

156

PETITION FOR SPECIAL HEARING 84-169-SPH
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the first amended development plan of the Resubdivision of lots 10 and 11, The Hill Farm, Plat 1.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) Hill Farm Joint Venture
Signature (Type or Print Name)
Address Richard A. Moore, President, Gaylord
City and State Brooks Investment Company, Managing
Partner, Hill Farm Joint Venture
Attorney for Petitioner: P.O. Box 193 667-0800
(Type or Print Name) 3312 Paper Mill Road
Address Phoenix, MD 21131
City and State
Signature
Address Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State Same as above
Attorney's Telephone No.: Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of December, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of January, 1984, at 10:15 o'clock A.M.

Cal Jahn
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

Mr. Richard A. Moore, President
Gaylord Brooks Investment Company
P.O. Box 193
3312 Paper Mill Road
Phoenix, Maryland 21131

cc: Deft-McCune-Walker, Inc.
530 East Joppa Road
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 8th day of December, 1983.

Arnold Jablon
Zoning Commissioner

Petitioner Hill Farm Joint Venture
Petitioner's Attorney Received by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER
E/S Brookstone Court 1625' E of
Falls Rd., 8th District : OF BALTIMORE COUNTY
HILL FARM JOINT VENTURE, : Case No. 84-169-SPH
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 16th day of December, 1983, a copy of the foregoing

Order was mailed to Richard A. Moore, President, Gaylord Brooks Investment Co., Managing

Partner, Hill Farm Joint Venture, P. O. Box 193, 3312 Paper Mill Road, Phoenix, MD

21131, Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner Date: December 28, 1983
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Hill Farm Joint Venture
84-169-SPH

The development plan was approved by the Planning Board on December 8, 1983.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 3, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Richard A. Moore, President
Gaylord Brooks Investment Company
P.O. Box 193
3312 Paper Mill Road
Phoenix, Maryland 21131

RE: Case #84-169-SPH (Item No. 106)
Petitioner-Hill Farm Joint Venture
Special Hearing Petition

Dear Mr. Moore:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:mch

Enclosures

cc: Deft-McCune-Walker, Inc.
530 East Joppa Road
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

December 2, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #106 (1983-1984)
Property Owner: Hill Farm Joint Venture
E. end Brookstone Ct. 1625' E. of Falls Rd.
Acres: 10.670 District: 8th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The Subdivision Review Comments (June 27, 1983), supplied by the Developers Engineering Division for this property (Project 83082) are referred to for your consideration.

Public Works Agreement 87804 was executed in conjunction with the development of Hill Farm - Plat one, of which this property is a part.

This property was reviewed by the County Review Group June 30, 1983, with a continued meeting scheduled for December 8, 1983.

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:PNR:ss

cc: C. Warfield

S-M Key Sheet
51 & 52 NW 11 Pos. Sheets
NW 13 C Topo
60 Tax Map

Encl.

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: June 27, 1983
FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Hill Farm - Resub. of Lots 10, 11 and 11A
PROJECT NUMBER: 83082
LOCATION: East end of Brookstone Court
off Falls Road
DISTRICT: 8C3

The Plan for the subject site, dated May 31, 1983, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

The structure at the stream crossing must be sized to pass the flow from a 100-year storm. Drainage calculations used to size the structure must be reviewed and approved by Baltimore County, and the type structure must also be approved. All costs associated with the project are the full responsibility of the Developer. A permit is required from the Department of Natural Resources for the construction of the structure because the drainage area is greater than 100 acres and the stream is a designated trout stream.

The Plan as submitted is satisfactory. No public improvements are required; therefore, the Developer has no financial responsibility.

The Plan may be approved, subject to conformance with these comments.

Edward A. McDonough, P.E., Chief
Developers Engineering Division

EAM:CLW:ss

cc: File

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

Zoning Item # 106
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
 - () The results are valid until
 - () Revised plans must be submitted prior to approval of the percolation tests.
- (✓) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (✓) Others Prior to approval of Building Permits for this site, the Maryland State Water Appropriation Permit must be revised and the water wells and septic system must meet the minimum standards of the Baltimore County Code.

John J. Forrest
John J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber
FROM: Director of Planning and Zoning
SUBJECT: Second Amended Partial Development Plan - The Hill Farm Plat 1
Resub of Lots 10, 11, 11-A

The Planning Board, at its meeting on December 8, 1983, approved the Second Amended Partial Development Plan, The Hill Farm Plat 1, Resub of lots 10, 11, 11-A. The plan is identified as Item Number 106 on the Zoning Advisory Committee Agenda.

SIGNED *Norman E. Gerber*
Norman E. Gerber
Director of Planning and Zoning

NEC:rh
cc: Nick Commodari
Eugene Bober

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

November 29, 1983

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Hill Farm Joint Venture

Location: E. End Brookstone Court 1625' E. of Falls Road

Item No.: 106

Zoning Agenda: Meeting of November 8, 1983

Gentlemen:

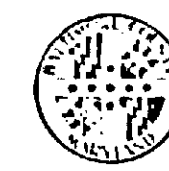
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- (X) 3. The vehicle dead end condition shown at dead end condition shown at Lot #11 exceeds 300' allowed, standard cul-de-sac required.
EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *R. J. O'Neil* 11/24/83
Planning Group
Special Inspection Division

Noted and Approved: *George M. McGonigle*
Fire Prevention Bureau

/s/ Roadway and bridge shall be 16 feet wide & support 50,000 lb. fire apparatus.



