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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1992

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Name 6/27/90 Sun - G.R. to go to auction

47-acre Grey Rock parcel to go on auction block

By Edward Gunts

One of the last available large development parcels in the Pikesville-Owings Mills area will go on the auction block July 10, when Atlantic Auctions Inc. sells Grey Rock, a 47-acre development site just north of the intersection of Interstate 695 and Reisterstown Road.

Owned by the Trinitarian religious order for many years, the property is now owned by Dorment & Carter Enterprises, a Baltimore County-based development group that previously had disclosed plans to develop it for residential use.

The Baltimore County Review Group has approved plans that call for construction of 264 garden apartments and town houses on the property. Some of the property is zoned to

COMMERCIAL REALTY
NOTES

permit 3.5 units per acre and some for 10.5 units per acre.

The county-approved plan permits construction of 82 town houses, 64 three-bedroom garden apartments and 118 two-bedroom garden apartments.

A woman who answered the phone at the Dorment & Carter offices said the developers have no comment about the auction and refused to provide any information about why the company is selling.

According to the auctioneers, the sale was initiated by the developers and will take place on the premises starting at 2 p.m. July 10.

The sale does not include the historic Grey Rock mansion, which currently houses a catering facility, or certain other parcels of the original Grey Rock estate that already have been sold, the auctioneers say.

DEVELOPERS' SALE AT PUBLIC AUCTION

GREY ROCK

BALTIMORE COUNTY, MARYLAND

47 ACRE DEVELOPMENT SITE

NORTH OF THE INTERSECTION OF I-695 & REISTERSTOWN RD.

ZONED DR-3.5 & DR-10.5

TUESDAY, JULY 10, 1990

AT 2:00 P.M.

A Rare Opportunity For Acquisition Of Development Property In One Of Maryland's Fastest Growth Areas

Grey Rock, a countryside site recently sold by the Trinitarian religious order, provides a developer with one of the finest site locations in the Baltimore Metro Area. CRG (County Review Group) has approved a mixture of 264 villa flats and townhouses.

Attributes that make this site ideal for a small self-contained and private community include:

— Nearby public transportation including The Metro Subway to downtown Baltimore
— Close proximity to major thoroughfares (¼ mile Northeast of I-695 On Reisterstown Rd.)
— 500' frontage on Reisterstown Rd. with light controlled access
— Gently rolling, attractively wooded site
— Access to public water, sewer, electric & telephone
— Closeby upscale shopping & walk-to retail development

TERMS OF SALE: Cash or Certified Funds in the amount of $100,000 at time and place of sale. An amount to bring the deposit equal to 10% of the purchase price is due by 5:00 P.M. on Friday, July 13, in the offices of the Auctioneer. For a complete information packet on this extremely valuable parcel, contact the offices of the Auctioneer.

ATLANTIC AUCTIONS, INC.

20 PARK AVE. • SUITE 100 • BALTIMORE, MD 21201 • 301-752-3300

THE SUN, BALTO., JULY 8, 1990

THE SUN, BALTO., AUG. 1, 1993

n Sales

AUCTIONS (995) | AUCTIONS (995)

Whiteford, Taylor & Preston
Joseph N. Schaller, Esq.
7 St. Paul St., Balto., MD 21202

SUB. TRUSTEES' SALE

RESIDENTIAL DEVELOPMENT LOCATED IN PIKESVILLE ON REISTERSTOWN RD. KNOWN AS GREY ROCK

Sale To Be Held On The Premises At

115 RUTH EAGER CT.

BALTIMORE COUNTY, MD

FINANCING AVAILABLE TO PRE-QUALIFIED PURCHASERS

TUES., AUG. 17, 1993

AT 11:00 A.M.

The Property Consists of a 47.038 Acre Condominium Development Comprising 79 Substantially & Partially Finished Townhouse Lots, 130 Substantially & Partially Finished Condominium Lots, 13 Substantially & Partially Completed Condominium Flats, and

about why the company is selling.

According to the auctioneers, the sale was initiated by the developers and will take place on the premises starting at 2 p.m. July 10.

The sale does not include the historic Grey Rock mansion, which currently houses a catering facility, or certain other parcels of the original Grey Rock estate that already have been sold, the auctioneers say.

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THE SUN

PRE-QUALIFIED PURCHASERS

TUES., AUG. 17, 1993

AT 11:00 A.M.

