placed in any Baltimore County right-of-way except by express written permission by an authorized signatory for Baltimore County."

31. Building envelopes and/or footprints are for illustrative purposes and may not represent the final location for any particular structure. Final building location will be subject to the various standards and limitations illustrated by the details and charts included on this plan.

32. Envelopes shown hereon are for the location of principal buildings only. Accessory structures and projections into yards may be constructed outside the envelope, but must comply with Sections 301 and 400 of the Baltimore County Zoning Regulations. (Subject to covenants and applicable building permits.)

33. Maximum building height allowed is 50 feet in DR zones.

34. All signs shall conform with BCZR Section 450 and all zoning policies.

35. The CIM was held on 9.10.2020. The minutes which identify all comments can be found in PAI File No. 01-0613, on file in Room 123 of the Baltimore County Office Building, 111 West Chesapeake Avenue, Towson, MD. 21204.

36. The "Recommended Areas of Critical State Concern" map included on this sheet indicates that this property is not located within a Critical State of Concern Area.

37. Parcels designated as "H.O.A." shall be dedicated to the Home Owner's Association.

38. There are Residential Transition Areas (RTAs) on site.

39. Per the Baltimore County 2020 Basic Service Maps (per Bill 30-20, adopted: 5.4.20):
- The site is not located within an 'Area of Special Concern" per the Sewerage Area Map.
- The site is not with in a 'Deficient Zone' per the Water Supply Area Map.
- The site is not located in a 'Deficient Level of Service' per the Transportation Map.

40. The development as proposed will include protective measures adequate to prevent erosion or sloughing of any steep slopes as defined by Section 32-4-101 of the Baltimore County Code and promote the preservation of the natural topographic features of the steep slope. This will be achieved by providing Erosion and Sediment Control measures in accordance with the requirements of the Baltimore County Soil Conservation District and the current State of Maryland Specifications for Soil Erosion and Sediment Control.

41. Handicap/ADA sidewalk ramps will be provided at all street intersections.

42. The approximate distance of proposed lines of division are indicated. Bearings will be indicated on the Record Plat.

43. Maintenance of retaining walls will be disclosed to all prospective lot owners. Retaining walls will be located within an HOA easement(s) built with permanent materials and maintained by HOA in perpetuity.

44. Single Family Attached (Towns) are for sale. Garages cannot be converted to non-garage or storage use. The recorded deeds will state "Garage parking spaces shall not be converted to any other use or converted to storage".

45. Driveway locations are approximate and are subject to changes. Note: Changes in building location or orientation, or proposed driveway location, at the time of building permit may require a determination from the zoning office for possible amendment to the Final Development Plan (FDP).

46. The area of development is located within the Urban Rural Demarcation Line (URDL).

47. Lots 1, 15, 16, 21, 22, 33, 34, 50, 59, 66, 67, 74, 75, 90, 91, 84, 85, 99, 100, 115, 126, 127, 136, 137, 146, 150, 151, 154, 155, 165, 166, 197, 210, 211, 223, 224, 234, 235, 243, 244, and 253 255 are designated as high visibility lots. Pursuant to BCZR Section 260.6.9, any street frontage side facade exposed to the public right of way shall incorporate various architectural features so as to not be left as a blank wall. Lots 1-33, 75-99, and 197-243 shall receive enhanced rear architectural treatments.

48. The recorded deeds of lots that are encumbered by access easements will state "Access Easements may not be fenced".

49. Private yard area of 500 contiguous square feet with a minimum of 15-foot dimension is provided, subject to variance request.

50. Property owners must note that the units with rear loaded garages have no sidewalks along the public roads. Lead walks to the front of the properties must be utilized to access the front of the units.

51. Address signage shall be provided at common lead walks for units 1-33, 75-76, 85-87. Address signage shall also be provided at the walks between units 6-7, 11-12, 15-16, 27-28.

