

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DEVELOPMENT PLAN CONFERENCE

TO: Timothy Kotroco, Director - Department of Permits & Development Management

FROM: Arnold F. 'Pat' Keller, III, Director - Office of Planning

DATE: April 29, 2009

PROJECT NAME: Old Court LLC Property (aka: Shapiro Property)

PROJECT NUMBER: III-421

PROJECT PLANNER: Jenifer Nugent

GENERAL INFORMATION:

Applicant Name: Kathy & Sandy Shapiro
3219 Old Court Road
Baltimore, MD 21208

Location: S/S Old Court Road; N Lightfoot Drive

Councilmanic District: 2nd

Growth Management Area: Community Conservation Area

Zoning: DR 2

Acres: 48.76± acres

Surrounding Zoning and Land Use:

North:	DR 1, DR 3.5	Single Family Detached
South:	DR 2	Single Family Attached
East:	DR 1, DR 3.5	Single Family Detached
West:	DR 2	Stevenson Commons Condominiums

Project Proposal:

The applicant is proposing to develop 45 new single family detached dwelling units and retain 2 existing single family detached dwelling units for a total of 47 single family dwelling units on 48.76± acres of land zoned DR 2. The land is currently developed with three single family detached dwellings (two to remain) with heavy woods to both the south and western portions of the property. The site is located directly off of Old Court Road, which is a state designated scenic byway route as mapped by the State Highway Administration's State Scenic Byways program and also as a county designated scenic route.

Other Anticipated Actions and Additional Review Items:

- Special Exception
- Variance
- Waiver
- RTA Modification
- Special Hearing
- Compatibility
- Scenic Route
- Referral to Planning Board
- PUD
- Design Review Panel
- Other

MEETINGS:

Concept Plan Conference	<u>01/28/08</u>	Community Input Meeting	<u>03/05/08</u>
Development Plan Conference	<u>04/29/09</u>	Hearing Officer's Hearing	<u>05/21/09</u>
Planning Board			

SCHOOL IMPACT ANALYSIS:

The proposal is within the boundaries of the following schools:

- Wellwood Elementary School
- Pikesville Middle School
- Pikesville High School

The applicant submitted a school impact analysis in accordance with Section 32-6-103 of the Baltimore County Code. This office has reviewed the applicant's report for compliance with said Section and to assure that adequate public facilities can be provided. The Office of Planning cannot make a positive finding at this time. The SIA Report prepared by the developer and received by this office on 3/4/2009 is in error as follows:

- The elementary school district is Wellwood only. The referenced project does not belong to Fort Garrison Elementary School (see Forms 1 and 2)
- On form 2 the number of new units is 45 not 47. There are two existing dwellings on the site to remain. (lots 3, 19 and 45), which ought not to be counted toward pupil yields from the referenced project.
- Please make sure to use the appropriate Form 3 from the Office of Planning's website.

Submit a revised SIA a minimum of 10 days prior to the HOH. Additional information is available at:

<http://www.baltimorecountyonline.info/Agencies/planning/index.html>

SCENIC ROUTE:

The Baltimore County Office of Planning has reviewed the Impact Display for Scenic Road Corridor and finds that the proposed Development meets the development guidelines found in Division VI, Section A of the Comprehensive Manual of Development Policies (CMDP).

RESIDENTIAL PERFORMANCE STANDARDS FINDING:

This development is subject to Bill 58-01 titled "Residential Performance Standards." Section 260 of the Baltimore County Zoning Regulations (BCZR) requires the Director of the Office of Planning to

make a finding to the Hearing Officer for all residential development of four lots or more in Baltimore County that is located within the Urban/Rural Demarcation Line.

The pattern book submitted to this department for review and approval is unacceptable. A pattern book is a graphic illustration of the development's conformance with Section 260 of the Baltimore County Zoning Regulations, and is maintained as a permanent part of the development file. It is also used as a guide for reviewing building permits. As such, revise the pattern books so that it is in accordance with the standards stated in the Concept Plan comments dated January 28, 2008. For your convenience, a checklist of these standards is attached below. All components must be included in the bound pattern book in order for the Office of Planning to make a positive finding to the Hearing Officer.

