

BALTIMORE COUNTY, MARYLAND

SUBJECT: CONCEPT PLAN COMMENTS

DPC DATE: June 30, 2021

FROM: PAI - ZONING REVIEW

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PROJECT NAME: Southern Crossroads

PLAN DATE: 05/14/2021

PAI No. MAJ-2018-00003

LOCATION: 4100 Maple Avenue

PROPOSAL: 196 single family townhouses with 71 single garages and 125 double garages.

ZONING: DR 5.5, DR 2, ML, BR

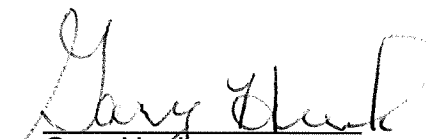
Engineer: Bohler Engineering

Phone No. 410-821-7900

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1. The front setbacks for townhouses with parallel parking is 15 feet in the BCZR.
2. A 30 foot setbacks to property line are required for townhouses and center of the alleyway can be used if part of owner's property.
3. Add to the zoning notes to maintain a 500 square feet open space and show open space in typical..
4. Variances may be required.

Final zoning approval is contingent first upon all plan comments being addressed on the development plan secondly upon final resolution of all comment; thirdly upon the outcome of any required zoning hearing; and finally upon the in of all notes and details specified above being include on the Building Permit Site Plan.

  
Gary Hucik  
Planner II  
Zoning Review