The Property Consists of a 47.038 Acre Condominium Development Comprising 79 Substantially & Partially Finished Townhouse Lots, 130 Substantially & Partially Finished Condominium Lots, 13 Substantially & Partially Completed Condominium Flats, and 3 Substantially & Partially Completed Townhouses. Also Offered is a 4.842 Acre Unimproved Parcel Fronting on Reisterstown Road.

The property is well situated along highly traveled Reisterstown Road, 1/2 Mile North of the Beltway. It Provides an Excellent Opportunity to Purchase a Prime Residential Development Parcel.

FOR ADDITIONAL INFORMATION, CALL DEBBIE MORGAN OR PAUL R. COOPER AT 410-828-4838.

FOR FINANCING INFO., CONTACT MONROE SANDBERG AT BANK OF BALTIMORE, 244-3454.

Terms of Sale: A cash deposit or certified check for $200,000 on the 47.038 Acre Parcel, $25,000 on the 4.842 Acre Parcel, or $225,000 if sold as an entirety, at the time of sale. For full terms, see The Jeffersonian Newspapers of July 29, Aug. 5 & 12.

ALEX COOPER auctioneers inc.

908 York Rd. Towson, Md. 828-4838

Grey Rock project set to be auctioned
The Sun (1837-1994); Aug 4, 1993; ProQuest Historical Newspapers: The Baltimore Sun
pg. 8D

1993

Name
8-4-93 Sun
Auction

Grey Rock project set to be auctioned

The Bank of Baltimore will force one of the Pikesville area's choicest development parcels to the market on Aug. 17, when the Grey Rock townhouse project is auctioned by Alex Cooper Auctioneers Inc.

The 47-acre parcel contains 79 "substantially and partially finished" townhouse lots and 113 condominium lots, according to Paul Cooper, vice president of the auction firm. Sixteen partially built townhouses and condominiums also will be included in the sale, as well as a 4.8 acre piece of raw land fronting on Reisterstown Road.

Grey Rock Inc., a venture of developers John Dorment, Richard Carter and George McCleary, owed the bank $14.5 million when a formal statement of debt was compiled last November, says Joseph N. Schaller, a Baltimore attorney who represents the bank.

"They paid way too much for the land," Mr. Schaller said. "That's what ultimately made the difference because they had to make their prices so high."

Townhouses were priced from $220,000 to $280,000, even after the recession forced the developers to cut prices, he says. Similar projects nearby attracted more empty-nesters, the chief market for upscale town homes locally, he adds.

The bank loan has been in default since last year.

But the auction was delayed by order of a U.S. Bankruptcy Court judge after the developers filed for protection last fall, Mr. Schaller says.

The developers agreed to waive the automatic stay against creditor actions normally granted to debtors; the bank agreed not to sue unless the developers missed payments that came due during the six-month grace period.

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Va. developer to buy Grey Rock project
Timothy J Mullaney Staff Writer
The Sun (1837-1994); Oct 13, 1993; ProQuest Historical Newspapers: The Baltimore Sun
pg. 11D

Wanne 10-13-93 Sun
VA developer to buy
G.R. property

By Timothy J. Mullaney
Staff Writer

Va. developer to buy Grey Rock project

The **Bank of Baltimore** has made a quick turnaround of the property it was forced to foreclose upon at the Grey Rock condominium and townhouse development in Pikesville, finding a Northern Virginia developer that has agreed to buy the land.

"We are the contract purchasers. We're hoping to close around Nov. 1," said Elizabeth Bouchard, marketing director for **Rocky Gorge Communities Inc.** of McLean, Va., which has built projects in Potomac and in the Kentlands planned community in Gaithersburg. Neither side would disclose the purchase price for the 47-acre parcel, and the sale price is not yet public record because the deal hasn't closed.

The bank was forced to buy the project at auction Aug. 17 after developers John Dorment and Richard Carter and George McCleary defaulted on a loan they had taken out to finance development. The bank was owed $14.5 million as of last November, when the bank initiated foreclosure proceedings. But a truer measure of the land's likely value was the $8.2 million the bank bid to take over the property at auction.

Ms. Bouchard said the new owners plan to downsize and redesign the Grey Rock units in hopes of kindling more consumer interest in the development.