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

December 21, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 106 & 108 -ZAC- Meeting of November 8, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 106 and 108.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. I

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: November 4, 1983

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No: 106, 107, 108.
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

Z.A.C. Meeting of: November 8, 1983

District:
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/1h

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 106, Zoning Advisory Committee Meeting of Nov. 8, 1983

Property Owner: Hill Farm Joint Venture

Location: E. End Brookstone Court District 8

Water Supply private Sewage Disposal private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 139-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari, Zoning Department Date: November 11, 1983

FROM: C. E. Burnham, Building Plans Review Chief CEB

SUBJECT: Zoning Advisory Committee Meeting
Meeting of 11/8/83

ITEM #106 No Comment
ITEM #107 See Comments
ITEM #108 No Comment

ITEM #12 Revised

DAFT-McCUNE-WALKER, INC.

530 East Joppa Road
Towson, Md. 21204
Telephone: 301-298-3333
Land Planning Consultants
Landscape Architects
Engineers

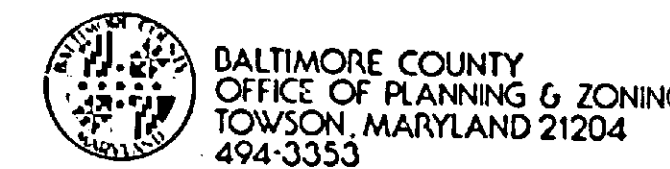
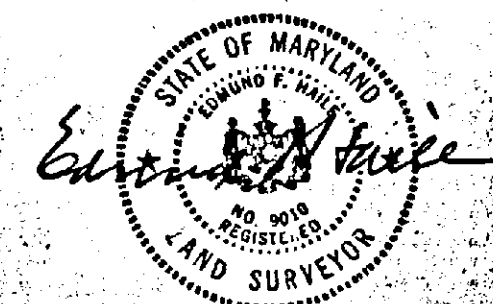
Description For Zoning Purposes

10.670 Acre +/- Parcel
19 Brookstone Court
Baltimore County, Maryland

BEGINNING for the same at a point at the east end of Brookstone Court which point is 1,625 feet +/- east of Falls Road and is on the right-of-way line of Brookstone Court and the Easternmost line of Lot 12 Plat I - The Hill Farm as recorded among the Land Records of Baltimore County in Liber E.B.K., Jr. 43 folio 103 and running the following courses and distances: (1) North 26 degrees 35 minutes 00 seconds East 479.22 feet; (2) North 54 degrees 23 minutes 23 seconds West 68.83 feet; (3) North 51 degrees 52 minutes 32 seconds East 591.10 feet; (4) South 59 degrees 03 minutes 24 seconds East 217.00 feet; (5) South 35 degrees 43 minutes 39 seconds East 533.36 feet; (6) South 54 degrees 12 minutes 21 seconds West 576.04 feet; (7) North 45 degrees 10 minutes 05 seconds West 485.88 feet; (8) South 87 degrees 17 minutes 00 seconds West 143.00 feet; (9) South 26 degrees 35 minutes 00 seconds West 340.00 feet; (10) thence 21.75 feet along the right-of-way line of Brookstone Court to the point of beginning and containing 10.670 acres +/-.

BEING that same parcel of land shown on the plat of "Resubdivision Lots 10 and 11 of Plat I - The Hill Farm" and recorded among the Land Records of Baltimore County in Liber E.B.K., Jr. 48 folio 110.

October 21, 1983
Our File No. 83014



ARNOLD JABLON
ZONING COMMISSIONER

January 5, 1984

Mr. Richard A. Moore, President
Gaylord Brooks Investment Company
P.O. Box 193
3312 Paper Mill Road
Phoenix, Maryland 21131

RE: Petition for Special Hearing
E/S Brookstone Ct., 1,625' E of Falls Rd.
8th Election District
Hill Farm Joint Venture - Petitioner
No. 84-169-SPH (Item No. 106)

Dear Mr. Moore:

This is to confirm our conversation of this date rescheduling the above captioned matter from 10:15 a.m. to 1:15 p.m. on January 10, 1984.

Very truly yours,

Arnold Jablon (mc)
ARNOLD JABLON
Zoning Commissioner

AJ/mc

PETITION FOR SPECIAL HEARING

8th Election District

ZONING: Petition for Special Hearing

LOCATION: East side Brookstone Court, 1,625 ft. East of Falls Road

DATE & TIME: Tuesday, January 10, 1984 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the first amended development plan of the resub-division of Lots 10 and 11, The Hill Farm, Plat I

Being the property of Hill Farm Joint Venture, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION FOR SPECIAL HEARING
E/S of Brookstone Ct., 1,625' E of
Falls Rd. - 8th Election District
Hill Farm Joint Venture
Petitioner
Case No. 84-169-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests to amend, for the 2nd time, its partial development plan in order to divide 3 parcels, as shown on its 1st amended plan, into 4, as is more fully described on Petitioner's Exhibit 1.

The Petitioner, by Edward Halle, its engineer, appeared and testified. Mr. A. D. McComas, on behalf of the Falls Road Community Association, appeared and took part in the hearing.

