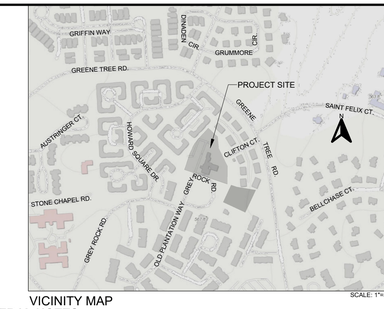
ZONE	NAME
BR	BUSINESS ROADSIDE
DR 3.5	DENSITY RESIDENTIAL- MAX 3.5 UNITS PER ACRE
DR 10.5	DENSITY RESIDENTIAL- MAX10.5 UNITS PER ACRE

LEGEND

- PROPERTY LINE
- ROADWAY
- GREY ROCK MANSION
- HOUSES
- REQ BLDG SETBACK LINE
- STREET CENTERLINE
- EX. FIRE HYDRANT
- EX. WATER
- EX. SEWER
- WM EX. WATER METER
- EX. CHAIN LINK FENCE
- PROPERTY LINE
- ZONING



VICINITY MAP

GENERAL NOTES:

1. OWNER:
   GREY ROCK PROPERTIES, LLC.
   GREENSPRING VALLEY ROAD
   STEVENSON, MD 21153
2. SITE AREA
   GROSS: 2.770 ACRES
   NET: 2.770 ACRES
3. BUILDING AREA
   EXISTING: 6,511.5 SQ. FT.
   PROPOSED: 6,511.5 SQ. FT. (NO CHANGE)
4. UTILITIES
   PUBLIC WATER: EXISTING
   PUBLIC SEWER: EXISTING
5. TO OUR BEST KNOWLEDGE, NO FLOODPLAIN EXISTS WITHIN THE PROPERTY
6. BUILDING HEIGHT
   MAX PERMITTED: 100'
   EXISTING: 37', 3 STORIES (COMMERCIAL USE ON 1ST AND 2ND FLOORS, STORAGE ON 3RD FLOOR)
7. PARKING CALCULATIONS
   REQUIRED:
   5X(6,511.5 SFX2FL/1,000 SF)=65 PARKING SPACES
   EXISTING: 104 SPACES
   60 SPACES (WEST OF MANSION, STRIPED AND PAVED)
   4 SPACES (NORTH OF THE MANSION)
   40 SPACES (SOUTHEAST OF MANSION, PAVED, ON A SEPERATE PARCEL)
   PROPOSED: 104 SPACES
8. SETBACKS

	REQUIRED	EXISTING
FRONT	50' FROM STREET CENTERLINE	N/A
	25' FROM PROPERTY LINE	25'
SIDE	30'	90'
REAR	30'	151'

9. DEED REFERENCE:
   LIBER 12795, FOLIO 404 (MARCH 25,1998)
10. TAX ACCOUNT NO.: 24-00-003482
11. ELECTION DISTRICT: 11
12. COUNCILMAN DISTRICT: 3RD
13. REGIONAL PLANNING DISTRICT: CENTRAL MARYLAND
14. CENSUS TRACT NUMBER: 4037.01
15. WATERSHED: JONES FALLS WATERSHED
16. ZONING: BR AND DR 3.5
17. TAX MAP REFERENCE: M68, GRID 13, PARCEL 312
18. PREVIOUS ZONING CASES:
    THE DEVELOPMENT AND ZONING HISTORY FOR THE SUBJECT PROPERTY, AND THE ACREAGE OF DEVELOPMENT OF WHICH IT IS A PART, IS SET FORTH IN THE ZONING FILE FOR CASE NO. 03-477-SPH. THE PARKING REQUIREMENT WAS DETERMINED TO BE 104 PARKING SPACES.
19. PERMITS ON FILE: NONE FOUND
20. FLOOR AREA FOR BR:
    MAX PERMITTED: 2.0
    EXISTING: 1.0
    PROPOSED: NO CHANGE
21. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
22. HISTORIC FEATURES: GREY ROCK MANSION (BA-39) HAS SURVEYED ON THE MARYLAND INVENTORY OF HISTORIC PLACES. BALTIMORE COUNTY LANDMARK COMMISSION HAS REVIEWED AND RECOMMENDED THE NOMINATION OF GREY ROCK MANSION BE LISTED AS A NATIONAL REGISTER. IT IS CURRENTLY BEING REVIEWED BY THE MARYLAND HISTORICAL TRUST AND NATIONAL PARK SERVICES FOR FINAL APPROVAL.
23. PREVIOUS DRC MEETINGS: NONE
24. PLAT REFERENCE: PLAT BOOK 75, PAGE 140
25. ZONING MAP NO. 068A2
26. ALL ADJACENT PROPERTIES ARE RESIDENTIAL USE.
27. THE SITE IS NOT IN THE FAILED BASIC SERVICE AREA MAP.
28. ALL ENTRANCE DRIVES TO THE MANSION ARE DRIVE DRIVE.
29. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH BCZR SECTION 450.
30. EXISTING USE: COMMERCIAL MEETING FACILITY
    PROPOSED USE: COMMERCIAL FACILITY AND CARETAKER'S APPARTMENT (LIVING QUARTERS).

N

SCALE 1"=40'

P.E.L.A. DESIGN, INC.
7402 YORK ROAD, SUITE 201
TOWSON, MARYLAND 21204
PHONE: (410)-296-3990
FAX: (410)-296-3898

SEAL:

LANDSCAPE ARCHITECT 1129 LILING J. TIEN STATE OF MARYLAND

08.30.2021

CLIENT:
GREY ROCK PROPERTIES, LLC
400 GREY ROCK ROAD
PIKESVILLE, MARYLAND 21208

SHEET TITLE:

GREY ROCK MANSION SITE PLAN

PLAN TO ACCOMPANY SPECIAL EXCEPTION APPLICATION

REVISION

MARK	DATE	DESCRIPTION

DRAWN: RH

DESIGN: LT

CHECKED: LT

DATE: 08-30-2021

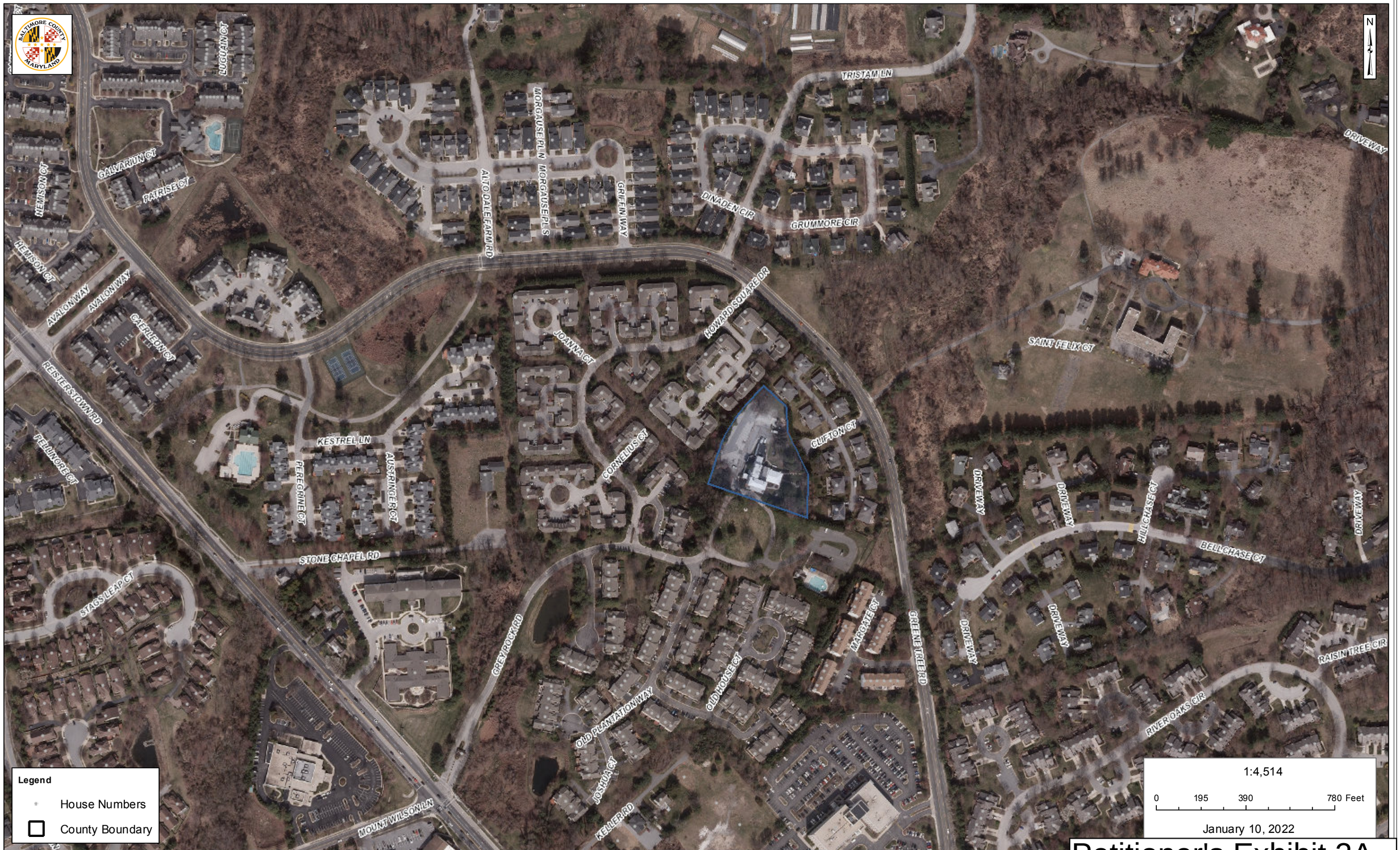
PROJECT NO.: PELA 21.06.10

SCALE: 1"=40`

SHEET NO.: 1

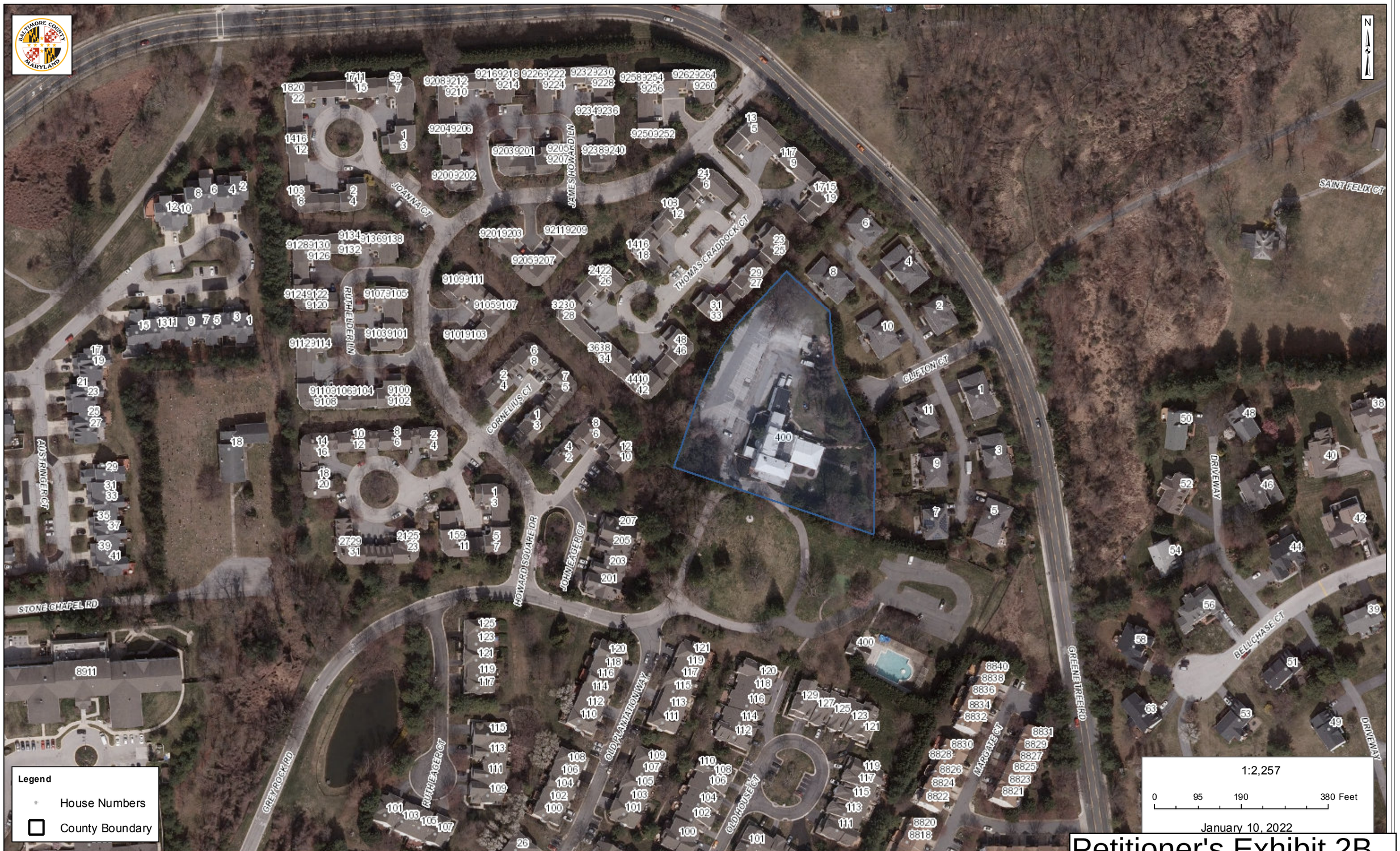
Petitioner's Exhibit 1

Baltimore County - My Neighborhood



Petitioner's Exhibit 2A

Baltimore County - My Neighborhood



Petitioner's Exhibit 2B

Baltimore County - My Neighborhood

Petitioner's Exhibit 2C

Petitioner's Exhibit 3 A

Petitioner's Exhibit 3 B

Petitioner's Exhibit 3C

Petitioner's Exhibit 3D

Petitioner's Exhibit 3 E

Petitioner's Exhibit 3F

Petitioner's Exhibit 3G

Petitioner's Exhibit 3H

Petitioner's Exhibit 3I

Petitioner's Exhibit 3J

Petitioner's Exhibit 3K

Petitioner's Exhibit 3L

Petitioner's Exhibit 3M

Petitioner's Exhibit 3N

Petitioner's Exhibit 3O

Petitioner's Exhibit 3P

Petitioner's Exhibit 3Q

Petitioner's Exhibit 3R

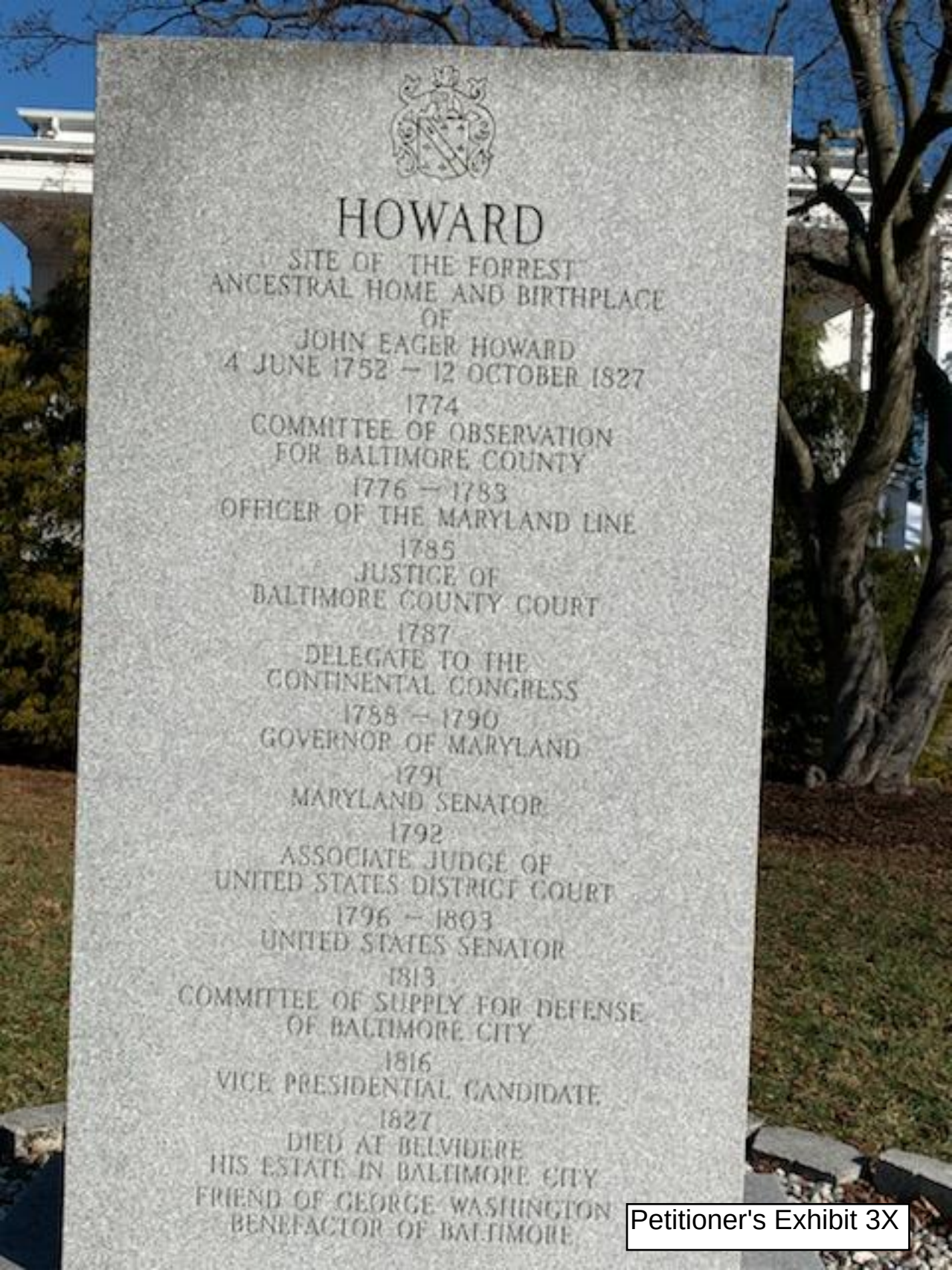
Petitioner's Exhibit 3S

Petitioner's Exhibit 3T

Petitioner's Exhibit 3U

Petitioner's Exhibit 3V

Petitioner's Exhibit 3W



Petitioner's Exhibit 3X

P.E.L.A. DESIGN, INC.
7402 York Road, Suite 201, Towson, MD 21204
T. 410.296.3990
F. 410.296.3898
www.peladesign.net