52. A chart will be added to the FDP indicating the allowed deck depths for each lot.

53. Community Concerns (as stated at CIM) and Responses.

a. A request was made to have an atmosphere similar to Quarry Lake with benches, bike and walking trails. Patapsco Glen II provides sidewalks throughout the project in conjunction with walking trails and associated seating areas.

b. A comment was made to preserve a lot of environmental areas. No development is currently proposed north of the gas line. The area north of the gas line is designated as open space and environmental areas.

c. Comments concerning the number of units proposed were raised. The project density has been reduced from 288 units as presented at the CIM to 255 units as indicated on this Development Plan.

d. Comments were raised concerning the schools. Based on the reduced density and the 2020-2021 school enrollment numbers, the elementary , middle, and high schools are under capacity.

e. Questions were asked regarding stormwater management and drainage along Johnnycake Road. Stormwater Management and water quality will be provided as required.

f. On-site stormwater management practices will be placed adjacent to Johnnycake Road to capture and treat runoff. Drainage within Johnnycake Road will be collected by the proposed storm drain system, connecting into the existing public system.

Typical building shown on these single family lots attached dwelling dictate a specific orientation which allow compliance with BCZR. Should the orientation change, the setbacks required by Section 1B01.2C.b must be met.

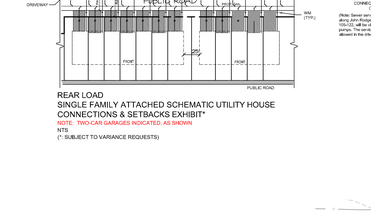
RESIDENTIAL BUILDING SETBACKS- D.R. ZONES *

	DR-3.5	DR-5.5
From front building face to: Public street right-of-way or property line. Arterial or collector	25' 25'	25' --
From side building face to: side building face: Public street right-of-way	10' 25'	25' 25'
From rear building face to: Rear property line Public street right-of-way	30' 30'	30' 50'
Any building face to: tract boundary		30'
Additional setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.		50'
This table lists minimum setback requirements and building heights for urban residential areas. For a fuller explanation of these and other requirements, consult the Comprehensive Manual of Development Policies (CMDP).		

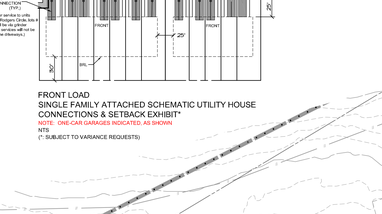
* Subject to variance requests.

FIRE DEPARTMENT NOTES

"X" ATTACHED		
x	1.	Where fire protection water supplies are required to be provided shall be installed and made available for use not later than the time when construction of any individual dwelling unit is under roof. A crusher run roadway for access to dwellings and fire hydrants shall be available for and usable by emergency fire apparatus and capable of handling emergency apparatus weighing 70,000 lbs. when construction of any dwelling is under roof, in accordance with the Baltimore County Fire Prevention Code, County Bill No. 5-37, Section 1: 16.4.3.1.3
x	2.	The proposed roadway and fire hydrant system shall be designed in a manner for emergency apparatus, including the parking of vehicles. Also the proposed roadway and fire hydrant system shall not be obstructed in any manner which would hinder emergency apparatus access when they mature. 2015 NFPA 1 Fire Code Section 18.2.4.1
x	3.	The Baltimore County Fire Marshal's Office has requested that street signs be installed when the first house is under roof.
x	4.	All fire hydrants spacing shall be in accordance with the Baltimore County Standard Design Manual.
x	5.	The proposed roadway and fire hydrant system shall be public hydrants and "Oshs RED" for private hydrants in accordance with the Baltimore County Fire Prevention Code, County Bill No. 5-37, Section 1:16.5.10.1
x	6.	A separate building permit is required for the installation of a residential sprinkler system for each individual dwelling unit. The sprinkler contractor shall have a Maryland sprinkler license through the Maryland State Fire Marshal's Office.
x	7.	The Baltimore County Fire Prevention Code, County Bill No. 5-37, Section 1:30.11.1.5, requires that the address size for residential occupancies be a minimum of three "3" inches. The development is also required to display addresses be on the front and back of each dwelling unit. (See lot numbers below)
x	8.	The proposed buildings shall be designed and constructed as to meet the applicable provisions of the Baltimore County Fire Prevention Code, County Bill No. 5-37
x	9.	All the on-site fire hydrant must be a minimum distance of 40 feet away from any building.
x	10.	A fire hydrant is required to be within 300 feet of a fire department connection (FDC). A fire hydrant with a distance of 150 feet is permissible, if the total distance is divisible by the emergency apparatus.
x	11.	A separate building permit is required for the installation of any underground fire line and shall be reviewed by the Pikes Review Section of Baltimore County prior to the installation.
x	12.	A separate building permit is required for the installation of any automatic sprinkler systems.
x	13.	An emergency signage shall be installed at the driveway entrance to assist emergency apparatus in the event of an emergency during the construction phase.
x	14.	Hydrants every 300' for townhouse development.