Mr. Halle testified that the 1st amendment to the partial development plan divided the parcel, in question, into 3 lots. As a result of that subdivision, a contract purchaser surveyed the parcel and discovered that the subdivision precluded the erection of a house on one of the lots due to lack of required setbacks, drainage and lack of an acceptable septic field, required due to the absence of sewerage. The Petitioner then rearranged the lots into 4 and was able to comply with all State and County requirements. Indeed, the lots were reconfigured so as to meet setbacks and the applicable Health Department regulations as to septic fields. Percolation tests and the positive. All 4 lots are now usable.

Settlement on the sale of the instant property is scheduled for February 1, 1984. Mr. McComas stated he had no objection to the amendment requested here.

It should be noted that the Planning Board approved the amendment on December 8, 1983.

The Petitioner requests the Zoning Commissioner to amend their partial development plan pursuant to the authority vested in him by Sections 1801.3.A.7.b and 502 of the Baltimore County Zoning Regulations (BCZR).

UNDER RECEIVED FOR FILING
DATE January 12, 1984
BY Mary Conroy (Clerk)
ADMINISTRATIVE ASSISTANT

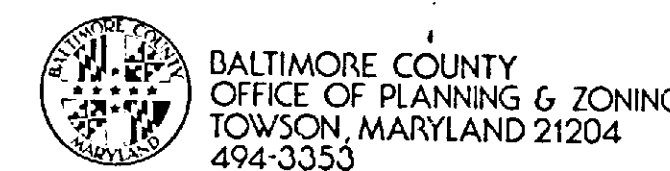
After due consideration of the evidence and testimony presented, it is found that the amendment requested would not adversely affect the health, safety, and general welfare of the neighborhood.

In fact, the entire development has underutilized its density allowed, and the requested relief to allow 4 lots instead of 3 would also underutilize density allowable.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the request to amend should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12 day of January, 1984, that the Petition for Special Hearing to amend the partial development plan, as aforescribed, be and is hereby GRANTED, from and after the date of this Order.

Arnold Jablon
Zoning Commissioner of
Baltimore County



ARNOLD JABLON
ZONING COMMISSIONER

January 12, 1984

Mr. Edward Halle
530 East Joppa Road
Baltimore, Maryland 21204

RE: Petition for Special Hearing
E/S of Brookstone Ct., 1,625' E of Falls Rd. - 8th Election District
Hill Farm Joint Venture - Petitioner
No. 84-169-SPH (Item No. 106)

Dear Mr. Halle:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

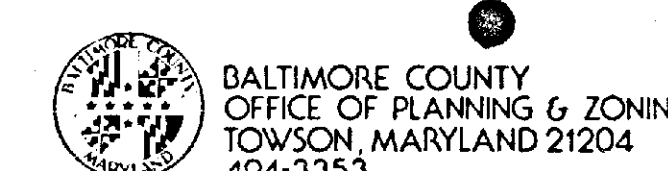
Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ/mc

Attachments

cc: Mr. A.D. McComas
12405 Falls Road
Cockeysville, Maryland 21030

People's Counsel



ARNOLD JABLON
ZONING COMMISSIONER

January 4, 1984

Hill Farm Joint Venture
c/o Richard A. Moore, President
P. O. Box 193
3312 Paper Mill Road
Phoenix, Maryland 21131

RE: Petition for Special Hearing
E/S Brookstone Ct., 1,625' E of Falls Rd.
Hill Farm Joint Venture - Petitioner
Case No. 84-169-SPH

Dear Sir:

This is to advise you that \$47.29 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 124067
DATE 1/10/84 ACCOUNT R-01-615-000
AMOUNT \$47.29
RECEIVED FROM Daft-McCune-Walker, Inc.
FOR Advertising & Posting Case #84-169-SPH
(Hill Farm Joint Venture)
Clerk
012-0000-4729-5104A
VALIDATION OR SIGNATURE OF CASHIER

Hill Farm Joint Venture
c/o Richard A. Moore, President
P. O. Box 193
3312 Paper Mill Road
Phoenix, Maryland 21131

NOTICE OF HEARING

Re: Petition for Special Hearing
E/S Brookstone Ct., 1,625' E of Falls Rd.
Hill Farm Joint Venture - Petitioner
Case No. 84-169-SPH