LILING T. TIEN, PLA, ASLA
President/Principal Landscape Architect

Education
Master of Science, Landscape Architecture
Master of City and Regional Planning

Professional Registrations
1996/Landscape Architecture/Maryland/1129
2019/Landscape Architecture/Florida/TLA 145
2020/Landscape Architecture/Indiana/22000011
2021/Landscape Architecture/South Carolina/LSA 1501

Professional Associations
- American Society of Landscape Architects
- Member of Maryland Board of Examiners of Landscape Architects, appointed 1999-2008
- Member of Maryland Public Art Council, appointed 2013 to 2019

Years experience: With This Firm: 26; With Other Firms: 10

Experience: Ms. Tien is a design-award winning planner and landscape architect with over 35 years of experience in projects of various planning and design disciplines. Prior to establish P.E.L.A. Design, she worked for Baltimore County Community Planning Division, Office of Planning, and KCI Technologies. Her education in both planning and landscape architecture and her work experience in both public and private sectors enable her to perform efficiently a wide range of services for the client. Her work experience includes performing comprehensive planning for towns and open space system, streetscape design, urban design, land planning for residential and commercial developments, institutional master planning, park planning and design, landscape architecture design for various types of developments, In addition, she has testified as expert witness for a number of projects. Listed below are selected projects for each planning and design category.

Planning – cities, towns and institutions
- Windsor Township Comprehensive Plan Update, York County, PA
- .Lower Paxton Township Comprehensive Plan Update, Dauphin County, PA
- Carroll Township Park, Recreation Area, and Open Space Comprehensive Plan, York Co. PA
- Town of Bel Air Comprehensive Plan Update, Town of Bel Air, MD
- U.S. National Arboretum Master Plan Update, Washington, DC (including landscape design guidelines)
- Hallowing Point Waterfront Park Master Plan, Prince Frederick, MD
- Johns Hopkins Wyman Park Master Plan, Baltimore City, MD

Projects Testified as Expert Witness or Presented to Design Review Panels
- Washington Homes Hospice Renovation and Expansion, Washington DC.
- 210 on the Park Mixed-use Development, Capital Heights, MD
- Rye Street Mixed-use Development, Balto. City, MD
- Holy Spring Meadow Apartment Solar Panel Installation, Capital Heights, MD
- Coppin State University Science and Technology Center, Baltimore City, MD

Design Guidelines
- Baltimore County Landscape Design Manual, Baltimore County, MD
- Harford County Landscape Design Manual Buffer Requirement, Harford County, MD
- Route 140 Corridor at Finksburg Design Guidelines, Carroll County, MD
- Argonne Drive Streetscape Design Guidelines, Baltimore City, MD
- Trail and Shared-use Sign and Trailhead Design Guidelines, Howard County, MD

Land Use and Zoning Study
- White Marsh Plant Land Use Study, Baltimore Co, MD
- Edrich Property Zoning Reclassification Study, Baltimore County, MD
- Montanye Property Zoning Reclassification, Baltimore County, MD
- Shapiro Property Zoning Reclassification Study, Baltimore County, MD
- Gudelsky Property Zoning Reclassification and Land Use Study, Prince George's County, MD

Transportation Corroridor Land Use/Urban Design Study
- Franklin-Mulburry-US 40 Transportation Corridor Study, Baltimore City, MD
- Pennsylvania Avenue Corridor Urban Design Study, City of Westminster, MD
- Old Court Corridor Study, Baltimore County, MD
- Reisterstown Road Corridor Study, Baltimore Co, MD
- Druid Park Lake Drive Corridor Complete Street Study, Baltimore City, MD

Urban Design /Urban Renewal Studies
- City Crescent Site Urban Design Study, Baltimore City, MD
- Oella Entranceway Urban Design Study, Baltimore County, MD
- Dundalk Village Urban Design Study, Baltimore

Petitioner's Exhibit 4

County, MD
- Fenton Village Urban Design Study, Montgomery County, MD
- Burtonsville Commercial Area Design Study, Montgomery County, MD

Feasibility Study/ Land Planning
- Jenna Estates, Carroll County, MD
- Delta Crossing Community, York Co., PA
- Wise Avenue Shopping Center, Baltimore, MD
- Cape St. Clair RV Park, Baltimore County, MD
- Parkside Nursing Home, Baltimore, MD
- Clarke Concrete Plant, Baltimore County, MD

Park Design
- Heritage Trail Park Concept, Baltimore County, MD
- Hanlon Park Reconstruction, Baltimore City, MD
- Largo Town Center Park, Prince George's Co., MD
- Sewell's Orchard Comm. Park, Howard County, MD
- Woodlawn Cultural Park & Museum, Montgomery County, MD

Mixed Use Development
- 210 on the Park, Capital Heights, MD
- Penn Place, Capital Heights, MD
- Port Covington Rye Street Development, Baltimore City, MD
- Riva Street Development, Annapolis City, MD
- Park Avenue Development, Baltimore City, MD

Health Care
- Veteran Administration Community Based Medical Center, Hillsborough, FL
- Veteran Administration Community Based Medical Center, Ocala, FL
- Veteran Administration Community Based Medical Center, Orangeburg, SC
- Veteran Administration Community Based Medical Center, Terre Haute, IN
- Veteran Administration Community Based Medical Center, Port Richie, FL

Higher Education
- University of Maryland Medical Center, Balto City, MD
- Rigg's Alumni Center, University of Maryland, College Park, MD
- UMMS Emergency Entranceway Streetscape Design, Baltimore City, MD
- Coppin State University Science and Technology Center, Baltimore City, MD
- Truxal Library Renovation and Expansion, Anne Arundel Community College, Arnold, MD

Streetscape Design
- Charles Street Reconstruction and Streetscape Design at JHU, Baltimore City, MD
- North Avenue Reconstruction and Streetscape Design, Baltimore City, MD
- Fenton Village Streetscape Design, Montgomery County, MD
- Kensington Antique Row Streetscape Design, Montgomery County, MD
- Make It Right Foundation Pilot Streetscape Project, New Orleans, LA

Projects Integrating Green Infra Structure into the Landscape
- Park Circle Improvements, Baltimore City, MD
- Charles Street Reconstruction and Streetscape Design, Baltimore City, MD
- Woodlawn Museum and Visitor Center, Montgomery County., MD
- Anne Arundel Community College Truxal Library Renovation and Expansion, Arnold, MD
- Pikesville High School Renovation and Expansion, Baltimore County, MD

Transportation Related Landscape Design Projects
- Purple Line Light Rail Streetscape and Urban Design Concept Plan, Montgomery and Prince George's Counties, MD
- MD 5 and MD 375 Interchange Improvements, Prince George's County, MD
- MD 152 Improvements, Baltimore County, MD
- Camden Marc Station Reconstruction, Balto City, MD
- MD 43 Bike Lane, Somerset County, MD

History Relevant Landscape Design
- 1840's Plaza Adaptive Re-use, Baltimore City, MD
- Mt Auburn Cemetery Perimeter Improvements, Baltimore City, MD
- Heritage Trail Park Concept Plan, Baltimore Co, MD
- Woodlawn Cultural Park Visitor Center and Museum, Montgomery County, MD
- Kensington Antique Row Streetscape Design, Montgomery County, MD

Selected Awards
- MD ASLA – Heritage Trail Concept Design, Baltimore County, MD
- MD AIA – Coppin State University New Science and Technology Center, Baltimore City, MD
- MNCPPC Design Excellence Open Space Category – Woodlawn Museum and Visitor Center, An Adaptive Reuse of a Historic Property, Montgomery Co., MD
- Downtown Development Association Streetscape Category 1st Place – Fenton Village Streetscape Design, Silver Spring, MD
- MDOT Green Award – South Mountain Welcome Centers, Frederick County, MD

June 2, 1988

Housing could circle mansion

The Jeffersonian June 2, 1988

Katherine Drew DeBoalt

The stately Grey Rock mansion in Garrison could soon be ringed by townhouses, condominiums and a retail center if Baltimore County planners and a local developer have their way.

In a plan unveiled before the Baltimore County Planning Board on May 24, Dorment-Carter Enterprises, the owner of Grey Rock, agreed to preserve the 130-year-old mansion and the surrounding grounds in return for rezoning that allows 18 acres of condominiums and 30,000-square-feet of commercial space. Dorment-Carter recently purchased 58 of the 97 acres previously owned by the Trinitarians, a Christian religious group that had lived on the site since the 1950s.

The proposal is the most controversial part of the county's Office of Planning and Zoning study on the future development potential for the section of Reisterstown Road north of the beltway. At least one local community leader says that details of the study are an unwelcomed surprise.

"Frankly, I'm a little astonished. Reisterstown Road wasn't supposed to have any more commercial zoning. There's no need for 30,000 more square feet," said Jeffrey Levin, president of the Pikesville Community Growth Corporation, a local organization composed of business and community groups that had requested the study.

Levin objects to any additional commercial development along the corridor because he claims it directly contradicts one of the primary goals of the planning study. He also warned against any decision based on oral agreements with the owners of the former Trinitarians' property.

"How could (the OPZ staff) recommend anything that's not in writing?" asked Levin.

Because county law bars the planning office from entering into covenents with Dorment-Carter, OPZ Director David Fields said his office is hoping to enlist the Valleys Planning Council, a local citizens' group, or a neighboring landowner as the other party in an agreement with the developer. Fields would like to see the covenent signed before the planning board makes final recommendations to the county council next month.

Lisa Keir, executive director of the Valleys Planning Council, declined to comment on the possibility of a covenent with her group because she had not yet discussed the issue with her board of directors.

As part of the restrictive covenent, senior county planner Jack Dillon said the staff plans to insist that the retail center contain businesses, such as a bridal shop and florist, that are compatible with the catering operation that currently operates out of the mansion.

But Levin contended that the proposed corridor study unfairly curbs development near Pikesville so that other nearby growth areas, like Owings Mills, can expand. He cited a Department of Public Works study stating that unbridled growth in the

Continued on page 4

Housing could circle mansion

Continued from page 1

area would eventually overburden the local sewer system. So, he charged, the planning staff is purposely limiting the amount of residential building on the Grey Rock property and placating the developer with commercial space.

In addition, Levin argued, the proposed retail center will detract from business revitalization efforts in Pikesville.

But area planner Dillon said that Levin is just trying to protect his own vision of the area's future.

"We're not trying to direct the growth any more than he is," Dillon said. "There's a world outside of Owings Mills and Pikesville. We're trying to create a well-monitored, well-defined plan that will fit with the area."

After a brief discussion of the proposed agreement, the planning board decided to delay making any recommendation on the request until next month. But board member John Disney, who chaired the meeting, made it clear that the advisory panel was leaning toward approval of the proposed covenent and subsequent rezoning.

"I think the parties involved here get the feeling of what we're going to do," he said.

Levin also took issue with another part of the Reisterstown Road study when the board tentatively recommended single-family homes and limited office development along the stretch between the beltway and Greenspring Valley Road. The planning staff said it is trying to maintain the flavor of the corridor which is now dominated by country clubs and large historic estates. But Levin said he fears that the low-density residential zoning will be incompatible with the noise and traffic of Reisterstown Road.

"It will only maintain (the flavor) if it works," he said. "Four years from now if it is still undeveloped some aggressive lawyer will come in and say, 'I can't use it with this residential zoning, but I can make a hell of a shopping center.' "

Instead of single-family homes, Levin said he wants high-rise apartments that could absorb population growth in the area, protecting now untouched sites from development.

The planning board will make final recommendations on Reisterstown Road and 1,200 other rezoning requests to the County Council on June 28. After a round of public hearings, the council will vote on the final zoning designations in October.

Petitioner's Exhibit 5

Grey Rock community will feature villas, flats

By **Edward Gunts**
THE BALTIMORE SUN

JUNE 9, 1991

After four years of planning, a development team headed by John Dorment, Richard Carter and George McCleary has opened a sales center for Village of Grey Rock, a $50 million, 247-unit community on a 52-acre parcel once part of the estate where Revolutionary War hero John Eager Howard was born.

Groundbreaking ceremonies for the initial residences will be held June 17 for the development, which also will include 30,000 square feet of commercial space.

The property, off the 8900 block of Reisterstown Road, is one of the largest parcels still available for development in the Pikesville area. The houses will be next to the historic Grey Rock mansion, which dates from about 1700, was restored around 1890, and now is leased by Valley Caterers.

CDC NO NO-19303

Designed by Columbia Design Collective, the gatehouse community will feature a relatively new design concept for Baltimore County, a mixture of housing units called villas and European flats.

For the 87 villas, the traditional design of the town house was modified to produce a grouping of residences that suggests the appearance of a manor house. For the 160 flats, CDC created a series of connected buildings intended to evoke a European town while reflecting the mansion's scale.

CDC incorporated elements of the Grey Rock mansion in the design of the community, including the use of bow and bay windows, balcony railings, and a stucco-like exterior. Rose-colored brick was used to lend a sense of quality and tradition to the residences.

"We came up with what we felt was the ultimate plan," said Mr. Carter. "Every home, the European flats as well as the villas, will have its own garage with direct access to the house. Every home will have a private entrance. All entrances will front on courtyards to enhance the feeling of privacy. Every flat is designed with a . . . floor plan which is totally unique in this market."

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s for flats will start below $150,000. All three models of the villas will have two-car
ll range in size from 1,300 to 1,750 square feet, not counting their garages. The first

residences will be ready for occupancy by the end of the year, and the entire community is expected to take two to three years to construct.

Grey Rock Inc. is the name of the development team, which acquired the land for $5.6 million in 1989. Doug Magill of Long and Foster is the broker for Village of Grey Rock. The Bank of Baltimore is the construction lender. Steve Clark & Associates Inc. has been hired as an urban forestry consultant. The sales center is open daily from noon to 6 p.m.

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This article is related to: Design Collective, Inc.

