

Informational/Pre-Concept Plan Conference Checklist

Date: 4/22/08

Owner/Project Name: SAMUEL STERN

Project Address: 2301 Old Court Rd 302

District: 78 Zoning: DR1

Developer/Engineer: MOSTAFA IZARD

Total Units (Residential): 6-7

Total Square Feet (Commercial): 03-19-076460  
 Tax Account Number

For discussion of the following items, contact the Department of Public Works, Room 307, County Office Building:

- Scope of obligations for improvements under Section 32-4-301, Baltimore County Code:
- Streets and rights of way
  - Drains, bridges, and culverts
  - Curbs and gutters suitable outfalls not shown
  - Sidewalks/Paths req'd
  - Traffic control devices
  - Sewer lines req'd - offsite R/W probably needed.
  - Waterlines req'd
  - Open space
  - Landscape plans
  - Street lights

Office to obtain information on the following items:

- Master plan intent and/or conflicts (Highways)
  - Basic Services Maps N/A
  - Tidal and/or riverine flooding and water courses
  - Proximity to water and sewer (including sewer and water plans)
  - State and/or Federal permits may be required.
  - Fire Suppression Tank may be required.
- Room No. Contact Person  
Old Court Rd. - See SHA #

To discuss the following items, contact the Zoning Review Office  
 Room 111, County Office Building, or call 410-887-3391 for an appointment:

Zoning classifications: DR1 Anticipated hearing requests: \_\_\_\_\_

Additional information or comments: SETBACK FROM SWIM.  
ACCESS TO LOT #7 WILL CHANGE LOTS 5 & 6.

To discuss the following items, contact the Office of Planning, at 410-887-3480  
 Room 406, County Courts Building, 401 Bosley Avenue Towson MD 21204

- Master plan intent and/or conflicts
- Community issues
- Planning Board referrals
- Conceptual landscape plans (site layout)
- Historical and/or archeological sites
- Open space systems (Recreation and Parks)
- Anticipated waiver requests (Section 32-4-107, Baltimore County Code)
- Vehicular and pedestrian circulation (internal and external)
- Orientation of existing and proposed buildings on site within 200 feet of site
- Building elevation drawings
- Sign elevation drawings
- RC 2, RC 4, RC 5, RC 6, RC 7, RC 8 requirements
- Compatibility requirements
- Agricultural sites
- Greenways
- Scenic routes/views
- Design reviews

To discuss the following items, contact Dept. of Environmental Protection and Resource Management  
 Room 416, County Courts Building, 401 Bosley Avenue, Towson MD 21204:

- Wells and septic systems (410-887-2762)
- Storm water management/ water quality (410-887-3768)
- Forest conservation and/or Forest Buffer (410-887-3980)
- Agricultural preservation and conservancy areas(410-887-5683)
- Wetlands, streams, and stream buffers (410-887-3980)
- Hydrogeological studies & environmental effects reports (410-887-5859)
- Chesapeake Bay Critical Areas(410-887-3980)

Additional information or comments: CALL LYNN LANHAM, DAVE GREEN FOR MEETING AT PLANNING.

410-887-3480. SHA AT L. MINIANSKI WOULD REQUIRE AN ACCESS PERMIT FOR IMPROVEMENTS TO MD 133 (OLD COURT RD) ENTRANCE & ROAD WIDENING

Applicant and County Representative Signatures:

Applicant's Signature: [Signature]  
 Development Plans Review: [Signature]  
 Office of Planning: [Signature]  
 Zoning Review Office: [Signature]  
 Dept. Environmental Protection & Resource Management (DEPRM): [Signature]  
 Permits & Development Management (PDM): [Signature]  
 SHA - ACCESS PERMITS DIVISION: [Signature]  
 Rev. 12/2004



**COUNTY COUNCIL OF BALTIMORE COUNTY**  
COURT HOUSE, TOWSON, MARYLAND 21204

KEVIN KAMENETZ  
CHAIRMAN  
COUNTY COUNCIL  
COUNCILMAN, SECOND DISTRICT

COUNCIL OFFICE: 887-3196  
DISTRICT OFFICE: 887-3385  
887-0784  
FAX: 887-5791

April 23, 2008

Old Court Greenspring Improvement Association  
Dr. Ronald Diener, President  
4502 Dresden Road  
Baltimore, Maryland 21208

Re: 2801 Old Court Road

Dear Dr. Diener:

I wanted to bring to your attention that a Pre-Concept Plan Conference was recently conducted concerning a possible development project within your community. I am enclosing a copy of the Pre-Concept Plan Conference Informational Checklist.

A Pre-Concept Plan Conference is an initial meeting attended by representatives of various County agencies for the purpose of advising a potential developer regarding applicable County regulations.

In the event that a developer then elects to proceed with a project, County law requires the developer to formally submit a concept plan for the proposed development, if applicable, which is then followed by a Concept Plan Conference.

Thereafter, a Community Input Meeting will be conducted, allowing the surrounding community an opportunity to publicly voice concerns or inquiries directly to the Developer and to appropriate County agencies in attendance. The next stages of the process would be a Development Plan Conference followed by a Hearing before the Zoning Commissioner.

Although I have no role in the approval process of specific developments, I will continue to keep you apprised regarding the status of this particular development project, as well as other matters affecting our community.

Very truly yours,

A handwritten signature in black ink that reads "Kevin Kamenetz". The signature is written in a cursive style.

Kevin Kamenetz  
Councilman, Second District