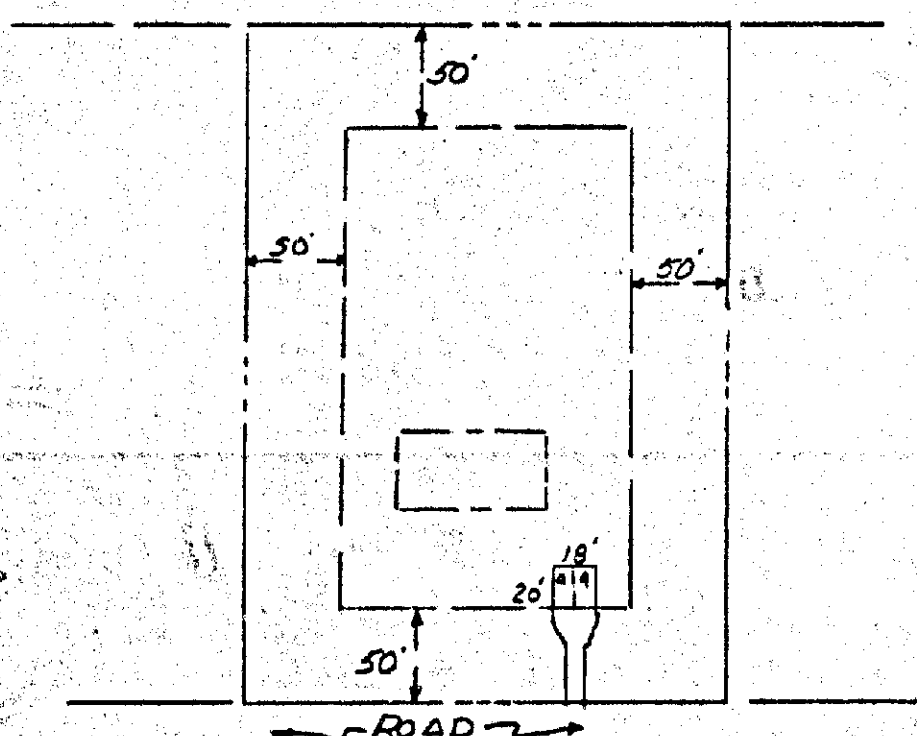
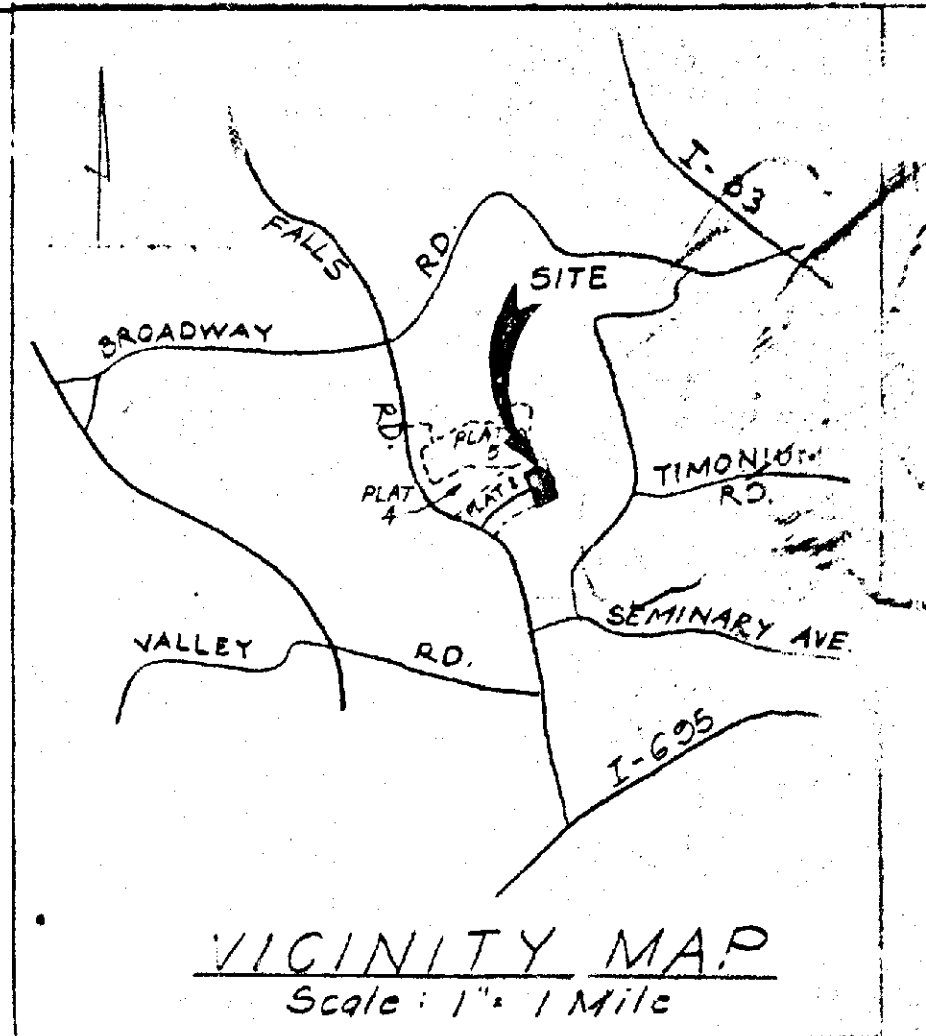
TIME: 10:15 A.M.