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1992

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1st Amended
Final Development Plan Approved

Phase 4

Petitioner's Exhibit 6

1. DEVELOPMENT NAME: GREY ROCK (PHASE IV ONLY)
2. OWNER / APPLICANT: PRESTIGE DEVELOPMENT, INC.
5 SPRING FOREST COURT
OWINGS MILLS, MARYLAND 21117
(410) 356-4700
3. DEVELOPMENT PLAN PREPARED BY: G. W. STEPHENS, JR. & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286
(410) 825-8120
4. GENERAL INFORMATION:
ELECTION DISTRICT - 3
COUNCILMANIC DISTRICT - 2
WATERSHED - 24.27
CENSUS TRACT - 4037.01
SUBSEWERSHED - 65
EXISTING ZONING - D.R. 3.5, DR10.5, BR
TAX MAP NO: 68 - PARCEL 312
ADC MAP NO: 25-D-7
ZONING MAP: NW 10-F
REGIONAL PLANING DISTRICT- 313B
SCHOOL DISTRICT - MILBROOK ELEMENTARY
- PIKESVILLE MIDDLE SCHOOL
- PIKESVILLE HIGH SCHOOL
5. SITE DATA
A. EXISTING ACREAGE AND ZONING
1. EXISTING LAND USE VACANT, COMMERCIAL
2. NET ACREAGE 6.039 ACRES
4. EXISTING ZONING DR 3.5, DR-10.5, BR
5 TAX ACCOUNT NUMBERS 21-00-002711
6. DEED REFERENCE 11506/207
B. PROPOSED DEVELOPMENT
PROPOSED LAND USE:
11 RESIDENTIAL SINGLE FAMILY DETACHED LOTS AND 1 COMMERCIAL LOT
(THE EXISTING COMMERCIAL USE WILL REMAIN ON THE COMMERCIAL LOT)
6. PARKING
REQUIRED : RESIDENTAIL - 2 SPACES PER UNIT= 11 x 2 = 22 SPACES
PROVIDED : 22 PARKING SPACES
(104 PARKING SPACES ARE PROVIDED FOR THE EXISTING COMMERCIAL USE)
7. OPEN SPACE
REQUIRED : 650 S.F. / UNIT = 7150 S.F. = 0.16 AC.+/-
PROVIDED : 0.16 AC. - LOCATED IN OPEN SPACE AREAS ON PHASES I & II.
8. AVERAGE DAILY TRIPS - RESIDENTIAL - 11 UNITS x 10 ADT = 111 ADT
9. MTA SERVICE - ON REISTERSTOWN ROAD.
10. ALL RESIDENTIAL LOTS ARE FOR SALE.
11. THIS PLAN REFLECTS THE 5TH AMENDMENT TO THE GREYROCK CRG PLAN #12236H. THIS DEVELOPMENT INCLUDES THE AREA ON THAT CRG PLAN KNOWN AS PHASE IV.
12. REFERENCE DRC # 110501G.
13. PDM # III-352

ZONING NOTES: (PHASE IV ONLY)

1. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE 1971. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
2. ENVELOPES OR TYPICAL DWELLINGS AS SHOWN DICTATE A SPECIFIC ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS OR POLICIES. SHOULD THE ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT. REFERENCE SECTION 1B01.2.C.1 CHART, SECTION 1B02.3.C.2.C (1B-26) IN PDM POLICY MANUAL - D.R. ZONES, SECTION 103.3 IN PDM POLICY MANUAL - R.C. ZONES.
W/WINDOWS - 25' MIN. FROM EX. OR PROP. R/W LINE
W/O WINDOWS - 0' MIN
W/ WINDOWS - 15'MIN. FROM LOT LINE
W/O WINDOWS- 0' MIN.
W/WINDOWS - 50' MIN. TO EX. STREET
W/WINDOWS - 35' MIN. TO TRACT BAUNDARY
W/O WINDOWS - 30'
3. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 50 FEET IN ACCORDANCE WITH SECTION 1B02.2.A OF THE B.C.Z.R..
4. ALL PROPOSED SIGNS SHALL CONFORM TO SECTION 450 OF THE B.C.Z.R.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING STRUCTURES PAVEMENTS, TRASH AND DEBRIS, IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
6. BUILDING FOOTPRINTS SHOWN HEREON INDICATE THE LOCATION OF ALL PRINCIPLE BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE FOOTPRINT BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.)
7. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOODPLAIN AREAS, ENVIRONMENTAL EASEMENTS OR UTILITY EASEMENTS.
8. ZONING HISTORY- BM ZONED AREA OF 4.54 ACRES RECLASSIFIED TO DR-3.5 IN THE 2000 CYCLE ZONING PROCESS.
9. THIS FDP AMENDMENT REFLECTS A CHANGED ZONING DESIGNATION ON PHASE IV FROM BM TO D.R. 3.5 EFFECTED IN THE 2000 COMPREHENSIVE ZONING PROCESS.
10. BUILDING ELEVATIONS SHALL BE IN KEEPING WITH THE ARCHITECTURAL ELEVATION DRAWINGS SUBMITTED TO THE OFFICE OF PLANNING.
11. EXTENSIVE LANDSCAPE TREATMENT WILL BE PROVIDED AS SHOWN ON THE DRAWINGS SUBMITTED TO THE PLANNING OFFICE FOR THE REAR ELEVATIONS OF THE PROPOSED DWELLINGS THAT ARE VISIBLE FROM GREENE TREE ROAD. LANDSCAPING WILL ALSO BE PROVIDED AT THE END OF THE PUBLIC ROAD TURNAROUND.

ENVIRONMENTAL IMPACT REVIEW: (PHASE IV ONLY)

1. THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION AS IT IS A CRG REFINEMENT ON A CRG PLAN THAT WAS ORIGINALLY APPROVED ON 9/78/89.
2. THERE ARE NO KNOWN ARCHEOLOGICAL SITES, BALTO. CO. LANDMARKS OR ENDANGERED SPECIES ON THIS PROPERTY.
3. THERE ARE NO KNOWN HAZARDOUS WASTE MATERIALS LOCATED ON THE PROPERTY AS DEFINED IN SECTION 26-203.C.(10) REFERNCING SECTION 7-101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
4. THERE ARE NO KNOWN WELLS OR SEPTICS ON THE PROPERTY.
5. THERE ARE NO 100 YEAR FLOOD PLAINS ON THIS PROPERTY.
6. THERE ARE NO STREAMS, SEEPS OR WETLANDS ON THIS PROPERTY.

PERMITS & DEVELOPMENT MANAGEMENT: (PHASE IV ONLY)

1. DIRECTOR OF PDM NOTE: - THIS FINAL DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT. MANAGEMENT BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
2. "THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING" HAS DETERMINED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
3. FIELD VERIFICATION OF THE SITE LINES SHOWN HEREON HAVE BEEN CONDUCTED WITH A REPRESENTATIVE OF THE BUREAU OF DEVELOPER'S PLANS REVIEW. THE AREA BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY ANY OBSTRUCTIONS, (THIS ACCESS HAS BEEN APPROVED)
4. THIS DEVELOPER SHALL PROVIDE & DEDICATE AT NO COST TO BALTIMORE COUNTY THE HIGHWAY WIDENINGS AND THE RIGHTS OF WAYS SHOWN HEREON.
5. SURVEY DATA SHOWN HEREON IS BASED ON THE MSC AND NAVD88 STANDARD HORIZONTAL & VERTICAL DATUM.

Department of Permits and Development Management — **Baltimore County**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

April 20, 2004

Jennifer R. Busse
Whiteford, Taylor, & Preston, LLP
210 West Pennsylvania Avenue
Towson, Maryland 21204-4515

RE: Grey Rock Phase IV
1st Amended Partial Development Plan
3rd Election District, Revised Response

Dear Ms. Busse,

This is a response to your letter dated April 9, 2004 requesting reconsideration of a zoning spirit and intent determination made in a letter dated February 2, 2004.

Based on the provided information and your meeting with Mr. Kotroco and myself on March 2, 2004, the response of this office has been changed. The changes to the lot lines to reduce panhandle widths and renumbering the lots has been determined to be within the spirit and intent of the order and plan in case # 03-477-SPH.

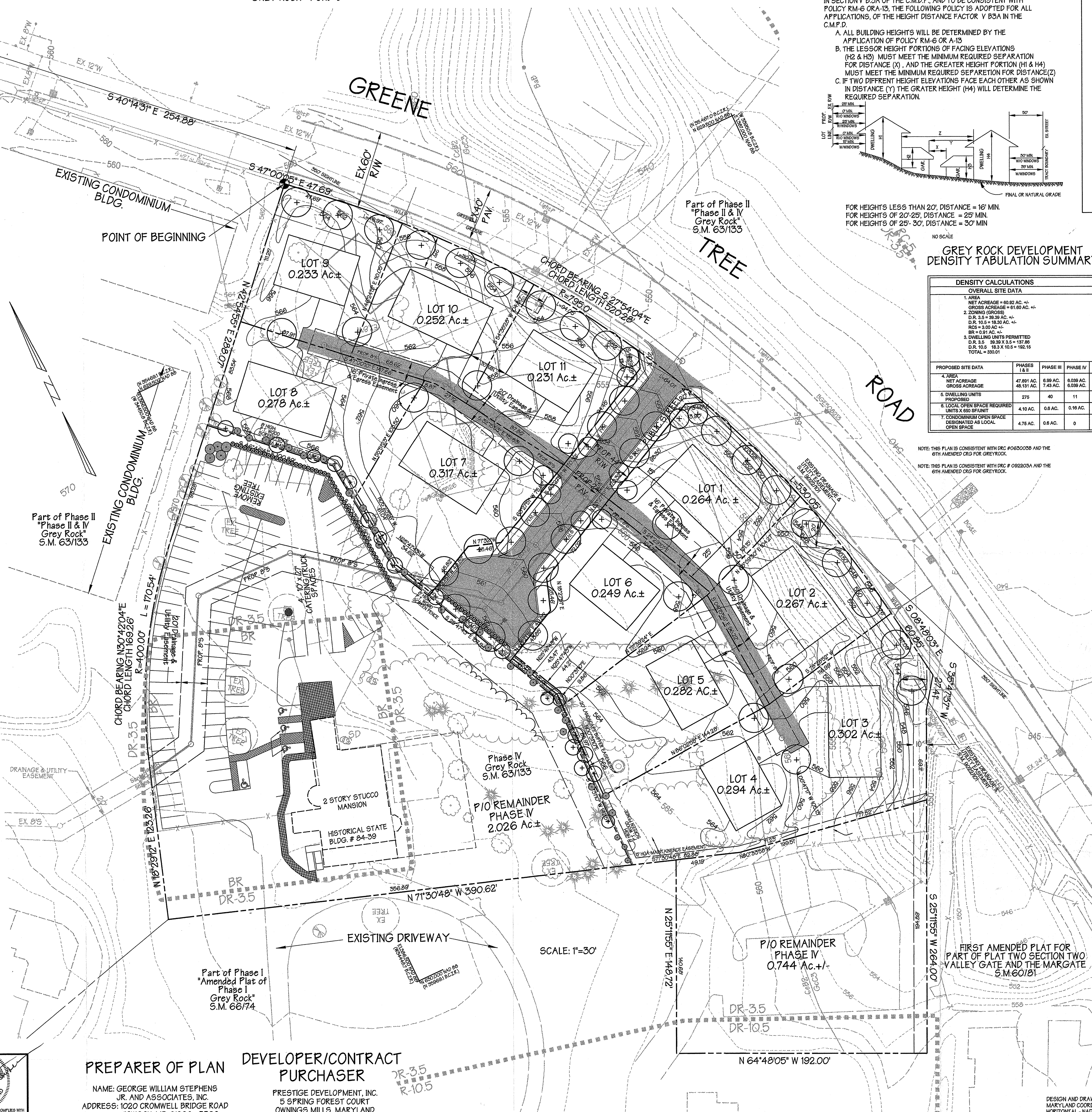
Please document this response verbatim on 10 revised final development plans and send these plans, attention to Kristen Weis, PDM Room 123, Baltimore County Office Building, for final approval. The $50.00 fee was paid under check # 2372.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

John L. Lewis
Planner II
Zoning Review

STORM WATER MANAGEMENT HAS BEEN PROVIDED BY GREY ROCK - POND 'B'

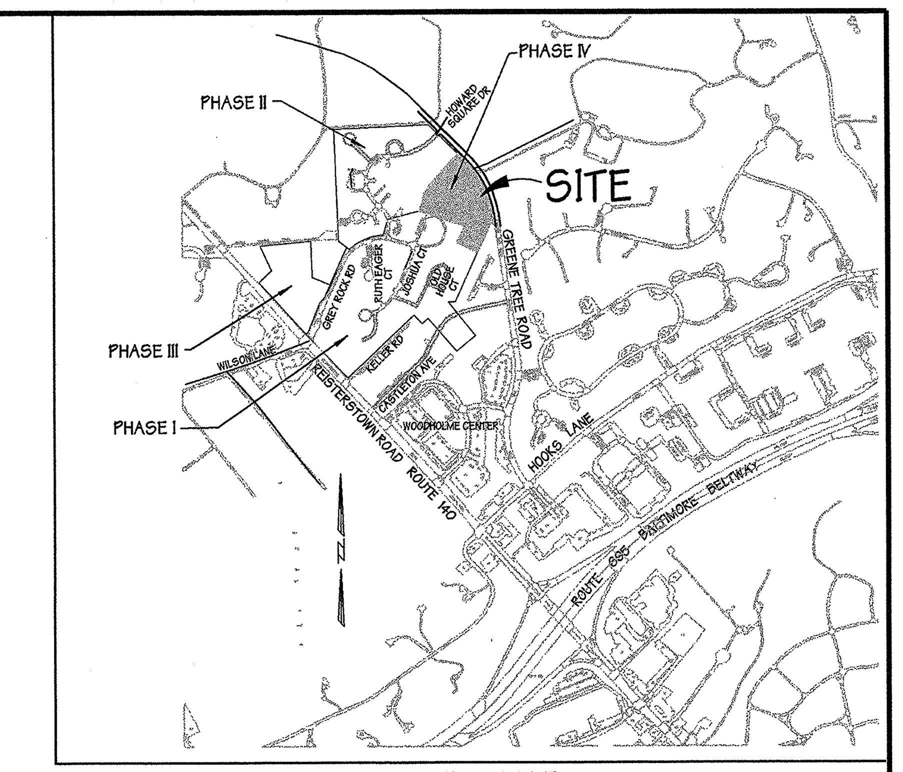


SETBACK CHART

NOTWITHSTANDING THE DIAGRAM OF AVERAGE BUILDING HEIGHT IN SECTION V B.3A OF THE C.M.D.P., AND TO BE CONSISTENT WITH POLICY RM-6 ORA-13, THE FOLLOWING POLICY IS ADOPTED FOR ALL APPLICATIONS, OF THE HEIGHT DISTANCE FACTOR V B3A IN THE C.M.P.D.
A. ALL BUILDING HEIGHTS WILL BE DETERMINED BY THE APPLICATION OF POLICY RM-6 OR A-13
B. THE LESSOR HEIGHT PORTIONS OF FACING ELEVATIONS (H2 & H3) MUST MEET THE MINIMUM REQUIRED SEPARATION FOR DISTANCE (X), AND THE GREATER HEIGHT PORTION (H1 & H4) MUST MEET THE MINIMUM REQUIRED SEPARETION FOR DISTANCE(Z)
C. IF TWO DIFFRENT HEIGHT ELEVATIONS FACE EACH OTHER AS SHOWN IN DISTANCE (Y) THE GRATER HEIGHT (H4) WILL DETERMINE THE REQUIRED SEPARATION.

FOR HEIGHTS LESS THAN 20', DISTANCE = 16' MIN.
FOR HEIGHTS OF 20'-25', DISTANCE = 25' MIN.
FOR HEIGHTS OF 25'- 30', DISTANCE = 30' MIN

NO SCALE



VICINITY MAP
SCALE: 1"=1,000'

GREY ROCK DEVELOPMENT DENSITY TABULATION SUMMARY

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OVERALL SITE DATA
1. AREA
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GROSS ACREAGE = 61.60 AC. +/-
2. ZONING (GROSS)
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D.R. 10.5 = 18.30 AC. +/-
RC5 = 3.00 AC +/-
BR = 0.91 AC. +/-
3. DWELLING UNITS PERMITTED
D.R. 3.5 39.39 X 3.5 = 137.86
D.R. 10.5 18.3 X 10.5 = 192.15
TOTAL = 330.01

PROPOSED SITE DATA	PHASES I & II	PHASE III	PHASE IV	TOTAL
4. AREA NET ACREAGE / GROSS ACREAGE	47.891 AC. / 48.131 AC.	6.99 AC. / 7.43 AC.	6.039 AC. / 6.039 AC.	60.92 AC. / 61.60 AC.
5. DWELLING UNITS PROPOSED	275	40	11	326
6. LOCAL OPEN SPACE REQUIRED UNITS X 650 SF/UNIT	4.10 AC.	0.6 AC.	0.16 AC.	4.86 AC.
7. CONDOMINIUM OPEN SPACE DESIGNATED AS LOCAL OPEN SPACE	4.75 AC.	0.6 AC.	0	5.35 AC.

NOTE: THIS PLAN IS CONSISTENT WITH DRC #063003B AND THE 6TH AMENDED CRG FOR GREYROCK.