REAR LOAD
SINGLE FAMILY ATTACHED SCHEMATIC UTILITY HOUSE CONNECTIONS & SETBACKS EXHIBIT*
NOTE: TWO-CAR GARAGES INDICATED; AS SHOWN
NTS
(*: SUBJECT TO VARIANCE REQUESTS)



FRONT LOAD
SINGLE FAMILY ATTACHED SCHEMATIC UTILITY HOUSE CONNECTIONS & SETBACK EXHIBIT*
NOTE: ONE-CAR GARAGES INDICATED; AS SHOWN
NTS
(*: SUBJECT TO VARIANCE REQUESTS)

SCHEMATIC GANG MAILBOX STYLE
N.T.S.
(SUBJECT TO USPS)

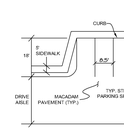
MACADAM PATH DETAIL
N.T.S.

TRAIL SIGN DETAIL
N.T.S.

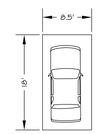
FENCE DETAIL
(AS SHOWN OR SIMILAR)
N.T.S.

PRIVACY FENCE DETAIL
(AS SHOWN OR SIMILAR)
N.T.S.

SCHEMATIC SIGNAGE/ENTRY FEATURE
N.T.S.
(NOTE: MASONRY COMPONENT TO MATCH BUILDING)

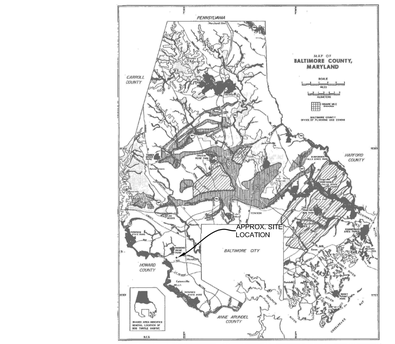


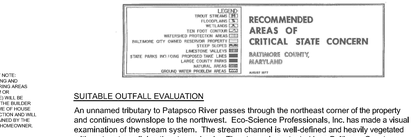
PARKING DETAIL (PERPENDICULAR)
AND SIDEWALK DETAIL



TYPICAL PARKING SPACE DETAIL
N.T.S.

NOTE: ALL DRIVEWAYS WILL COMPLY WITH SECTION 409 (B-C-D.R.)
(MINIMUM PARKING SPACE DIMENSIONS)
8.5' X 18' FOR ONE CAR OR 17' X 18' FOR TWO CARS)





SUITABLE OUTFALL EVALUATION

An unnamed tributary to Patapsco River passes through the northeast corner of the property and continues downslope to the northwest. Eco-Science Professionals, Inc. has made a visual examination of the stream system. The stream channel is well-defined and heavily vegetated with mature trees lining the stream banks. The stream is protected by a Baltimore County 100-Year Floodplain Reservation.

Most site runoff is captured in proposed closed networks that convey storm flows to three (3) submerged gravel wetlands (BMPs #1- #3). Discharges will outfall into open areas immediately upgrade of the Forest Buffer and Forest Conservation Areas west and north of the development. Riprap velocity dissipaters will be incorporated to disperse flows entering the buffer. Locks of Lots 1-32 will be graded to allow runoff from roofs, yards, and open spaces to flow overland into six grass swales.

With the inclusion of Environmental Site Design practices, it is our opinion that there will be no significant adverse change in the rate, velocity or degree of concentration of the runoff from these facilities as it enters the existing forests. Therefore, we conclude that the outfalls are "suitable" based on criteria provided by the Baltimore County Department of Public Works and the Department of Environmental Protection and Sustainability.