DATE: Tuesday, January 10, 1984

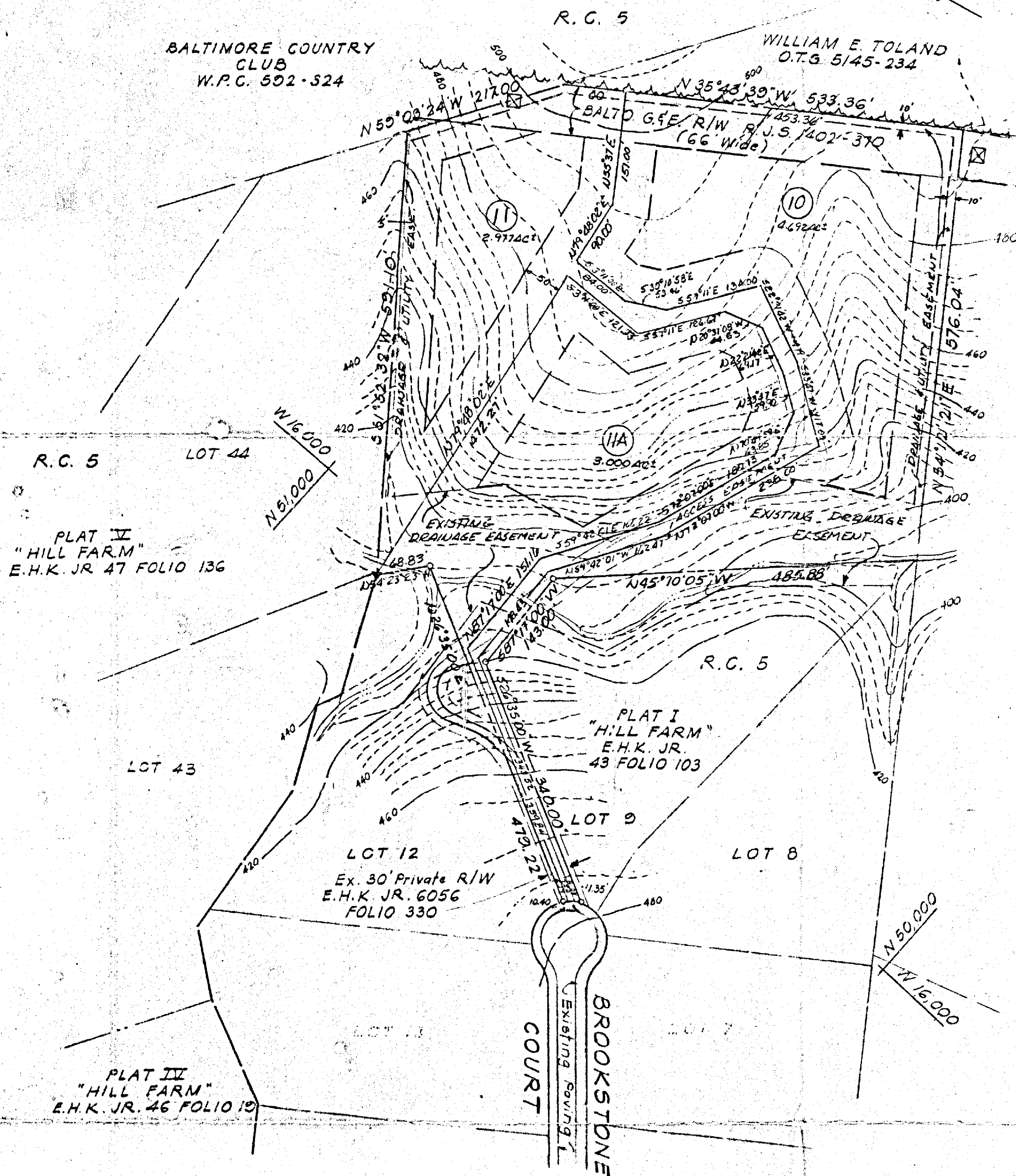
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 122917
DATE 1/10/84 ACCOUNT R-01-615-000
AMOUNT \$35.00
RECEIVED FROM D.H. McCune-Walker
FOR fees & costs #106
012-0000-3500-8264A
VALIDATION OR SIGNATURE OF CASHIER

ORDER RECEIVED FOR FILING
DATE January 12, 1984
BY Mary Conroy (Clerk)
ADMINISTRATIVE ASSISTANT



TYPICAL LOT SHOWING
SET BACKS & TYPICAL PARKING LAYOUT
NO SCALE



"WOODWARD"
E.H.K. JR. 47 FOLIO 118

GENERAL NOTES

1. PRIVATE WATER & SEPTIC SYSTEM TO BE INSTALLED IN ACCORDANCE WITH BALTIMORE COUNTY HEALTH DEPT. REGULATIONS.
2. THERE SHALL BE TWO (2) OFF-STREET PARKING SPACES PROVIDED FOR EACH LOT CONSTRUCTED WITH MACADAM SURFACE.
3. LOCATIONS OF DRIVES & PARKING TO BE DETERMINED BY LOCATION OF RESIDENCE.
4. THERE SHALL BE NO GRADING OF ENTIRE SITE, ONLY MINIMUM GRADING SHALL BE PERFORMED AS REQUIRED FOR THE CONSTRUCTION OF HOMES & DRIVES ON ANY LOT.
5. THERE SHALL BE NO CUTTING OF TREES & SHRUBS FROM ANY LOT, ONLY DEAD, DAMAGED, OR TREES NECESSARY FOR THE CONSTRUCTION OF HOMES & DRIVES ARE TO BE REMOVED.
6. PLANTING ON EACH LOT TO BE PROVIDED BY THE OWNER OF LOT.
7. ALL LOTS SHOWN HEREON TO BE SOLD.
8. MAXIMUM BUILDING HEIGHT OF ANY STRUCTURE IS 35'.
9. MAJOR VEGETATION IS WOODS.
10. NO OPEN SPACE REQUIRED.
11. CONTOURS SHOWN ARE FROM BALTO. CO. PHOTOGRAMMETRICS.
12. MINIMUM BUILDING SETBACKS REQUIRED:
A. 75' FROM CENTERLINE OF STREET & NOT LESS THAN 50' FROM STREET R/W
B. MINIMUM OF 50' SIDE YARD
C. MINIMUM OF 50' REAR YARD
13. A DOMESTIC WELL IS TO BE ESTABLISHED ON EACH LOT & APPROVED BY BALTO. CO. HEALTH DEPT. PRIOR TO THE CONVEYANCE OF LOT.
14. LOT DIMENSIONS & AREAS AS SHOWN ARE APPROXIMATE & ARE SUBSTANTIALLY IN ACCORDANCE WITH PLAT OF RECORD.
15. THE OWNER RESERVES THE RIGHT TO RESUBDIVIDE ANY LOT IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS & TO CREATE & REALIGN ALL DRAINAGE & JOINT DRIVEWAY EASEMENTS & ESTABLISH MAINTENANCE AGREEMENTS FOR INDIVIDUAL LOTS.
16. REFUSE COLLECTION, SNOW REMOVAL, & ROAD MAINTENANCE ARE PROVIDED TO THE BENEFIT OF THE PAUHANDLE LOTS & THE STREET R/W & NOT ON THE PAUHANDLE LOTS DRIVE WAY.
17. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPLE BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO THE YARDS, MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTION 301.4.400 OF THE BALTO. CO. ZONING REGULATIONS (SUBJECT TO COVENANTS & APPLICABLE BUILDING PERMITS).
18. FRONT OF HOUSE TO BE 50' FROM PROPERTY LINE.
19. PAUHANDLE DRIVE TO BE PAVED WITH MACADAM SURFACE.
20. ▲ DENOTES APPROXIMATE LOCATION OF STREET LIGHTS, APPROVED BY BALTIMORE COUNTY.