NOTE: THIS PLAN IS CONSISTENT WITH DRC # 092203A AND THE 6TH AMENDED CRG FOR GREYROCK.

ZONING COMMISSIONERS ORDER - CASE NO. 03-477-SPH

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 14th day of May, 2003, that the Petitioners' Request for Special Hearing, to approve the amendment of the Provisory Sections of the Fourth Amended Partial Development Plan for Grey Rock Phase I and the Original Partial Development Plan for Grey Rock Phase II, be and is hereby APPROVED, subject to the following conditions and restrictions:

1. The developer shall be required to submit a copy of the approved Final Development Plan for Grey Rock Phase IV in the files associated with Phase I of Grey Rock and Phase II of Grey Rock.
2. The developer shall be required to comply with the comment dated May 5, 2003 from the Office of Planning relative to architectural elevation drawings and landscaping treatment as enunciated therein.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LEGEND
TRACT BOUNDARY
PARCEL LINES
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EASEMENT
EXISTING TREELINES
PROPOSED TREELINES
ZONING LINE
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR
PROPOSED 2' CONTOUR
PROPOSED 10' CONTOUR
PROP. STREET LIGHT
PROP. MAJOR DECIDUOUS TREE
PROP. MINOR DECIDUOUS TREE
PROP. EVERGREEN TREE
PROP. SHRUB

NOTE: THERE ARE NO 300' PROVISORY SECTIONS ON GREY ROCK PHASE IV. AT THE HEARING FOR CASE NO. 03-477-SPH IT WAS DETERMINED THAT NONE EXISTED ON GREY ROCK PHASE IV BECAUSE THE ZONING AT THAT TIME OF THE ORIGINAL PLANS WAS COMMERCIAL. AS SUCH THE PROVISORY SECTIONS SHOWN ON THE FORTH AMENDED PARTIAL DEVELOPMENT PLAN FOR GREY ROCK PHASE I AND THE ORIGINAL PARTIAL DEVELOPMENT PLAN FOR GREY ROCK PHASE II WERE INCORRECT WHERE THEY ENCOMPASSED AREAS OF GREY ROCK PHASE IV. SEE RULING ON CASE NO. 03-477-SPH

DATE OF FIRST AMENDMENT- DECEMBER 15, 2003
REASON FOR FIRST AMENDMENT PER DRC #092203A

1. REVISED LOT LINES ON LOTS 4, 5, 6, 7 & 8.

OFFICE OF PLANNING & ZONING APPROVED BY:
DIRECTOR OF PLANNING — DATE 5/12/04
DIRECTOR OF PDM — DATE

FIRST AMENDED PARTIAL DEVELOPMENT PLAN FOR GREY ROCK PHASE IV

GREY ROCK

GREEN TREE ROAD
BALTIMORE COUNTY, MARYLAND
COUNCILMANIC DISTRICT - 2
ELECTION DISTRICT - 3
SHEET 1 OF 1 DATE: MAY 4, 2004

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD83/91
VERTICAL - NAVD 88

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

BOARD OF EXAMINERS OF LANDSCAPE ARCHITECTS 1095 CHRISTIAN P. BERNI STATE OF MARYLAND

THIS FINAL DEVELOPMENT PLAN COMPLIES WITH ALL COUNTY COMMENTS AND IS IN AGREEMENT WITH THE CRG PLAN, DRC #063003B, #092203A, CASE NO. 03-477-SPH AND ALL OTHER PLANS AND/OR ZONING AND DEVELOPMENT HEARING ORDERS.

PREPARER OF PLAN

NAME: GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES, INC.
ADDRESS: 1020 CROMWELL BRIDGE ROAD TOWSON, MD. 21286 - 3396

DEVELOPER/CONTRACT PURCHASER

PRESTIGE DEVELOPMENT, INC.
5 SPRING FOREST COURT
OWNINGS MILLS, MARYLAND
21117

FILENAME:

MICRO

Final Development Plan Approved

Phase 4

1. DEVELOPMENT NAME: GREY ROCK (PHASE IV ONLY)

2. OWNER / APPLICANT: PRESTIGE DEVELOPMENT, INC.
5 SPRING FOREST COURT
OWINGS MILLS, MARYLAND 21117
(410) 356-4700

3. DEVELOPMENT PLAN PREPARED BY: G. W. STEPHENS, JR. & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286
(410) 825-8120

4. GENERAL INFORMATION:
ELECTION DISTRICT - 3
COUNCILMANIC DISTRICT - 2
WATERSHED - 24.27
CENSUS TRACT - 4037.01
SUBSEWERSHED - 68
EXISTING ZONING - D.R. 3.5, D.R.10.5, BR
TAX MAP NO: 68 - PARCEL 312
ADC MAP NO: 25-D-7
ZONING MAP: NW 10-F
REGIONAL PLANING DISTRICT- 313B
SCHOOL DISTRICT - MILBROOK ELEMENTARY
- PIKESVILLE MIDDLE SCHOOL
- PIKESVILLE HIGH SCHOOL

5. SITE DATA
A. EXISTING ACREAGE AND ZONING
1. EXISTING LAND USE — VACANT, COMMERCIAL
2. NET ACREAGE — 6.039 ACRES
4. EXISTING ZONING — DR 3.5, DR-10.5, BR
5 TAX ACCOUNT NUMBERS — 21-00-002711
6. DEED REFERENCE — 11508/207

B. PROPOSED DEVELOPMENT
PROPOSED LAND USE:
11 RESIDENTIAL SINGLE FAMILY DETACHED LOTS AND 1 COMMERCIAL LOT
(THE EXISTING COMMERCIAL USE WILL REMAIN ON THE COMMERCIAL LOT)

6. PARKING
REQUIRED : RESIDENTAIL - 2 SPACES PER UNIT= 11 x 2 = 22 SPACES
PROVIDED : 22 PARKING SPACES
(104 PARKING SPACES ARE PROVIDED FOR THE EXISTING COMMERCIAL USE)
7. OPEN SPACE
REQUIRED : 650 S.F. / UNIT = 7150 S.F. = 0.16 AC.+/-
PROVIDED : 0.16 AC. - LOCATED IN OPEN SPACE AREAS ON PHASES I & II.
8. AVERAGE DAILY TRIPS - RESIDENTIAL - 11 UNITS x 10 ADT = 111 ADT
9. MTA SERVICE - ON REISTERSTOWN ROAD.
10. ALL RESIDENTIAL LOTS ARE FOR SALE.
11. THIS PLAN REFLECTS THE 5TH AMENDMENT TO THE GREYROCK CRG PLAN #12256H.
THIS DEVELOPMENT INCLUDES THE AREA ON THAT CRG PLAN KNOWN AS PHASE IV.
12. REFERENCE DRC # 112501G.
13. PDM # 111-352

ZONING NOTES: (PHASE IV ONLY)

1. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE 1971. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
2. ENVELOPES OR TYPICAL DWELLINGS AS SHOWN DICTATE A SPECIFIC ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS OR POLICIES. SHOULD THE ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT. REFERENCE SECTION 1B02.2.C CHART, SECTION 1B02.3.C.2.C (1B-2B) IN PDM POLICY MANUAL - D.R. ZONES, SECTION 103.3 IN PDM POLICY MANUAL - R.C. ZONES.
W/WINDOWS - 25' MIN. FROM EX. OR PROP. R/W LINE
W/O WINDOWS - 0' MIN
W/ WINDOWS - 15'MIN. FROM LOT LINE
W/O WINDOWS- 0' MIN.
W/WINDOWS - 50' MIN TO EX. STREET
W/WINDOWS - 25' MIN. TO TRACT BAUNDARY
W/O WINDOWS - 30'
3. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 50 FEET IN ACCORDANCE WITH SECTION 1B02.2.A OF THE B.C.Z.R..
4. ALL PROPOSED SIGNS SHALL CONFORM TO SECTION 450 OF THE B.C.Z.R.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING STRUCTURES FAVIMENTS, TRASH AND DEBRIS, IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
6. BUILDING FOOTPRINTS SHOWN HEREON INDICATE THE LOCATION OF ALL PRINCIPLE BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE FOOTPRINT BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.)
7. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOODPLAIN AREAS, ENVIRONMENTAL EASEMENTS OR UTILITY EASEMENTS.
8. ZONING HISTORY - BM ZONED AREA OF 4.54 ACRES RECLASSIFIED TO DR-3.5 IN THE 2000 CYCLE ZONING PROCESS.
9. THIS PDF AMENDMENT REFLECTS A CHANGED ZONING DESIGNATION ON PHASE IV FROM BM TO DR 3.5 EFFECTED IN THE 2000 COMPREHENSIVE ZONING PROCESS.
10. BUILDING ELEVATIONS SHALL BE IN KEEPING WITH THE ARCHITECTURAL ELEVATION DRAWINGS SUBMITTED TO THE OFFICE OF PLANNING.
11. EXTENSIVE LANDSCAPE TREATMENT WILL BE PROVIDED AS SHOWN ON THE DRAWINGS SUBMITTED TO THE PLANNING OFFICE FOR THE REAR ELEVATIONS OF THE PROPOSED DWELLINGS THAT ARE VISIBLE FROM GREENE TREE ROAD. LANDSCAPING WILL ALSO BE PROVIDED AT THE END OF THE PUBLIC ROAD TURNAROUND.

ENVIRONMENTAL IMPACT REVIEW: (PHASE IV ONLY)

1. THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION AS IT IS A CRG REFINEMENT ON A CRG PLAN THAT WAS ORIGINALLY APPROVED ON 5/7/91.
2. THERE ARE NO KNOWN ARCHEOLOGICAL SITES, BALTO. CO. LANDMARKS OR ENDANGERED SPECIES ON THIS PROPERTY.
3. THERE ARE NO KNOWN HAZARDOUS WASTE MATERIALS LOCATED ON THE PROPERTY AS DEFINED IN SECTION 2-8-2(CC)(C) REFERENCING SECTION 7-101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
4. THERE ARE NO KNOWN WELLS OR SEPTICS ON THE PROPERTY.
5. THERE ARE NO 100 YEAR FLOOD PLAINS ON THIS PROPERTY.
6. THERE ARE NO STREAMS, SEEPS OR WETLANDS ON THIS PROPERTY.

PERMITS & DEVELOPMENT MANAGEMENT: (PHASE IV ONLY)

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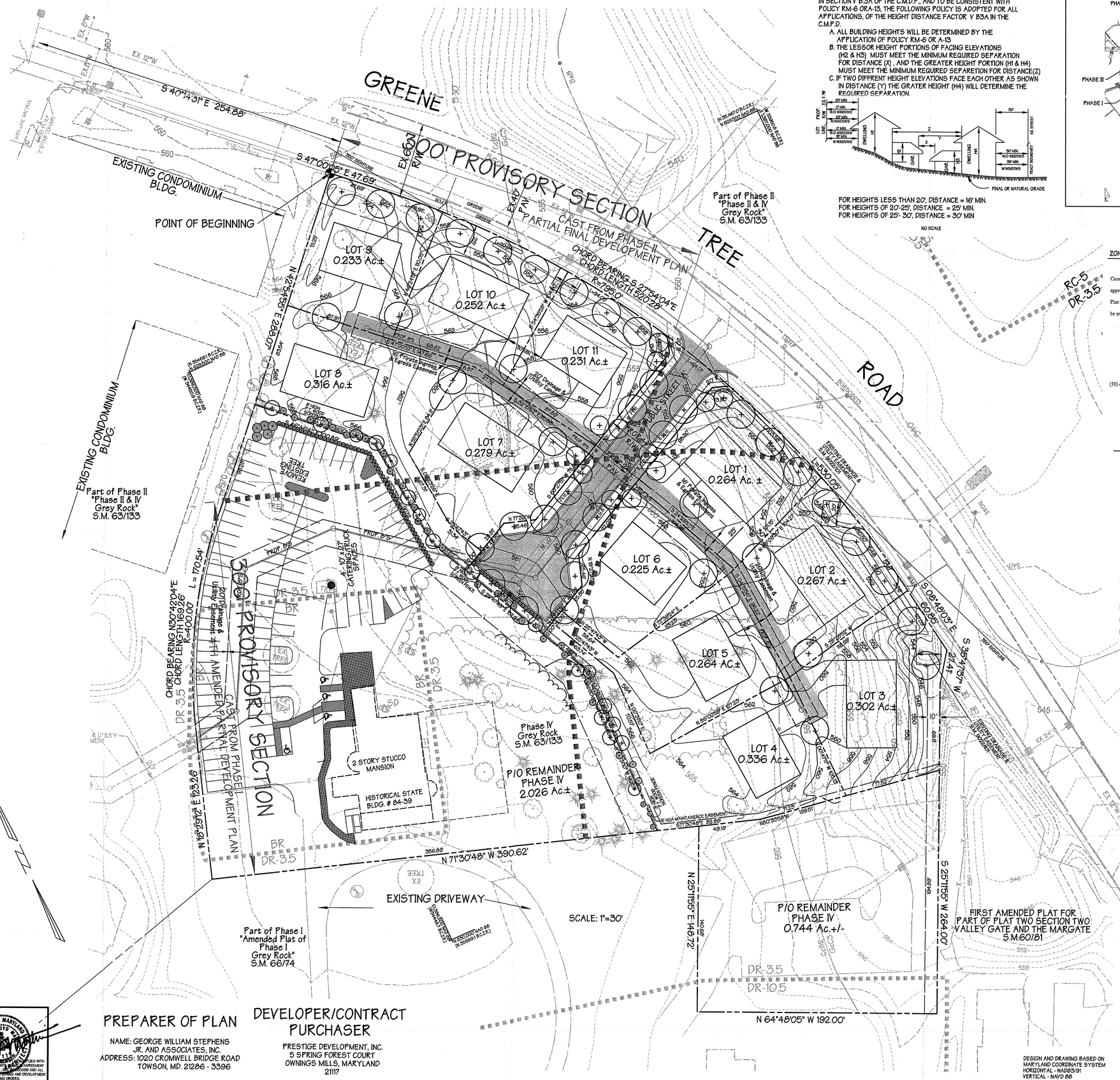
STORM WATER MANAGEMENT HAS BEEN PROVIDED BY GREY ROCK - POND 'B'



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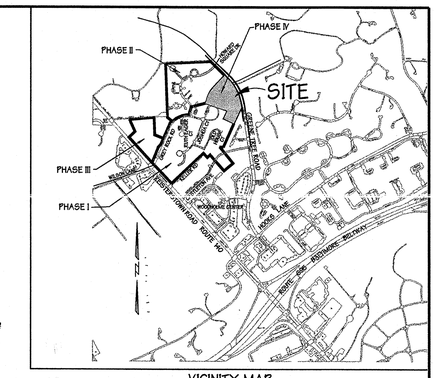

VICINITY MAP
SCALE: 1"=1,000'

ZONING COMMISSIONERS ORDER - CASE NO. 03-477-SPH

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TIMOTHY M.KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LEGEND

TRACT BOUNDARY
PARCEL LINES
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
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PROP. MAJOR DECIDUOUS TREE
PROP. MINOR DECIDUOUS TREE
PROP. EVERGREEN TREE
PROP. SHRUB

OFFICE OF PLANNING & ZONING
APPROVED BY:
DIRECTOR OF PLANNING — DATE 6/20/03
DIRECTOR OF PDM — DATE

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

STATE OF MARYLAND — STEPHEN L. STOTT — No. 21218 — PROFESSIONAL ENGINEER
THIS PLAN IS CONSISTENT WITH DRC #063003B AND ALL OTHER PLANS PERTAINING TO DEVELOPMENT HEARING ORDERS.