"We're looking for designs that are compatible [with the approximately 45 homes already built] but maybe more efficient to build," Ms. Bouchard said. The townhouses will shrink from an extra-wide 32 feet to a closer-to-standard 24 feet wide, she said.

The plans for the development call for about 80 more townhouses and 110 more condominiums.

Rocky Gorge's prices for townhouses will run from about $180,000 to the low $200,000s, she said, compared with the mid-to-upper-$200,000 range under the previous plan. Condominium prices will fall to the $120,000-$150,000 range, about a $20,000 to $30,000 drop, but the condominiums will remain about the same size, she said.

Ms. Bouchard said the new development team won't open an on-site marketing center until early 1994, but hopes to begin reworking the development immediately after closing.

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Name 2-4-94 Sun Rocky Gorge Development

Rocky Gorge develops Grey Rock community in Baltimore County
The Sun (1837-1994); Feb 4, 1994; ProQuest Historical Newspapers: The Baltimore Sun
pg. 17

COMMUNITY PROFILE • GREY ROCK

Rocky Gorge develops Grey Rock community in Baltimore County

Revered for its stunning architecture, magnificent features and prestigious location, the gatehouse community of Grey Rock is now being developed by one of the largest, most acclaimed and most successful home builders in the entire Washington metropolitan area: Rocky Gorge Communities.

Pleased to have the opportunity to develop in the Baltimore area, Rocky Gorge introduces all-new designs for the unique European style flats and townhome villas at Grey Rock.

The innovative homes feature unparalleled craftsmanship and such desirable amenities as garages, open foyers, vaulted ceilings, gracious master suites, lavish baths, spacious kitchens with adjoining breakfast rooms, two-sided fireplaces, private balconies and patios, energy saving features and much more.

Grey Rock offers the best of everything for the discriminating purchaser who is looking for something beyond the ordinary.

The exquisite setting is accented by a beautiful natural backdrop, meticulous landscaping, wonderful privacy and the unsurpassed convenience of a prestigious Pikesville location.

Grey Rock reflects the highest standards of excellence found in every Rocky Gorge community.

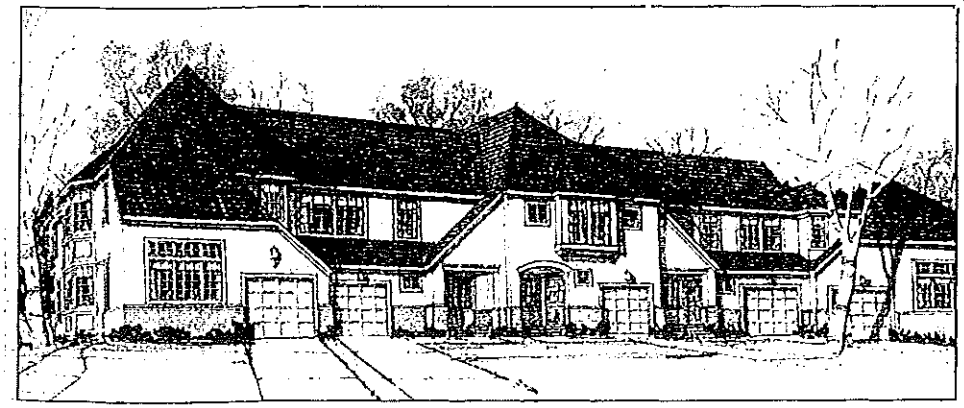
Rocky Gorge is the builder of dozens of prestigious and successful communities, including Potomac's acclaimed golf course community, the Gates of Avenel, and the neo-traditional neighborhood of Kentlands. Rocky Gorge has won many "Finest For Family Living" awards for homes built throughout the Washington Metropolitan area.

These awards are the highest honors a home builder can win and reflect the solid commitment of Rocky Gorge's architects, site planners and craftsmen. Rocky Gorge Communities commits its full resources to the unprecedented grace, prestige, uniqueness and convenience of Grey Rock.

Don't miss this very special preview grand opening. The European flats are priced from the upper $130s. The townhome villas, from the $190s.

For more information, phone (410) 486-4500. Open daily 11 A.M. to 5 P.M., closed Wednesday & Thursday.

Directions: Reisterstown Road one-half mile north of Beltway Exit 20, turn right at third traffic light, Grey Rock Road (Mt. Wilson La.). •



Rocky Gorge Communities is offering townhome villas at Grey Rock from the $190s.

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