NOTE: LOT 11A, 43' SHOWN, IS THE ONLY ADDITION TO THE ORIGINAL PLAN

OWNERS OF LOTS SHOWN HEREON

LOT #9 Michael Ruhl Sheehan 1/6/82
MICHAEL KAHL SHEEHAN
LOT #12 Sundri Hosono 1/15/82
SUNDRI HOSONO

REASON FOR 1ST AMENDED DEVELOPMENT PLAN
1/22/82: RESUBDIVIDE LOTS 10 & 11 INTO LOTS 10, 11, & 11A

DENSITY CALCULATIONS
ZONING: R.C. 5
AREA OF PROPERTY: 10.670 AC.
NUMBER OF LOTS: 3 LOTS
DENSITY: 0.281 LOTS/AC.

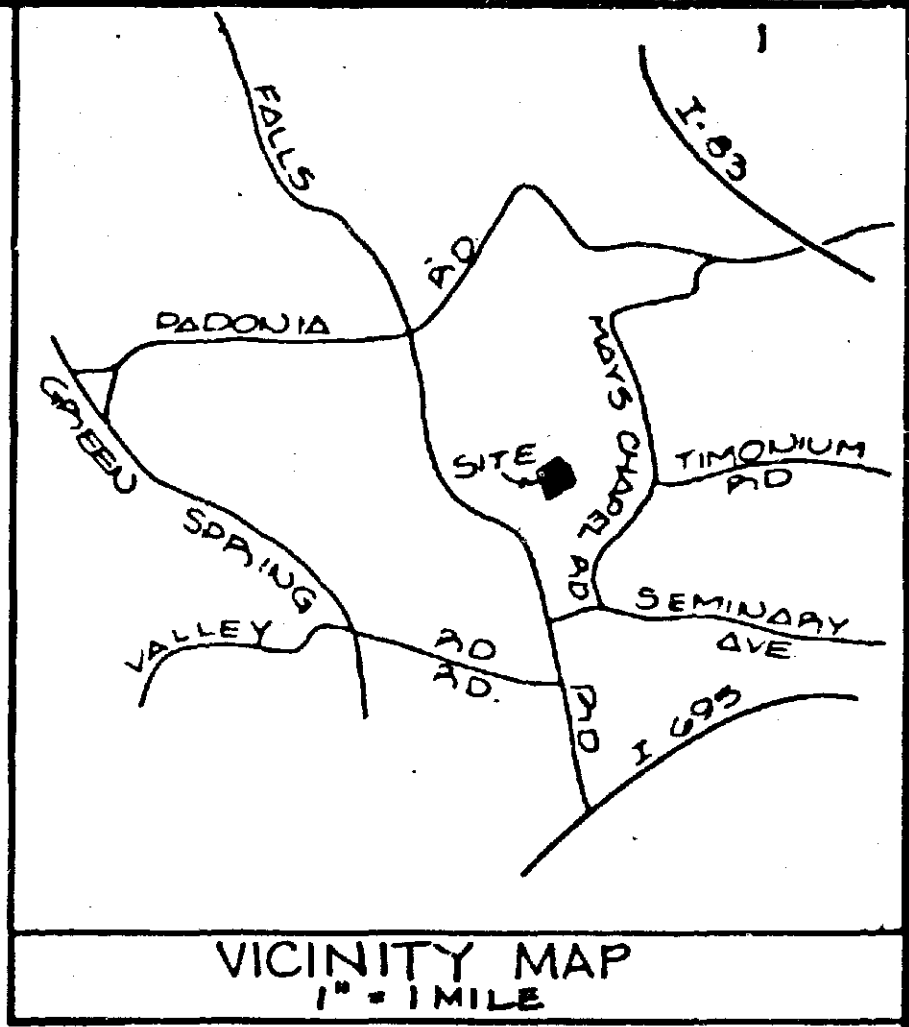
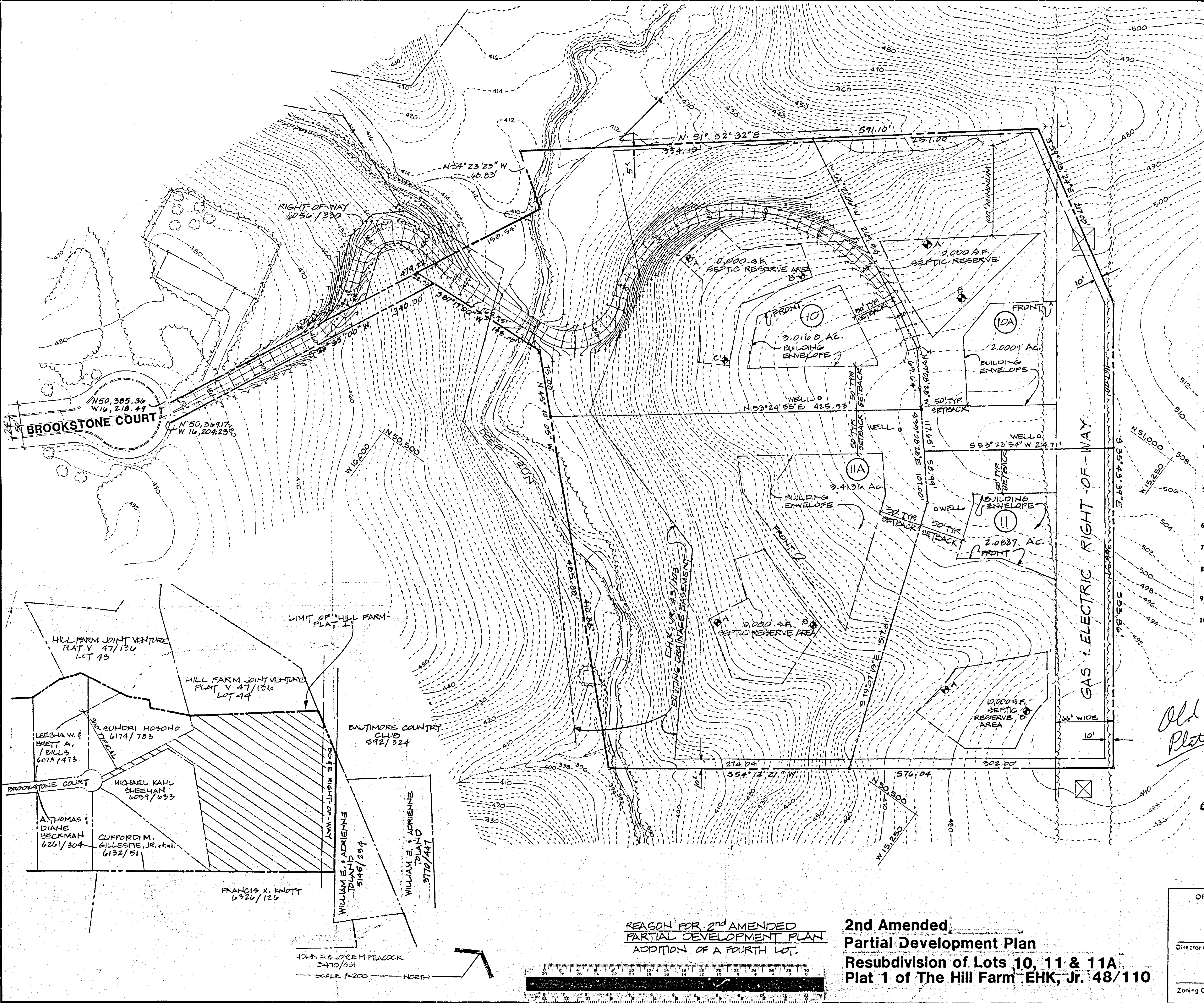
OWNER AND DEVELOPER
HILL FARM JOINT VENTURE
C/O GAYLORD BROOKS INVESTMENT CO.
P.O. BOX 400 PHOENIX, MD.
MICROFILMED