FILENAME:

PREPARER OF PLAN
NAME: GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES, INC.
ADDRESS: 1020 CROMWELL BRIDGE ROAD TOWSON, MD. 21286 - 3396

DEVELOPER/CONTRACT PURCHASER
PRESTIGE DEVELOPMENT, INC.
5 SPRING FOREST COURT
OWNINGS MILLS, MARYLAND 21117

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD83/91
VERTICAL - NAVD 88

PARTIAL DEVELOPMENT PLAN FOR GREY ROCK PHASE IV

GREY ROCK

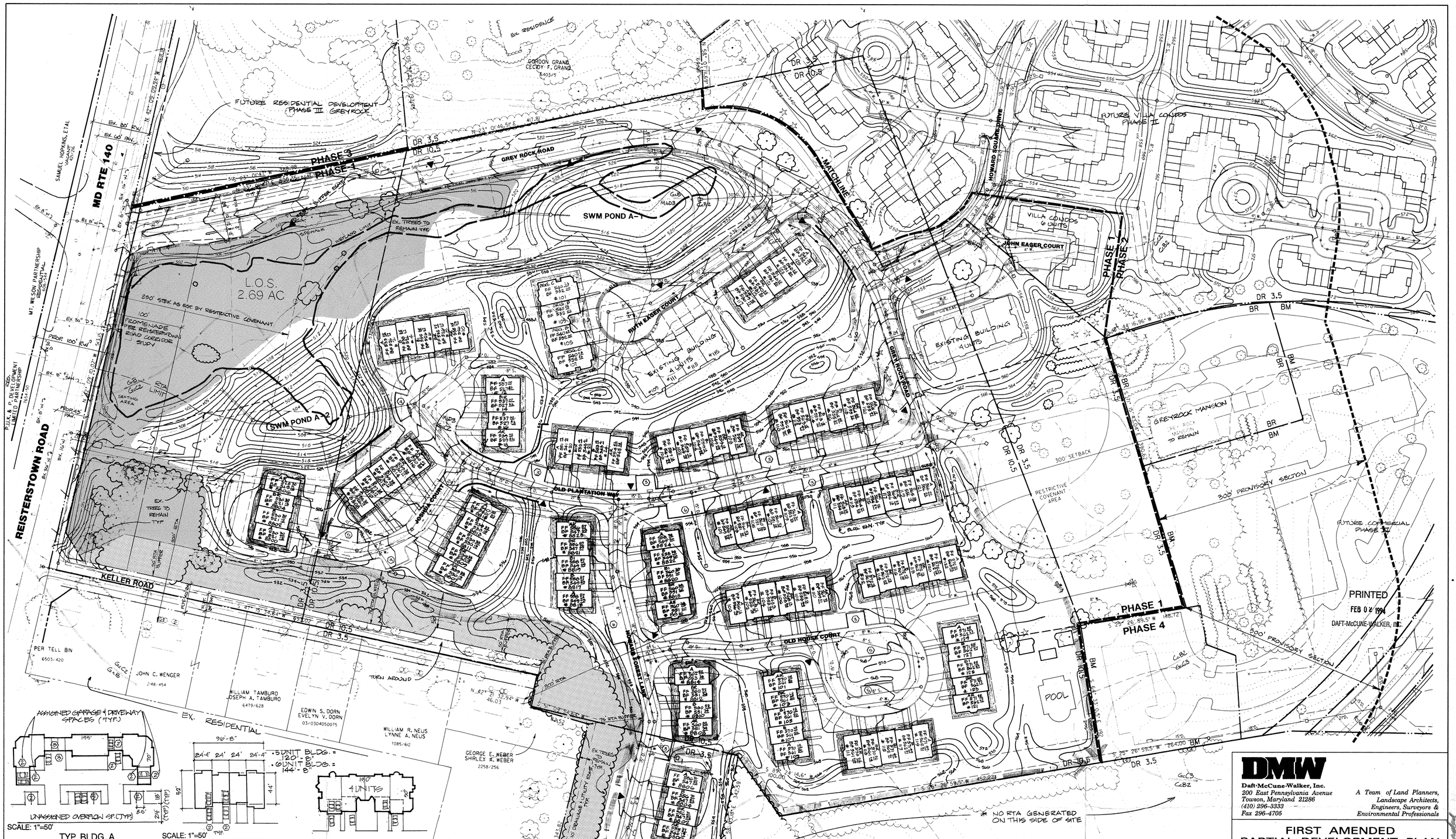
GREEN TREE ROAD
BALTIMORE COUNTY, MARYLAND
COUNCILMANIC DISTRICT - 2
ELECTION DISTRICT - 3
SHEET 1 OF 1 DATE: JUNE 17, 2003

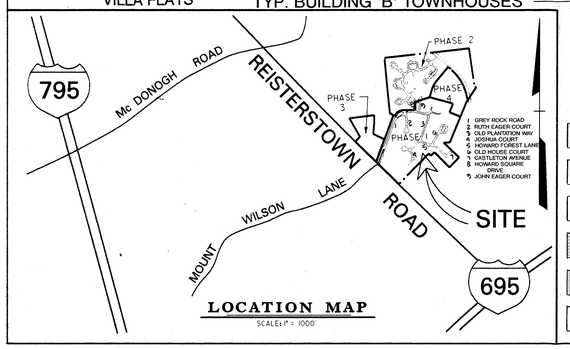
RECEIVED JUN 18 2003 DEPT OF PERMITS AND DEVELOPMENT MANAGEMENT

\\9863_3\ta_Development_Plan.sp 06/17/03 09:39:02 AM

1st Amended
Final Development Plan Approved

Phase 1





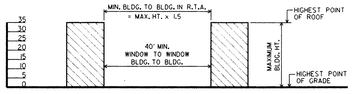
LOCATION MAP

SCALE: 1" = 1000'

LEGEND

- SOILS
- PATHWAYS
- LIGHT STANDARD
- R.T.A. BUFFER
- LOCAL OPEN SPACE
- EX. TREES TO REMAIN

ABOVE GRADE ELEVATION OF HIGHER POINT	MINIMUM HORIZONTAL DISTANCE TO VERTICAL PROJECTION OF POINT ON BUILDING NOT MUTUALLY ATTACHED
20' OR LESS	16 FEET
MORE THAN 20' BUT NOT MORE THAN 25'	25 FEET
MORE THAN 25' BUT NOT MORE THAN 30'	30 FEET
MORE THAN 30' BUT NOT MORE THAN 40'	40 FEET
MORE THAN 40' BUT NOT MORE THAN 50'	60 FEET



MINIMUM HORIZONTAL SEPARATION OF BUILDINGS

NOT TO SCALE

Reason for 1st Amendment – 11/30/93

To reduce width of townhouses, thereby adding 29 units to the total. Lots have been sold within 300'.

OFFICE OF PLANNING AND ZONING
APPROVED BY:

DIRECTOR OF PLANNING DATE

for 2/14/94

DIRECTOR, ZADM DATE

DMW

Daft·McCune·Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

FIRST AMENDED PARTIAL DEVELOPMENT PLAN

GREYROCK

PHASE 1

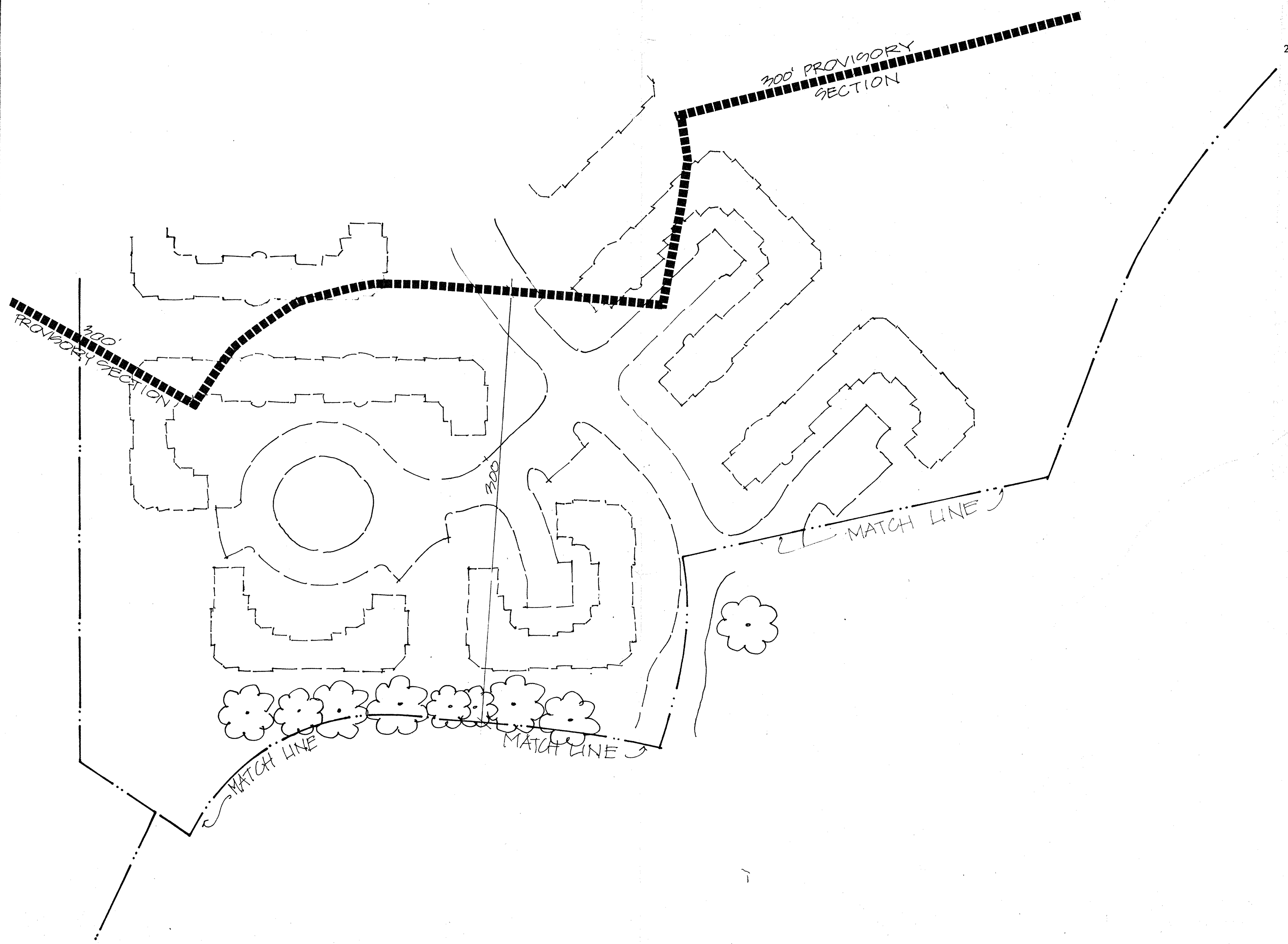
3rd ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND — EDMUND F. MAITE — No. 9988 — REGISTERED PROFESSIONAL ENGINEER

ISSUE DATES	
REVIEW:	11-30-93
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	
DRAWN:	
DESIGNED:	
CHECKED BY:	
DATE CHECKED:	
SCALE:	1" = 50'
PROJECT NO.:	87030
DRAWING:	1/2

DATE	BY	REVISIONS
1-10-94	MGT	50' BUFFER, NOTE #11

Mon Nov 22 16:50:2 1993 w:\87030\87030fd.vp



GREY ROCK FLATS CONDOMINIUM COUNCIL, INC.
Baltimore, Maryland

January 31, 1994

Mr. Arnold Jablon, Director
ZADM
111 W. Chesapeake Ave.
Towson, Maryland 21204

Re: First Amended Partial Development Plan
Grey Rock, Phase I

Dear Mr. Jablon:

I am the president of the Grey Rock Flats Condominium Council, Inc. (the "Association"), which is the flats community association in the subdivision known as Grey Rock.

With respect to the proposed villas reflected on the First Amended Partial Development Plan of Grey Rock, Phase I, the Association has no objection to the proposed unit density and width changes reflected on that plan, which changes consist of reduction in the widths of the villas and the addition of 29 villas units in Phase I.

The Association will not request a hearing on these proposed changes.

Very truly yours,

Grey Rock Flats
Condominium Council, Inc.

Earl Mittleman,
President

GREY ROCK VILLA CONDOMINIUM COUNCIL, INC.

Baltimore, Maryland

January 31, 1994

Mr. Arnold Jablon, Director
ZADM
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: First Amended Partial Development Plan
Grey Rock, Phase I

Dear Mr. Jablon:

I am the president of the Grey Rock Villa Condominium Council, Inc. (the "Association"), which is the villa community association in the subdivision known as Grey Rock.

With respect to the proposed villas reflected on the First Amended Partial Development Plan of Grey Rock, Phase I, the Association has no objection to the proposed unit density and width changes reflected on that plan, which changes consist of reduction in the widths of the villas and the addition of 29 villas units in Phase I.

The Association will not request a hearing on these proposed changes.

Very truly yours,

Grey Rock Villa
Condominium Council, Inc.

Marc J. Lipchin
President

General Notes

1. Owner/Developer: Grey Rock, Inc.
P. O. Box 4308
Lutherville, MD 21093
(410) 561-9900

2. Site Data

Acreage

Net	=	60.92 Ac.± Total
Gross	=	61.60 Ac.± (Including 30' of Reisterstown Road R/W)

Current Zoning

Residential

Net DR =	4.84	Ac.± DR3.5, Phase III
	29.33	Ac.± DR3.5
	18.30	Ac.± DR10.5
	52.47	Ac.± Total Net DR
Gross DR =	5.16	Ac.± DR3.5, Phase III
	29.69	Ac.± DR3.5
	18.30	Ac.± DR10.5
	53.15	Ac.± Total Gross DR

Net and Gross RC5 = 2.998 Ac.±

Commercial

Net and Gross BR/BM =	0.91	Ac.± BR
	4.54	Ac.± BM
	5.45	Ac.± BR/BM

2.998 Ac. of RC5 has been conveyed to Trinity Fathers and is not a part of this Development Plan.

Density (DR only)

Permitted DR =	5.16 Ac. x 3.5	=	18.06 D.U.
	29.69 Ac. x 3.5	=	103.92 D.U.
	18.30 Ac. x 10.5	=	192.15 D.U.
	Total	=	314.13 D.U.

Proposed DR =	Phase 1	103	3 BR 'B' Townhouse Condos
		12	3 BR 'C' Townhouse Condos
		3	3 BR Villa Condos
		3	2 BR Villa Condos
	**Total =	121	D.U.
	* Phase 2	14	3 BR Villa Condos
		140	2 BR Villa Condos
	**Total =	154	D.U.
	* Phase 3	39	D.U. Future Development ***
	Phases 1-3 Total =	314	D.U.

* Not part of this Development Plan
** Per restrictive covenant recorded in the land records at 8049/702 no more than 300 total dwelling units may be constructed on the "first parcel" described in deed S.M. 7769, 369.
*** Total possible if 4' strip is acquired

All units will be sold.

Parking (Phase 1 only)

Required =	118	3 BR @ 2/unit	=	236 Spaces
	3	2 BR @ 1.5/unit	=	5 Spaces
		Total	=	241 Spaces
		Community Pool	=	25 Spaces

Proposed =	262	garage/driveway spaces
	43	overflow spaces
	305	Total
	25	pool spaces

All spaces will be 8-1/2' x 18'. Garages must remain for storage of cars and cannot be converted for other uses. All driveway spaces will be assigned to the same unit as the garage. All other spaces are unassigned. The Zoning Commissioner has approved this parking plan as it regards Section 409.2 BCZR. Parking for Phase IV is restricted to 210 spaces per a covenant signed October 24, 1991. A portion of said parking may be used to service amenities constructed on residential portions of the Grey Rock development.

Local Open Space (Phase 1 only)

Required = 121 D.U. @ 650 s.f. = 1.81 Ac.±

Proposed = 2.69 Ac.±

Maintenance and ownership of Local Open Space will be determined prior to record plat. Condominium Open Areas (C.O.A.) will be retained and maintained by a condominium association.

Landscape Planting (Phase 1 only)

The final landscape plan has been approved.

Details of 100' promenade along Reisterstown Road will be developed consistent with the RRCS as allowed by DEPRM.

Planting required for RTA will be determined on Final Landscape Plan.

All planting including RTA buffers will be in accordance with the Baltimore County Landscape Manual. A credit may be sought for retention of existing trees within the net buildable area.

3. Setbacks:

Minimum setbacks in plan meet zoning requirements as follows:

0 Feet Building to Lot Line or Property R/W (Public Road)
30 Feet Building to Tract Boundary
50 Feet Building to Existing Street Centerline
25 Feet Building to Existing Street Right-of-Way (Public Road)
22 Feet Garage or Carport to Street Right-of-Way (Public Road)

Where windows are provided, they will meet the following minimum setbacks:

35 Feet Window to Tract Boundary
15 Feet Window to Lot Line
40 Feet Between Opposing Windows
25 Feet Window to Street Right-of-Way (Public Road)

Building will conform to meet height and length requirements as follows:

0-20 Foot Height = 16 Feet Between Buildings
20-25 Foot Height = 25 Feet Between Buildings
25-30 Foot Height = 30 Feet Between Buildings
30-40 Foot Height = 40 Feet Between Buildings
40-50 Foot Height = 50 Feet Between Buildings
300 Foot Maximum Building Length
50 Foot Maximum Building Height

In Transition/Unlike Use/Facing Residential Setbacks will be as follows:

Front	-	75 Feet
Side	-	75 Feet
Rear	-	150 Feet
Parking	-	75 Feet
Building Height	-	35 Feet Maximum
Building Length	-	130 Feet Maximum

Distance between Facing Elevation = 1-1/2 x Height of Highest Building

4. Envelopes shown hereon are for the locations of all principal buildings only.

Accessory structures, fences, and projections into yards may be constructed outside the envelope, but must apply with Sections 400 and 301 of the Baltimore County Zoning Regulations (subject to covenants and applicable building permits).

