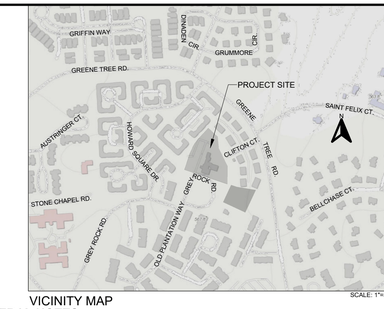
ZONE	NAME
BR	BUSINESS ROADSIDE
DR 3.5	DENSITY RESIDENTIAL- MAX 3.5 UNITS PER ACRE
DR 10.5	DENSITY RESIDENTIAL- MAX10.5 UNITS PER ACRE

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