1ST AMENDED DEVELOPMENT PLAN RESUBDIVISION - LOTS 10 & 11 "THE HILL FARM" PLAT 1

8th Election District Baltimore County, Maryland
Scale: 1" = 100' Nov. 19, 1981

OFFICE OF PLANNING & ZONING
APPROVED BY
E. Bulw FOR 2/11/82
DIRECTOR OF PLANNING DATE
James E. Dan 2/11/82
PLANNING COMMISSIONER DATE





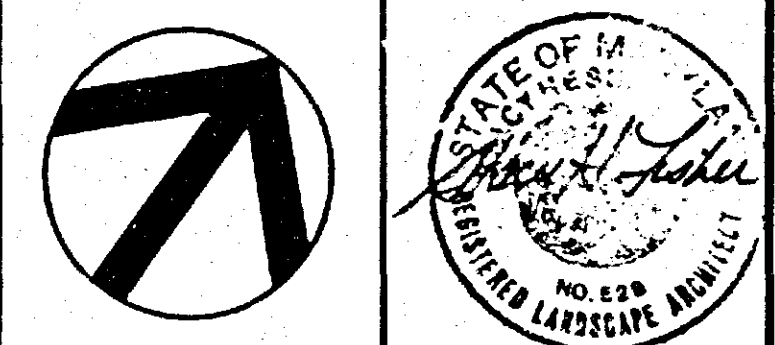
General Notes

- Owner/Developer: Hill Farm Joint Venture
c/o Gaylord Brooks Investment Company
P. O. Box 400
Phoenix, Maryland 21131
Phone: (301) 667-0800
- Gross Site Acreage = 10.67 Acres +/-
Net Site Acreage = 10.67 Acres +/-
Existing Zoning = R.C. 5 @ 0.667 Units/Acre
Density Permitted = 10.67 x 0.667 = 7.12 Units
Density Proposed = 4 (No lot is less than 2 acres.)