Accessory structures, fences, and projections into yard cannot be located in flood plain areas or hydric soils.

5. Existing private sewage disposal system shall be pumped and either backfilled or removed prior to record plat. Existing drilled wells shall be backfilled by a licensed well driller prior to record plat and well abandonment reports submitted to the Department of Environmental Protection and Resource Management.

6. Existing vegetation consists primarily of open lawn areas with a few ornamental plantings. Existing trees will be retained wherever possible. Slopes of 25 percent or greater are minimal and are shown.

7. Estimated Average Daily Trips (Phase 1 only):

121 Townhouse/Condominium Units @ 8.5 A.D.T's = 1,029 A.D.T.'s

8. All driveways and parking areas will be paved with a durable and dustless surface of bituminous concrete, portland cement concrete or macadam. A 4-1/2" mountable curb and gutter will be used.

9. Trash and refuse shall be collected privately at curb.

10. This development plan is approved by the Director of ZADM based on his interpretation of the Zoning Regulations that it complies with present policy, density, and bulk controls as they are delineated in the regulations. Any part or parcel of this tract that has been utilized for density to support dwelling shown thereon shall not be further divided, subdivided, or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a building is constructed and transferred for the purpose of occupancy.

11. CRG Plan of Grey Rock was approved by County Review Group on 9/7/89. Revised CRG adding pool in Phase 1 was approved 2/4/91. Amended CRG for Phases 2 and 3 relocated villa flats and was approved 2/14/91. 2nd Revised Amended CRG for Ph. 1 relocated some townhouse building groups and the pool and was approved 3/11/91. 2nd Amended CRG of Ph. 1 which changed the number and size of townhouse units was approved 8/26/93. This Development Plan complies with the CRG plan and all CRG comments.

12. All dwellings and lots of record less than two acres in size off site that create an RTA on site are shown to the best of our knowledge with their respective 300 and 250-foot arcs and required buffer areas.

13. All proposed interior roads excluding Greene Tree Road and Castleton Avenue are private. Unless otherwise indicated, all utilities are private. All 24-foot wide roads shall be posted to prohibit parallel parking.

14. When the right-of-way for Castleton Avenue is acquired by Baltimore County, a franchise agreement will be executed to allow private utilities to remain within the right-of-way.

15. School District: Millbrook
Capacity: 416
1990 Enrollment: 417
1991 Projected: 430
Estimated Pupil Yield (Phase 1): 12

16. A Final Landscape Plan must be approved by the Office of Planning prior to the issuance of grading permits.

17. Provisory Section

The provisory section of this partial development plan is not intended nor should it be utilized as a final development plan from which building applications may be approved or issued. Its purpose is to provide those who purchase homes within 300 feet thereof with a reasonable understanding as to how the developer will improve all adjoining vacant land that lies within 300 feet of their home.

The dimensioned boundaries of the "Provisory Section" as indicated hereon are not intended to separate it from the overall approval of this partial development plan including the "Provisory Section" must be approved in accordance with Section 1B01.3.A.7, Baltimore County Zoning Regulations.

Approval of the "Provisory Section" is not based on final engineered plans; however, it is intended to establish: the final location, height, use, and density of buildings or their envelopes to within 25 feet of their engineered location; the location and type of existing major vegetation that is to be retained; screening, parking areas and drive to the extent possible so as to coincide with their final or permanent improvements, and other pertinent amenities.

At the time of building permit applications, the "Provisory Section" of this development plan must be updated to comply in all respects to the form and content required by Section 1B01.3 of the Zoning Regulations.

18. The limit of the Forest Buffer Easement (F.B.E.) is shown on the plan. There shall be no clearing, grading, construction, or disturbance of vegetation in the F.B.E. except as permitted by the Baltimore County Department of Environmental Protection and Resource Management. Protective covenants governing the use of the F.B.E. shall be recorded with the Land Records of Baltimore County at the time of plat recordation and shall run with the land in perpetuity.

Reason for 1st Amendment - 11/30/93
To reduce width of townhouses, thereby adding 29 units to the total. Lots have been sold within 300'.

PRINTED
FEB 02 1994
DAFT-McCUNE-WALKER, INC.

OFFICE OF PLANNING AND ZONING
Approved by:

Director of Planning Date
for [signature] 2/14/94
DIRECTOR ZADM Date

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE
TOWSON, MD 21204
TELEPHONE (301) 296-3333

1ST AMENDED
PARTIAL DEVELOPMENT PLAN
GREYROCK
PHASE 1

3rd ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND
EDMUND F. HAILE
No. 3860
REGISTERED
PROFESSIONAL ENGINEER

DATE	REVISIONS
1-10-94	50' BUFFER, NOTE #11

SCALE: 1" = 50'

JOB ORDER NO. 87030-H

ISSUE DATE 11-30-93

2/2

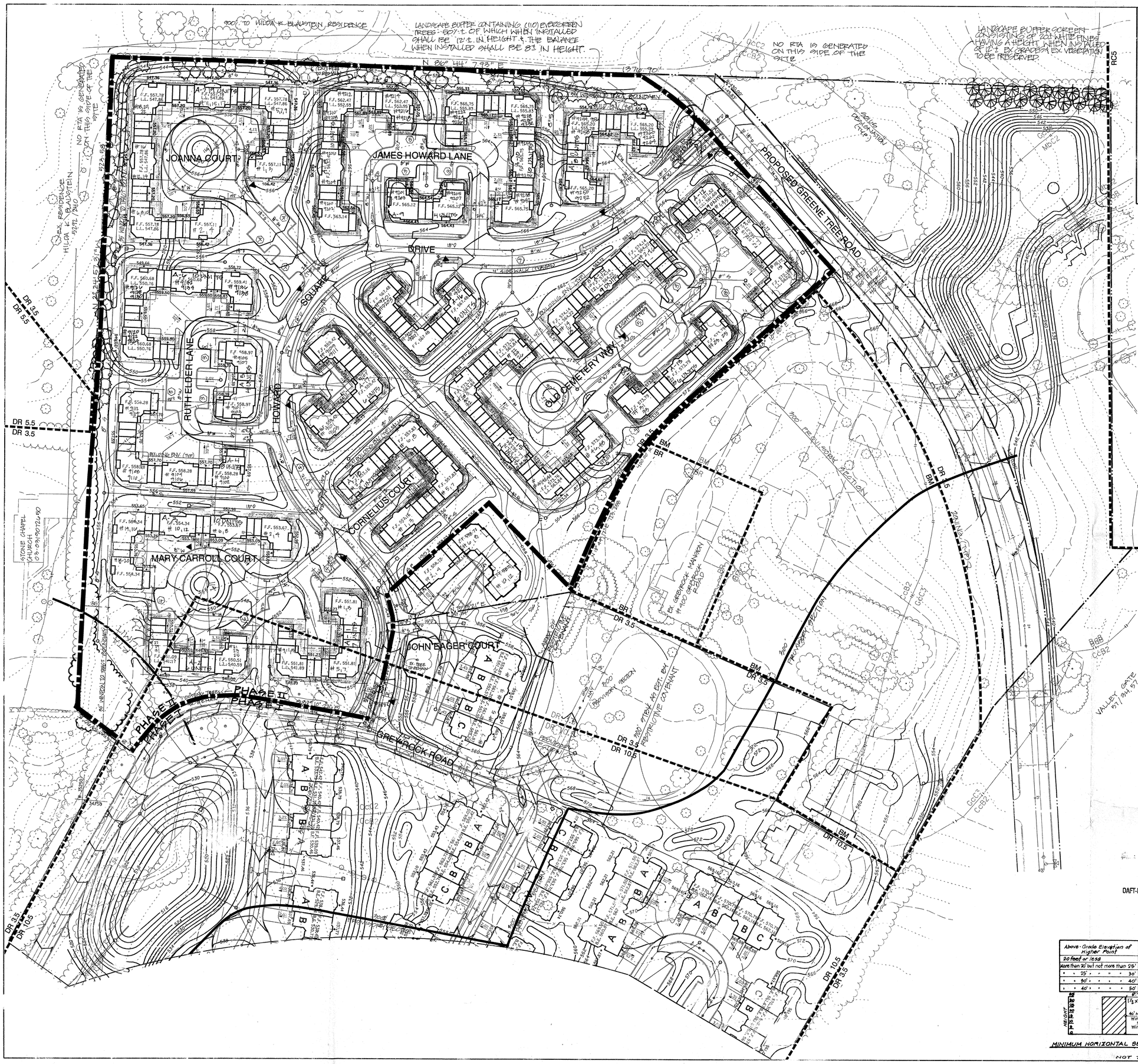
3-OCT-1990 08:11 ZF2£50.3IT EST.DGN

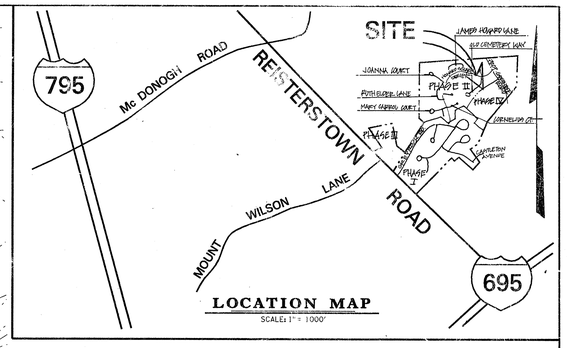
T B S

Final Development Plan Approved

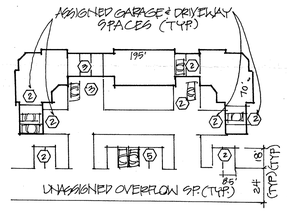
Phase 2

Phase 2



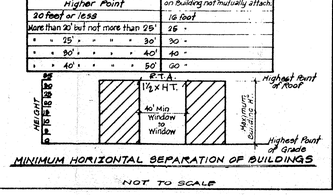


LOCATION MAP
SCALE: 1" = 1000'



VILLA CONDOS TYP. PARKING

Above-Grade Elevation of Higher Point	Minimum Horizontal Separation to Vertical Projection of that on Building not Mutually Attach.
20 feet or less	16 feet
More than 20' but not more than 25'	25'
" 25' " " " 30'	30'
" 30' " " " 40'	40'
" 40' " " " 50'	60'



MINIMUM HORIZONTAL SEPARATION OF BUILDINGS

NOT TO SCALE

OFFICE OF PLANNING AND ZONING
Approved by:

Director of Planning — Date

6/10/91
Zoning Commissioner — Date

PRINTED
JUN 24 1991
DAFT-McCUNE-WALKER, INC.

RECEIVED
OCT - 2 1991
BUREAU OF PUBLIC SERVICES

DAFT McCUNE WALKER INC.

LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS* SURVEYORS

200 EAST PENNSYLVANIA AVENUE
TOWSON, MD. 21204
TELEPHONE: 301-296-3333

PARTIAL DEVELOPMENT PLAN
GREYROCK
PHASE 2

3rd ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

JOB ORDER NO. 87030C

ISSUE DATE 4/1/91

DATE	REVISIONS
6-3-91	PROVISORY SEC., LOCATION MAP, NOTE #2, ADDRESSES

1/2

GREYROCK - Pl. 2

12-APR-1991 07:49 Z:\DGN\87030\87030C2.DGN-2

T B S

General Notes

1. Owner/Developer: Grey Rock Inc.
P. O. Box 4308
Lutherville, MD 21093
(301) 561-9900

2. Site Data

<u>Acreage</u>

Net = 60.92 Ac.± Total
Gross = 61.60 Ac.± (Including 30' of Reisterstown Road Right-of-Way)

<u>Current Zoning</u>

Residential

Net DR = 34.17 Ac.± DR3.5
<u>18.30</u> Ac.± DR10.5
52.47 Ac.± Total Net DR

Gross DR = 34.85 Ac.± DR3.5
<u>18.30</u> Ac.± DR10.5
53.15 Ac.± Total Gross DR

Net and Gross RC5 = 2.998 Ac.±

Commercial

Net and Gross BR/BM = 0.91 Ac.± BR
<u>4.54</u> Ac.± BM
5.45 Ac.± Total BR/BM

2.998 Ac. of RC5 is in the process of being conveyed to Trinity Fathers and is not a part of this Development Plan.

<u>Density</u> (DR only)

Permitted DR = 34.85 Ac. x 3.5 = 121.98 D.U.
18.30 Ac. x 10.5 = <u>192.15</u> D.U.
Total = 314.13 D.U.

Proposed DR =* Phase 1 87 3 BR Townhouse Condos
3 3 BR Villa Condos
<u>3</u> 2 BR Villa Condos
Total = 93 D.U.

Phase 2 14 3 BR Villa Condos
<u>140</u> 2 BR Villa Condos
Total = 154 D.U.

* Phase 3 <u>62</u> D.U. Future Development
Total Phases 1-3 = 309 D.U.

* (Not part of this Development Plan)

All units will be sold.

<u>Parking</u> (Phase 2 only)

Required = 14 3 BR @ 2/unit = 28 Spaces
140 2 BR @ 1.5/unit = <u>210 Spaces</u>
Total = 238 Spaces

Proposed = 336 garage/driveway spaces (assigned)
<u>70</u> overflow spaces
406 Total

All spaces will be 8-1/2' x 18'. Garages must remain for storage of cars and cannot be converted for other uses. All driveway spaces will be assigned to the same unit.

<u>Local Open Space</u> (Phase 2 only)

	PH-1	PH-2	PH-3	PH-4	TOTAL
No. of Units	93	154	62	N/A	309 D.U.
LOS Required @ 650 S.F. (Ac.)	1.39	2.30	0.93	—	4.62 Ac.
LOS Proposed (Ac.)	3.0	0	0	1.71	4.71 Ac.

Maintenance and ownership of Local Open Space will be determined prior to record plat. Condominium Open Areas (C.O.A.) will be retained and maintained by a condo. association.

<u>Landscape Planting</u> (Phase 2 only)

Required = * 350 L.F. Adj. Rd. @ 1/40 = 9 P.U. (7 maj. dec.)
3,300 L.F. Int. Rd. @ 1/20 = 165 P.U. (124 maj. dec.)
180 L.F. Cl. A Scr. @ 1/15 = <u>12</u> P.U.
Total = 186 P.U. (131 maj. dec.)

* Including 350 L.F. 50' planted promenade

** 1,250 L.F. Cl. A Scr.

Proposed = 167 P.U. (122 maj. dec.)

* Details of 50' promenade along Green Tree Road will be developed consistent with the RRCS.

** Property lines adjacent to the Blaustein property will be planted in accordance with an agreement executed between both parties.

All planting will be in accordance with the Baltimore County Landscape Manual. A credit may be sought for retention of existing trees within the net buildable area.

3. Setbacks:

Minimum setbacks in plan meet zoning requirements as follows:

0 Feet Building to Lot Line or Property R/W (Public Road)
30 Feet Building to Tract Boundary
50 Feet Building to Existing Street Centerline
25 Feet Building to Existing Street Right-of-Way (Public Road)
22 Feet Garage or Carport to Street Right-of-Way (Public Road)

Where windows are provided, they will meet the following minimum setbacks:

35 Feet Window to Tract Boundary
15 Feet Window to Lot Line
40 Feet Between Opposing Windows
25 Feet Window to Street Right-of-Way (Public Road)

Building will conform to meet height and length requirements as follows:

0-20 Foot Height = 16 Feet Between Buildings
20-25 Foot Height = 25 Feet Between Buildings
25-30 Foot Height = 30 Feet Between Buildings
30-40 Foot Height = 40 Feet Between Buildings
40-50 Foot Height = 50 Feet Between Buildings
300 Foot Maximum Building Length
50 Foot Maximum Building Height

In Transition/Unlike Use/Facing Residential Setbacks will be as follows:

Front	-	75 Feet
Side	-	75 Feet
Rear	-	150 Feet
Parking	-	75 Feet
Building Height	-	35 Feet Maximum
Building Length	-	130 Feet Maximum

Distance Between Facing Elevation = 1-1/2 x Height of Highest Building

4. Envelopes shown hereon are for the locations of all principal buildings only.

Accessory structures, fences, and projections into yards may be constructed outside the envelope, but must apply with Sections 400 and 301 of the Baltimore County Zoning Regulations (subject to covenants and applicable building permits).

Accessory structures, fences, and projections into yard cannot be located in flood plain areas or hydric soils.