ZONING HISTORY:
CASE #99-428-SPHX

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17th day of August, 1999 that the Petition for Special Hearing to approve an illuminated sign, 39 sq.ft. in dimension, and accessory parking in a D.R.5.5 area for the proposed golf driving range, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception for a golf driving range in a R.C.5 zone, pursuant to Section 1A02.2.B(13) of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Prior to the issuance of any permits, the Petitioners shall submit a detailed lighting plan, as described herein, for review and approval by the Office of Planning. Said plan shall be similar to that approved in the Maryland Golf Academy case.

3) The Petitioners shall be required to make modest road improvements to the frontage of their property along Johnnycake Road to insure a safe means of access to the site is provided. I will leave it to the expertise of Developer's Plans Review/Department of Public Works to determine the precise nature of any road improvements to the frontage of the property along Johnnycake Road.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

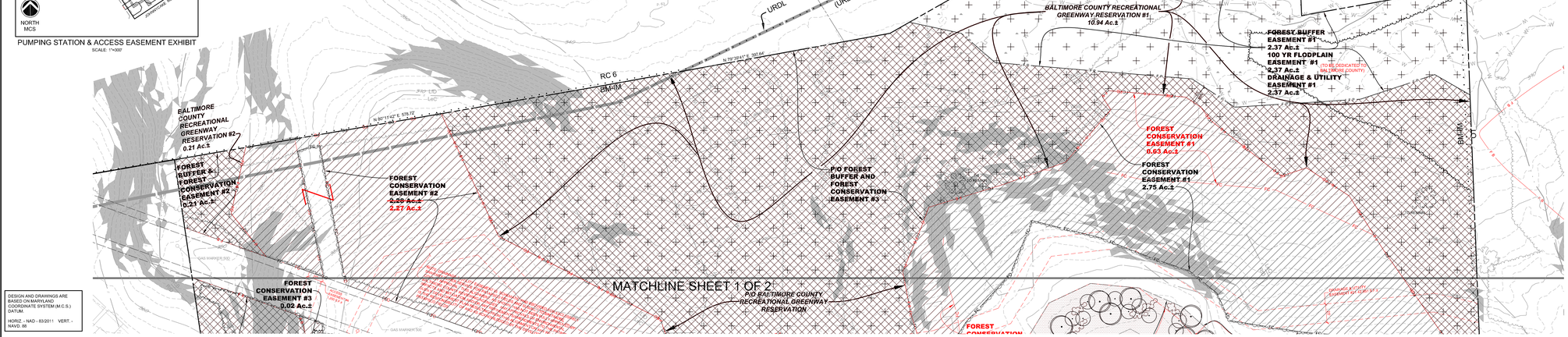
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

SCHEMATIC LANDSCAPE PLAN CERTIFICATION FORM

THIS SCHEMATIC LANDSCAPE PLAN IS SEALED BY A LANDSCAPE ARCHITECT AND CERTIFIED BY MY SIGNATURE BELOW AS BEING IN ACCORDANCE WITH ALL COUNTY AGENCY LANDSCAPE ARCHITECTURAL COMMENTS.

STACEY A. MAARTHUR
APPLICANT SIGNATURE DATE PRINT NAME

D.S. THALER & ASSOC, LLC
7115 AMBASSADOR ROAD, BALTIMORE, MARYLAND 21244-7428



DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (M.C.S.)
DATUM:
HORIZ. - NAD - 83/2011 VERT. - NAVD. 88

0' 25' 50' 100'
SCALE: 1"=50'
HEARING OFFICERS HEARING AND ZONING HEARING TO BE COMBINED
REDLINE

NORTH
MCS

PROJECT NAME:
PATAPSCO GLEN II

PLAN TITLE:
DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN AND PLAT TO ACCOMPANY ZONING PETITION

COUNCILMANIC DIST.: 1ST
ELECTION DIST.: 1ST
REGIONAL PLANNING DISTRICT: SECURITY
PROJECT MANAGER: DARYL D. PUTTY
CIM: 9.10.20
PA