Before a finding can be made on compliance of the subject project with the Residential Performance Standards, all of the following must be submitted:

1. A pattern book (8 ½"x11", 8 ½"x14" or 11"x17" max. bound and in color) to include the following:
 - a. A cover page that lists the name of the project, the PDM project number, all parties involved with the project complete with their contact information and the date of the Pattern Book
 - b. **A vicinity map at either 1"=1000', 500', or 200' along with a site specific data list that includes site address, acreage (net and gross), current zoning, existing land use, proposed land use, election and councilmanic districts and Tax Map and Parcel numbers.**
 - c. A proposed site plan at a legible scale.
 - d. Architectural elevations, to scale, of **all facades** including any proposed garage that shall include general massing of the buildings, major facade divisions, porches, gables, dormers, chimneys, size and placement of openings, roof treatment, materials, and colors. **Elevations shall be provided of all unit types to be offered for sale complete with call-outs and labels of all proposed materials;**
 - e. Floor plans, to scale, of the building types complete with dimensions at a clear and legible scale;
 - f. If dwellings with front entry garages are to be constructed, provide a typical plan or detail showing the garage setback;
 - g. **Typical lot layouts showing house, garage, and driveway configurations, to scale, demonstrating all required setbacks for all applicable zoning;**
 - h. **Illustrative Landscape Plan.**
 - i. Elevations and details of all proposed fencing;
 - j. Elevations and details of the proposed rear decks, indicating materials and finishes;
 - k. **Elevations and details of proposed screening treatments of HVAC and metering systems;**
 - l. Elevations, details and locations of proposed mail boxes;
 - m. **Elevations and details of all proposed signage and entrance treatments, to scale, with dimension call-outs and proposed materials;**
 - n. **Details of all proposed landscaping;**
 - o. **A grading plan;**
 - p. **The design and location of the open space area (s); and,**

- q. A copy of all covenants associated with the project

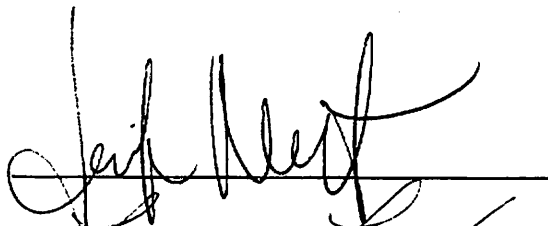
Submit a revised Pattern Book a minimum of 10 days prior to the HOH.

RECOMMENDATION:

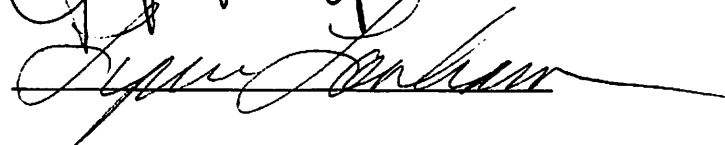
The Office of Planning has reviewed the Development Plan for conformance with Concept Plan comments of January 28, 2008 and recommends the Development Plan be **APPROVED** subject to the listing below:

1. Old Court Road is a scenic route. Show this designation on the Development plan.
2. Page 185 of the CMDP, Scenic Views, Item #4 requires location and size of existing vegetation to be shown on the plan. It appears that a waiver of this requirement is merited due to extensive tree save along the scenic route edge except where road widening is required. In addition, specimen trees are shown on the site constraints plan.
3. Under the Development Guidelines of the Scenic Views Section of the Comprehensive Manual of Development Policies (CMDP), guideline #5 states that signage should be designed to harmonize with the surroundings to create the least visual impact to the designated scenic route. The final signage design shall be submitted to the Office of Planning for review and approval for compliance with the Scenic Views guidelines. The sign included in the pattern book is too generic in nature and not site specific. Additionally, materials are not specific enough for proper evaluation of compliance to Scenic Route analysis.
4. Every attempt should be made to maximize the protection of the existing mature natural forest along Old Court Road. Where the mature vegetation must be removed, native species and evergreen plantings shall be supplemented and indicated on the Final Landscape Plan.
5. Show the acreage of each lot on the site plan.
6. Provide detailed design of the open space located near lots 30 and 34 and include in the pattern book.
7. The Remington and Wynterhall model will not be allowed to have a two car front entry garage as it projects more than 4' from the front façade and/or lacks a full front porch. Remove these models from the pattern book or show them as side entry models only.
8. Three-car side entry garage units will not be allowed on corner lots.
9. Show the landscape plan in the pattern book and the landscape treatments for the HVAC screening treatments.

Prepared By:



Division Chief:



JN:kma