5. Existing private sewage disposal system shall be pumped and either backfilled or removed prior to record plat. Existing drilled wells shall be backfilled by a licensed well driller prior to record plat and well abandonment reports submitted to the Department of Environmental Protection and Resource Management.

6. Existing vegetation consists primarily of open lawn areas with a few ornamental plantings. Existing trees will be retained wherever possible. Slopes of 25 percent or greater are minimal and are shown.

7. Estimated Average Daily Trips: (Phase 2 only)

154 Condo Units @ 6.1 A.D.T.'s = 939 A.D.T.'s

8. All driveways and parking areas will be paved with a durable and dustless surface of bituminous concrete, portland cement concrete or macadam. A 4-1/2" mountable curb and gutter will be used.

9. Trash and refuse shall be collected privately at curb.

10. This development plan is approved by the Zoning Commissioner based on his interpretation of the Zoning Regulations that it complies with present policy, density, and bulk controls as they are delineated in the regulations. Any part or parcel of this tract that has been utilized for density to support dwelling shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a building is constructed and transferred for the purpose of occupancy.

11. Plan of Grey Rock approved by County Review Group on September 7, 1989. An amended CRG was approved February 14, 1991. This development plan complies with the CRG plan and all CRG comments.

12. All dwellings and lots of record less than two acres in size off site that create an RTA on site are shown to the best of our knowledge with their respective 300 and 250-foot arcs and required buffer areas. There are no proposed buildings, accessory structures, or projections within the RTA.

13. All proposed interior roads excluding Greene Tree Road and Castleton Avenue are private. Unless otherwise indicated, all utilities are private. All 24-foot wide roads shall be posted to prohibit parallel parking.

14. When the right-of-way for Castleton Avenue is acquired by Baltimore County, a franchise agreement will be executed to allow private utilities to remain within the right-of-way.

15. School District: Millbrook
Capacity: 416
1990 Enrollment: 417
1991 Projected: 430
Estimated Pupil Yield (Phase 1): 12

16. A Final Landscape Plan must be approved by the Office of Planning prior to the issuance of grading permits.

17. A zoning hearing was held to permit a commercial sign in a residential zone and approved. Should the existing sign be changed, a sign permit will be applied for. Prior to zoning approval of a sign relocation, the owner must request in writing to the zoning commissioner that the new location is within the spirit and intent of the zoning order and plan in Zoning Case No. 87-279A.

18. Provisory Section

The provisory section of this partial development plan is not intended nor should it be utilized as a final development plan from which building applications may be approved or issued. Its purpose is to provide those who purchase homes within 300 feet thereof with a reasonable understanding as to how the developer will improve all adjoining vacant land that lies within 300 feet of their home.

The dimensioned boundaries of the "Provisory Section" as indicated hereon are not intended to separate it from the overall approval of this partial development plan including the "Provisory Section" must be approved in accordance with Section 1B01.3.A.7, Baltimore County Zoning Regulations.

Approval of the "Provisory Section" is not based on final engineered plans; however, it is intended to establish: the final location, height, use, and density of buildings or their envelopes to within 25 feet of their engineered location; the location and type of existing major vegetation that is to be retained; screening, parking areas and drive to the extent possible so as to coincide with their final or permanent improvements, and other pertinent amenities.

At the time of building permit applications, the "Provisory Section" of this development plan must be updated to comply in all respects to the form and content required by Section 1B01.3 of the Zoning Regulations.

19. Walkway Easement and Deck Note

If drainage, utility, and walkway easements are fenced, then at least 5 feet must remain open for pedestrian access.

Grey Rock - Phase II
Partial Development Plan

<u>Mary Carroll Court (23 Units)</u>

Required = 21 2 BR @ 1.5 = 32 Sp.
2 3 BR @ 2.0 = <u>4</u>
36 Sp.

Proposed = 50 Sp. Assigned
<u>10</u> Sp. Overflow
60 Sp.

<u>Ruth Elder Lane (22 Units)</u>

Required = 20 2 BR @ 1.5 = 30 Sp.
2 3 BR @ 2.0 = <u>4</u>
34 Sp.

Proposed = 50 Sp. Assigned
<u>11</u> Sp. Overflow
61 Sp.

<u>Joanna Court (19 Units)</u>

Required = 17 2 BR @ 1.5 = 26 Sp.
2 3 BR @ 2.0 = <u>4</u>
30 Sp.

Proposed = 40 Sp. Assigned
<u>12</u> Sp. Overflow
52 Sp.

<u>James Howard Lane (24 Units)</u>

Required = 22 2 BR @ 1.5 = 33 Sp.
2 3 BR @ 2.0 = <u>4</u>
37 Sp.

Proposed = 48 Sp. Assigned
<u>11</u> Sp. Overflow
59 Sp.

<u>Building A-11 (8 Units)</u>

Required = 8 2 BR @ 1.5 = 12 Sp.

Proposed = 16 Sp. Assigned
<u>4</u> Sp. Overflow
20 Sp.

<u>Old Cemetery Way (38 Units)</u>

Required = 34 2 BR @ 1.5 = 51 Sp.
4 3 BR @ 2.0 = <u>8</u>
59 Sp.

Proposed = 76 Sp. Assigned
<u>11</u> Sp. Overflow
87 Sp.

<u>Building A-16 (6 Units)</u>

Required = 6 2 BR @ 1.5 = 9 Sp.

Proposed = 16 Sp. Assigned
<u>3</u> Sp. Overflow
19 Sp.

<u>Building A-17 (6 Units)</u>

Required = 6 2 BR @ 1.5 = 9 Sp.

Proposed = 16 Sp. Assigned
<u>4</u> Sp. Overflow
20 Sp.

<u>Cornelius Court (8 Units)</u>

Required = 6 2 BR @ 1.5 = 9 Sp.
2 3 BR @ 2.0 = <u>4</u>
13 Sp.

Proposed = 24 Sp. Assigned
<u>4</u> Sp. Overflow
28 Sp.

<u>TOTAL (CTS. 1 - 9)</u>

Required = 143 2 BR @ 1.5 = 215 Sp.
14 3 BR @ 2.0 = <u>28</u>
243 Sp.

Proposed = 336 Sp. Assigned
<u>70</u> Sp. Overflow
406 Sp.

OFFICE OF PLANNING AND ZONING
Approved by:
For [signature]
Director of Planning Date
[signature] 6/10/91
Zoning Commissioner Date

PRINTED
JUN 04 1991
DAFT-McCUNE-WALKER, INC.

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

PARTIAL DEVELOPMENT PLAN
GREYROCK
PHASE 2

3rd ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'
JOB ORDER NO. 87030C
ISSUE DATE 4/1/91

DATE	REVISIONS
6.5.91	PROVISORY SEC., LOCATION MAP, NOTE #2, ADDRESSES

2/2

RECEIVED
OCT - 2 1991
BUREAU OF PUBLIC SERVICES

070692

IN RE: PETITION FOR SPECIAL HEARING S/S Green Tree Road, 254.88 ft. E of Howard Square Drive 3rd Election District 2nd Councilmanic District (Green Tree Road)	*	BEFORE THE
	*	DEPUTY ZONING COMMISSIONER
	*	OF BALTIMORE COUNTY
	*	CASE NO. 03-477-SPH
Distinctive Developers, LLC, *Legal Owner* **and** Prestige Development, Inc., *Contract Purchaser*	*	
Petitioners	*	

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Distinctive Developers, LLC and the contract purchaser, Prestige Development, Inc. The special hearing request involves property located on the south side of Green Tree Road, which property is known as "Phase IV of the Grey Rock Mansion" Development Plan. The special hearing request before me is to approve an amendment to the Provisory Sections of the Fourth Amended Partial Development Plan for Grey Rock Phase I and the Original Partial Development Plan for Grey Rock Phase II.

Appearing at the hearing on behalf of the special hearing request were Lou Bivona and Rob Skudrna and their attorney, Robert Hoffman, appearing on behalf of the owners of the property. Also appearing was Brent Petersen on behalf of G. W. Stephens, the engineers who prepared the site plan of the property, along with Alan Klatsky, appearing on behalf of the contract purchaser of the site, and Jennifer Busse and G. Scott Barhight, attorneys at law, appeared representing the contract purchaser. Interested citizens were also in attendance, namely, Betsy Frahm, Lucille Rogers and Marty Hylbom. John Lewis appeared on behalf of the Department of Permits & Development Management.

5/14/03 R. Jameson

Petitioner's Exhibit 7A

Testimony and evidence indicated that the property, which is the subject of this special hearing request, is known as "Phase IV of Grey Rock". The property comprises 6.99 acres and is split-zoned D.R.3.5, D.R.10.5 and BR. The property is currently improved with the Grey Rock Mansion as is depicted on the site plan. The remaining portion of Phase IV was previously zoned commercial and was at one time going to be developed with office space. However, as a result of the 2000 Comprehensive Zoning process, the zoning on the property was changed from commercial to D.R.3.5. In accordance with its residential zoning, the developer herein proposes to construct 11 single-family residential dwellings on the property. These 11 new homes will take access from Green Tree Road in the manner depicted on the site plan. There will be no interconnection of the road which services these 11 new homes to the existing Grey Rock Road which services the mansion property. However, in order to proceed with the development of the property with these 11 homes, the special hearing request is necessary.

It should be noted that the proposal has already received CRG approval for these new homes. The citizens who appeared at the hearing, who are residents of the surrounding community, do not object to the construction of these 11 new homes. In fact, they favor this proposal over any former proposals to develop the property in a commercial fashion.

As stated previously, Mr. John Lewis, a representative of the Department of Permits & Development Management, appeared at the hearing over a technical matter that pertained to this application. Mr. Lewis stated that the provisory sections that affect this Phase IV of Grey Rock should not have been imposed upon this section in the first place. He is concerned, however, that Phase I and Phase II of Grey Rock would not necessarily reflect the changes that are proposed pursuant to this request. I find, after considering Mr. Lewis' concerns, that the approval of this special hearing request and the development plan submitted herein is sufficient to update the files

3/14/03 J. Jameson

and development plans for Phase I and Phase II of Grey Rock. Therefore, the developer shall be required to file a copy of this plan in those files so that these changes are accurately reflected therein.

After considering the testimony and evidence offered at the hearing, I find that the special hearing request should be granted. The Petitioners produced testimony and evidence that satisfies the provisions of Section 502.1 as they apply and pertain to this proposal. Furthermore, the approval of the special hearing request shall be contingent upon the developer satisfying the conditions as stated within the comment from the Office of Planning dated May 5, 2003.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 14th day of May, 2003, that the Petitioners' Request for Special Hearing, to approve the amendment of the Provisory Sections of the Fourth Amended Partial Development Plan for Grey Rock Phase I and the Original Partial Development Plan for Grey Rock Phase II, be and is hereby APPROVED, subject to the following conditions and restrictions:

1. The developer shall be required to submit a copy of the approved Final Development Plan for Grey Rock Phase IV in the files associated with Phase I of Grey Rock and Phase II of Grey Rock.

2. The developer shall be required to comply with the comment dated May 5, 2003 from the Office of Planning relative to architectural elevation drawings and landscaping treatment as enunciated therein.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

5/14/03
P. Gunderson

1. DEVELOPMENT NAME: GREY ROCK (PHASE IV ONLY)
2. OWNER / APPLICANT: PRESTIGE DEVELOPMENT, INC.
5 SPRING FOREST COURT
OWINGS MILLS, MARYLAND 21117
(410) 356-4700
3. DEVELOPMENT PLAN PREPARED BY: G. W. STEPHENS, JR. & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286
(410) 825-8120
4. GENERAL INFORMATION:
ELECTION DISTRICT - 03
COUNCILMANIC DISTRICT - 03
WATERSHED - 24-27
CENSUS TRACT - 4037.01
SUBGEKERSHED - 65
EXISTING ZONING - D.R. 3.5, DR10.5, BR
TAX MAP NO. 68 - PARCEL 312
ADC MAP NO. 25-D-7
ZONING MAP: NW 10-F
REGIONAL PLANING DISTRICT- 3138
SCHOOL DISTRICT - MILBROOK ELEMENTARY
- PIKESVILLE MIDDLE SCHOOL
- PIKESVILLE HIGH SCHOOL
5. SITE DATA
A. EXISTING ACREAGE AND ZONING
1. EXISTING LAND USE — VACANT, COMMERCIAL
2. GROSS ACREAGE — 6.99 ACRES
4. EXISTING ZONING — DR 3.5, DR-10.5, BR
5. TAX ACCOUNT NUMBERS — 21-00-00278
6. DEED REFERENCE — 15061/207
B. PROPOSED DEVELOPMENT
PROPOSED LAND USE:
11 RESIDENTIAL SINGLE FAMILY DETACHED LOTS AND 1 COMMERCIAL LOT
(THE EXISTING COMMERCIAL USE WILL REMAIN ON THE COMMERCIAL LOT)
6. PARKING
REQUIRED : RESIDENTIAL - 2 SPACES PER UNIT= 11 x 2 = 22 SPACES
PROVIDED : 22 PARKING SPACES
(104 PARKING SPACES ARE PROVIDED FOR THE EXISTING COMMERCIAL USE)
7. OPEN SPACE
REQUIRED : 1,000 S.F. / UNIT = 11,000 S.F., 7150 S.F. ACTIVE AND 3850 S.F. PASSIVE
PROVIDED : O S.F., A WAIVER OF LOCAL OPEN SPACE IS BEING REQUESTED
8. AVERAGE DAILY TRIPS - RESIDENTIAL - 11 UNITS x 9.5 ADT = 93.5 ADT
9. MTA SERVICE - ON REISTERSTOWN ROAD.
10. ALL RESIDENTIAL LOTS ARE FOR SALE.
11. THIS PLAN REFLECTS THE 5TH AMENDMENT TO THE GREYROCK CRG PLAN #92236H. THIS DEVELOPMENT INCLUDES THE AREA ON THAT CRG PLAN KNOWN AS PHASE IV.
12. REFERENCE CRG # 110501G.
13. FDM # 13-352

ZONING NOTES: (PHASE IV ONLY)

1. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN VIRGIN MYAT SINCE SITE, THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF SITE DWELLINGS.
2. DEVELOPER OR TYPICAL DWELLINGS AS SHOWN DEPICTS A SPECIFIC ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS OR POLICIES. SHOULD THE ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT. REFERENCE SECTION 150.0.2.C CHART, SECTION 150.0.3.C.2 (R-20) IN FDM POLICY MANUAL - D.R. ZONES, SECTION 10.0.3 IN FDM POLICY MANUAL - R.C. ZONES.
W/WINDOWS - 25' MIN. FROM EX. OR PROP. R/W LINE
W/O WINDOWS - 0' MIN
W/ WINDOWS - 15'MIN. FROM LOT LINE
W/O WINDOWS- 0' MIN.
W/WINDOWS - 50' MIN. TO EX. STREET
W/WINDOWS - 30' MIN. TO TRACT BAUNDARY
W/O WINDOWS - 30'
3. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 50 FEET IN ACCORDANCE WITH SECTION 1B02.2.A OF THE B.C.Z.R.
4. ALL PROPOSED SIGNS SHALL CONFORM TO SECTION 450 OF THE B.C.Z.R.
5. THE LOT AND YARD DIMENSIONS SHOWN HEREON ARE BASED ON EXISTING STRUCTURES / PAVEMENTS.
6. BUILDING FOOTPRINTS SHOWN HEREON INDICATE THE LOCATION OF ALL PRINCIPLE BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE FOOTPRINT BUT MUST COMPLY WITH SECTIONS 400 AND 501.1F THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO CONTRAVENE AND APPLICABLE BUILDING PERMITS)
7. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOODPLAIN AREAS, ENVIRONMENTAL EASEMENTS OR UTILITY EASEMENTS.
8. THERE ARE NO KNOWN ZONING HISTORIES ON THESE PARCELS.
9. THE DEVELOPER REQUESTS A CHANGE IN ZONING FROM DR-3.5 TO DR-10.5 AS DEPICTED IN THE 2000 COMPREHENSIVE ZONING PROCESS.

ENVIRONMENTAL IMPACT REVIEW: (PHASE IV ONLY)

1. THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION AS IT IS A CRG REPRESENT ON A CRG PLAN THAT WAS ORIGINALLY APPROVED ON 9/19/89.
2. THERE ARE NO KNOWN ARCHEOLOGICAL SITES, BALTO. CO. LANDMARKS OR ENDANGERED SPECIES ON THIS PROPERTY.
3. THERE ARE NO KNOWN HAZARDOUS WASTE MATERIALS LOCATED ON THE PROPERTY AS DEFINED IN SECTION 6-1001 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND.
4. THERE ARE NO KNOWN WELLS OR SEPTICS ON THE PROPERTY.
5. THERE ARE NO 100 YEAR FLOOD PLAINS ON THIS PROPERTY.
6. THERE ARE NO STREAMS, SEEPS OR WETLANDS ON THIS PROPERTY.

PERMITS & DEVELOPMENT MANAGEMENT: (PHASE IV ONLY)

1. DIRECTOR OF FDM NOTE - THIS FINAL DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DESIGNATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR RESIDENTIAL PURPOSES OR FOR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
2. THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS DETERMINED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
3. FIELD VERIFICATION OF THE SITE LINES SHOWN HEREON HAVE BEEN CONDUCTED WITH A REPRESENTATIVE OF THE BUREAU OF DEVELOPERS PLANS REVIEW. THE AREA BETWEEN THE RIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRUBBED AND KEPT FREE OF ANY ANY OBSTRUCTIONS. (THIS ACCESS HAS BEEN APPROVED)
4. THIS DEVELOPER SHALL PROVIDE A SIDEWALK AT NO COST TO BALTIMORE COUNTY THE HIGHWAY RIGHT OF WAY ALONG THE SITE FRONTAGE.
5. SURVEY DATA SHOWN HEREON IS BASED ON THE NGS AND NAVDIS STANDARD HORIZONTAL & VERTICAL DATUM.

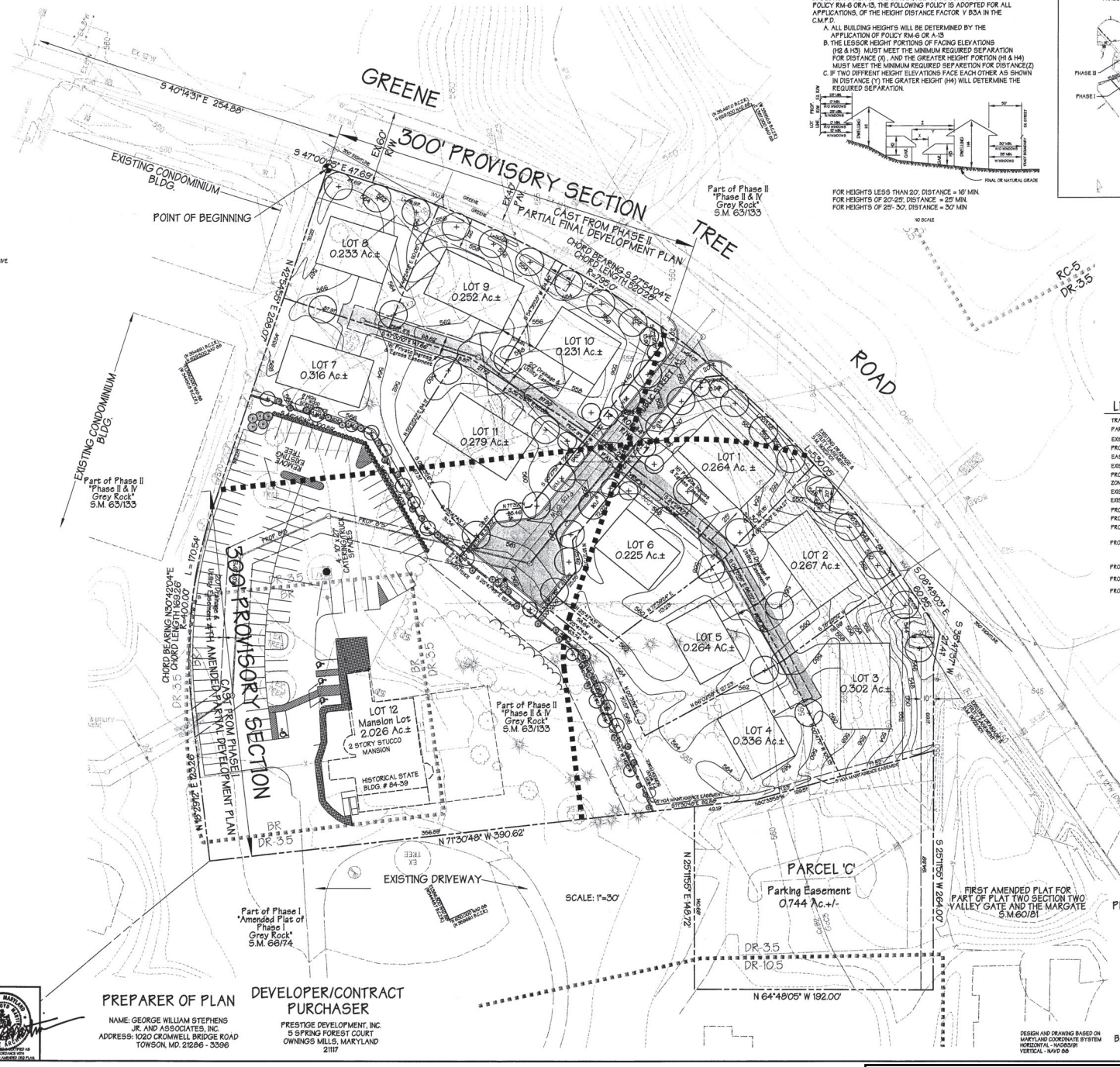
GREY ROCK DEVELOPMENT DENSITY TABULATION SUMMARY

OVERALL NET ACREAGE - 63.07 AC
OVERALL GROSS ACREAGE - 63.75 AC

OVERALL APPROVED CRG DENSITY PERMITTED - 321.7 D.U.
DENSITY UTILIZED BY PHASE:
PHASE I - 95 D.U. (BUILT)
PHASE II - 157 D.U. (BUILT)
PHASE III - 40 D.U. (BUILT 161 ASSISTED LIVING BEDS x .25)
PHASE IV - 11 D.U. (PROPOSED SINGLE FAMILY LOTS - THIS FDP)

TOTAL DENISTY UTILIZED - 283 D.U.

STORM WATER MANAGEMENT HAS BEEN PROVIDED BY
GREY ROCK - POND 'B'



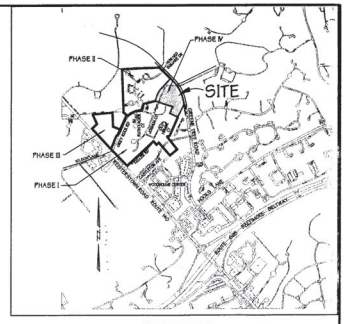
SETBACK CHART

NOTWITHSTANDING THE DIAGRAM OF AVERAGE BUILDING HEIGHT IN SECTION V B.3A OF THE C.M.D.P., AND TO BE CONSISTENT WITH POLICY RM-6 ORA-13, THE FOLLOWING POLICY IS ADOPTED FOR ALL APPLICATIONS, OF THE HEIGHT DISTANCE FACTOR V B.3A IN THE C.M.P.D.

A. ALL BUILDING HEIGHTS WILL BE DETERMINED BY THE APPLICATION OF POLICY RM-6 OR A-13
B. THE LESSOR HEIGHT PORTIONS OF FACING ELEVATIONS (H2 & H3) MUST MEET THE MINIMUM REQUIRED SEPARATION FOR DISTANCE (X) , AND THE GREATER HEIGHT PORTION (H1 & H4) MUST MEET THE MINIMUM REQUIRED SEPARATION FOR DISTANCE(Z)
C. IF TWO DIFFRENT HEIGHT ELEVATIONS FACE EACH OTHER AS SHOWN IN DISTANCE (Y) THE GRATER HEIGHT (H4) WILL DETERMINE THE REQUIRED SEPARATION.

FOR HEIGHTS LESS THAN 20', DISTANCE = 16' MIN.
FOR HEIGHTS OF 20'-25', DISTANCE = 25' MIN.
FOR HEIGHTS OF 25'- 30', DISTANCE = 30' MIN

NO SCALE

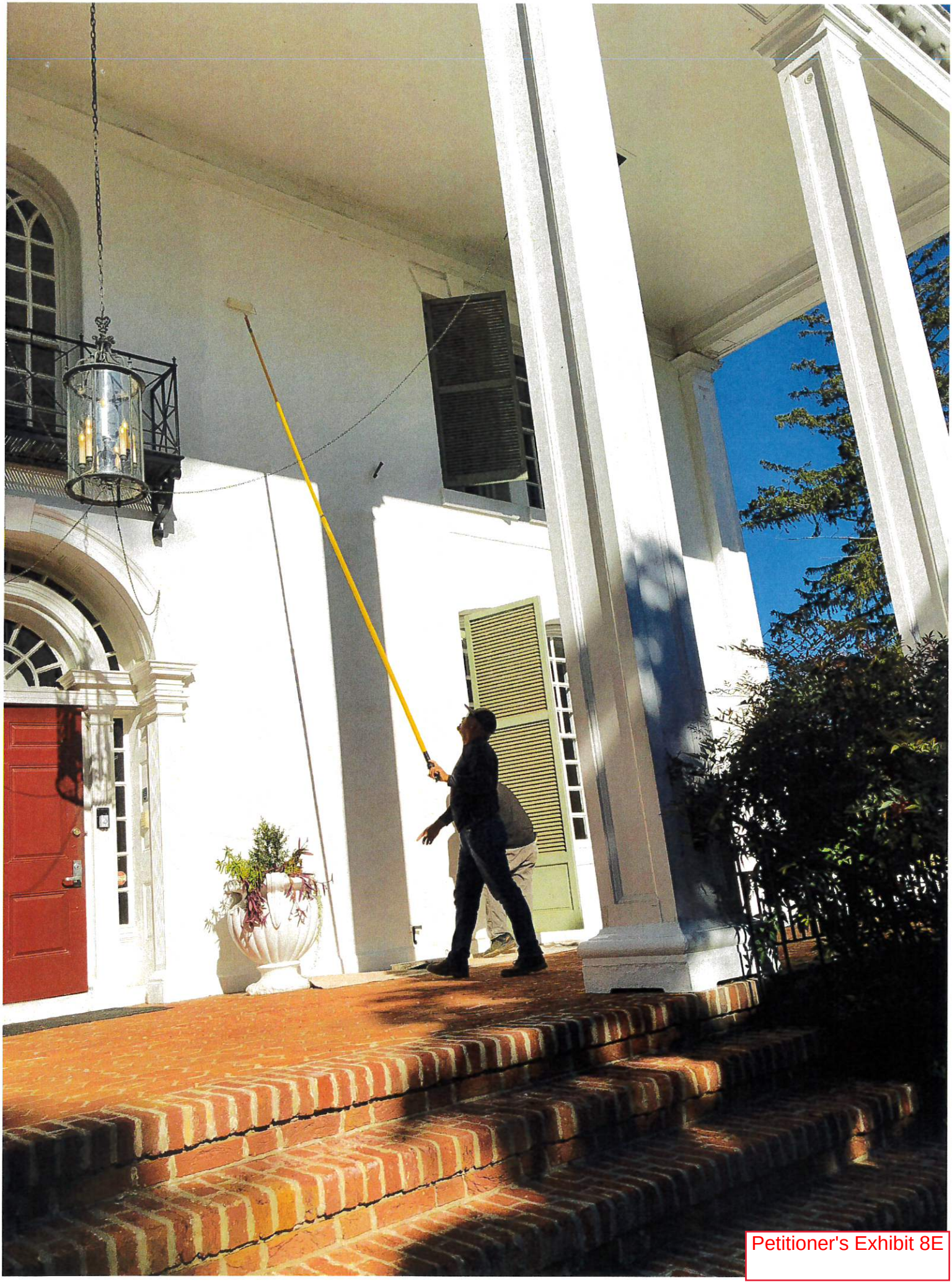

PHASE IV
PHASE III
SITE
PHASE II
PHASE I
GREENE
TREE
ROAD
GREENE
TREE
ROAD
EXISTING CONDOMINIUM BLDG.
EXISTING CONDOMINIUM BLDG.
EXISTING CONDOMINIUM BLDG.

Petitioner's Exhibit 8A

Petitioner's Exhibit 8B

Petitioner's Exhibit 8C

Petitioner's Exhibit 8D



Petitioner's Exhibit 8E

Petitioner's Exhibit 8F

Petitioner's Exhibit 8G

Petitioner's Exhibit 8H

Petitioner's Exhibit 8I

Petitioner's Exhibit 8J

Petitioner's Exhibit 8K

Petitioner's Exhibit 8L

Petitioner's Exhibit 8M

History of Grey Rock Mansion Ownership

Howard family sold land to Dr. James Maynard in 1857.

Dr. James Maynard *(d.1861)*
- built between 1857 and 1861

Richard F. Maynard and Louisa Maynard - 1861
Richard Maynard purchased Louisa's share in 1868

William Baker Graves
1882 *(Merchant with Brown, Graves and Co.)*

- Jacob Epstein helped establish and fund the BMA, Federated Jewish and the United Hebrew Charities, and Johns Hopkins Homewood Campus.
- Ethel was active with the Associated Jewish Charities
- **Valley Catering** leased property in 1991 and prior
- Trinitarians sold 67 acres to a developer planning a 247 condo community in 1989
- The original architect (Starkweather) also designed the Georgetown Visitation school in DC and multiple homes in the MD that are on the National Historic Registry

Mrs. William H. Emory and Laura Hunt
1909

William J. Bigler
1923 who conveyed the mansion the same day to A. Ray Katz

Ray Katz (d.1931) and Ethel Epstein 1923
(Stepson/Daughter of Jacob Epstein)

Ethel Epstein (m. Harold Duane Jacobs)
(Added ballroom ~1930's)

Trinitarians
(Religious Retreat Center)
1961

Grey Rock, Inc.
1989
(John Dorment, Richard Carter, George McCleary)

Association Property (not Mansion)
Grey Rock Properties, 1993
Bank of America

Grey Rock Mansion
Operating Engineers of Maryland, 1993
(gained per loan agt. with Grey Rock Inc.)

Distinctive Developers
Simply Elegant Catering
April. 1998
(Rob Skudrna and Lou Bivona, leased for 2 years prior)

Simply Elegant Catering
2010
(Bill Clowney purchased business in 2003)

Brian Pomykala,
Anne Pomykala &
Dr. Ronald Pomykala
2019

Petitioner's Exhibit 9

Baltimore County 2000 Comprehensive Zoning Map Issues

Issue Number	Owner, Petitioner	Location	Existing Zoning and Acres	Requested Zoning and Acres	Planning Board Recommendations	County Council Decisions	Comments
2-061	Staff	2330 Smith Ave, northeast corner of Old Pimlico Rd and Smith Ave	BL 1.1 Total 1.1	BLR 1.1 Total 1.1	BLR 1.1 Total 1.1	BL 1.1 Total 1.1	
2-062	Planning Board	Northwest corner of Park Heights Ave and Hooks Ln	RC 5 39.3 Total 39.3	DR 1 39.3 Total 39.3	DR 1 25.8 RC 5 13.5 Total 39.3	DR 1 25.8 RC 5 13.5 Total 39.3	Overlay Adopted
2-063	Staff	North and south side of Smith Ave, east of Pimlico Rd	DR 3.5 151.0 Total 151.0	DR 2 151.0 Total 151.0	DR 3.5 151.0 Total 151.0	DR 3.5 151.0 Total 151.0	
2-064	Staff	West side of Falls Rd, south of Clarkview Rd	DR 5.5 4.1 Total 4.1	DR 3.5 4.1 Total 4.1	DR 3.5 4.1 Total 4.1	DR 2 4.1 Total 4.1	See Issues 2-029, 2-048 2-078
2-065	Staff	North side Mt. Wilson Ln, north of Winands Rd	DR 3.5 42.7 Total 42.7	DR 1 42.7 Total 42.7	DR 3.5 42.7 Total 42.7	DR 3.5 39.9 DR 2 2.8 Total 42.7	See Issue 2-030 Overlay Adopted
2-066	Staff	North side of Old Court Rd, 1700' west of Greenspring Ave	DR 1 155.0 Total 155.0	RC 2 155.0 Total 155.0	DR 1 155.0 Total 155.0	DR 1 155.0 Total 155.0	
2-067	Staff	South side of Greentree Rd, 1200' west of Castleton Ave	BM 5.1 BR 0.9 Total 6.0	DR 3.5 5.5 BR 0.5 Total 6.0	BR 0.9 BM 5.1 Total 6.0	BR 0.9 DR 3.5 5.1 Total 6.0	Overlay Adopted
2-068	Staff	Greentree Rd, north of Stone Chapel Rd	BM 7.2 Total 7.2	DR 3.5 7.2 Total 7.2	DR 3.5 6.7 BM 0.5 Total 7.2	DR 3.5 7.2 Total 7.2	

Petitioner's Exhibit 10