There are no open space requirements for this site. All units will be single family residential and will be for sale. A minimum of two 9' x 18' parking spaces per dwelling unit will be provided.
- Not more than one residence per lot will be built by future lot owners. All structures will comply with applicable Baltimore County standards for setbacks, heights and dimensional requirements. There are no existing structures on the site.
- Road grades are indicated on the plan. The grading of individual lots will be determined to some extent by the design of the house. Grading will be kept to a minimum in order to preserve existing vegetation. Additional landscaping will be provided by individual property owners.
- Driveway dimensions are shown on the plan. There are no named streets or drives within the tract. The driveway will be maintained equally by all property owners having rights to use it.
- Estimated Average Daily Trips:
4 Units > 70' @ 12.4 = 49.6 A.D.T.'s
- There are no existing or proposed sewer, water or storm drain systems serving the site.
- The driveway and parking areas will be bituminous concrete. Private parking areas will conform to all applicable Baltimore County standards.
- Well locations shall comply with applicable Baltimore County Department of Health regulations.
- Refuse will be collected from each lot.

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
330 EAST JUPPA ROAD
TOWSON MD 21204
TELEPHONE 301 796 3333

THE HILL FARM
8th Election District



DATE	REVISIONS
10/16/83	Wells, Lot 11 Septic

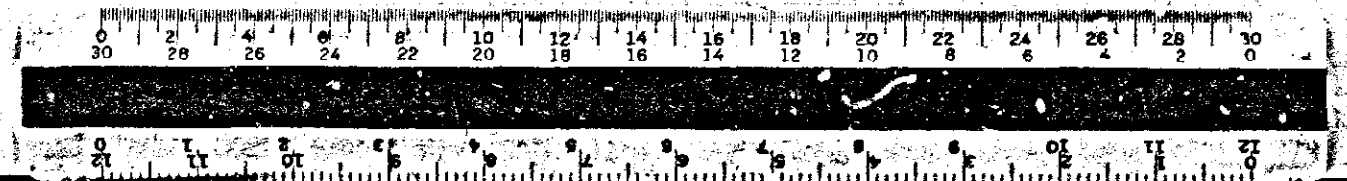
SCALE:	1" = 50'
JOB ORDER NO.	83014
ISSUE DATE	SEPT. 14, 1983

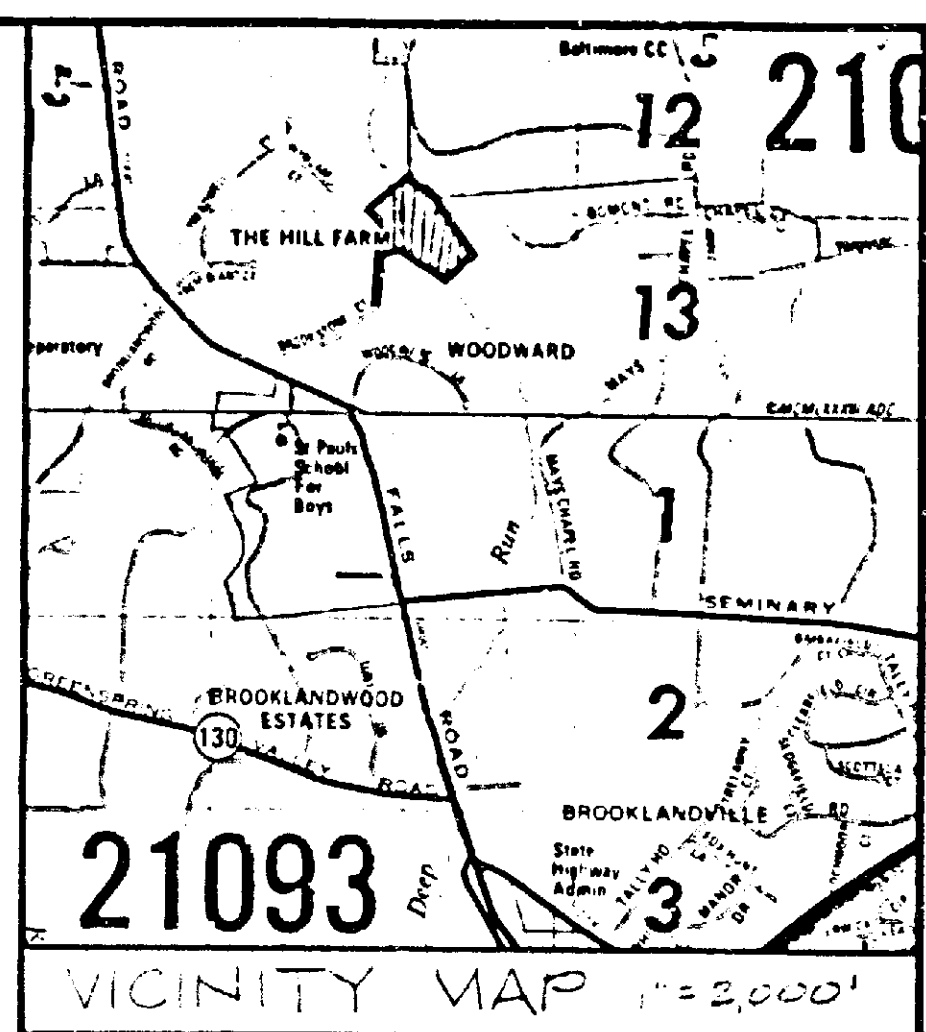
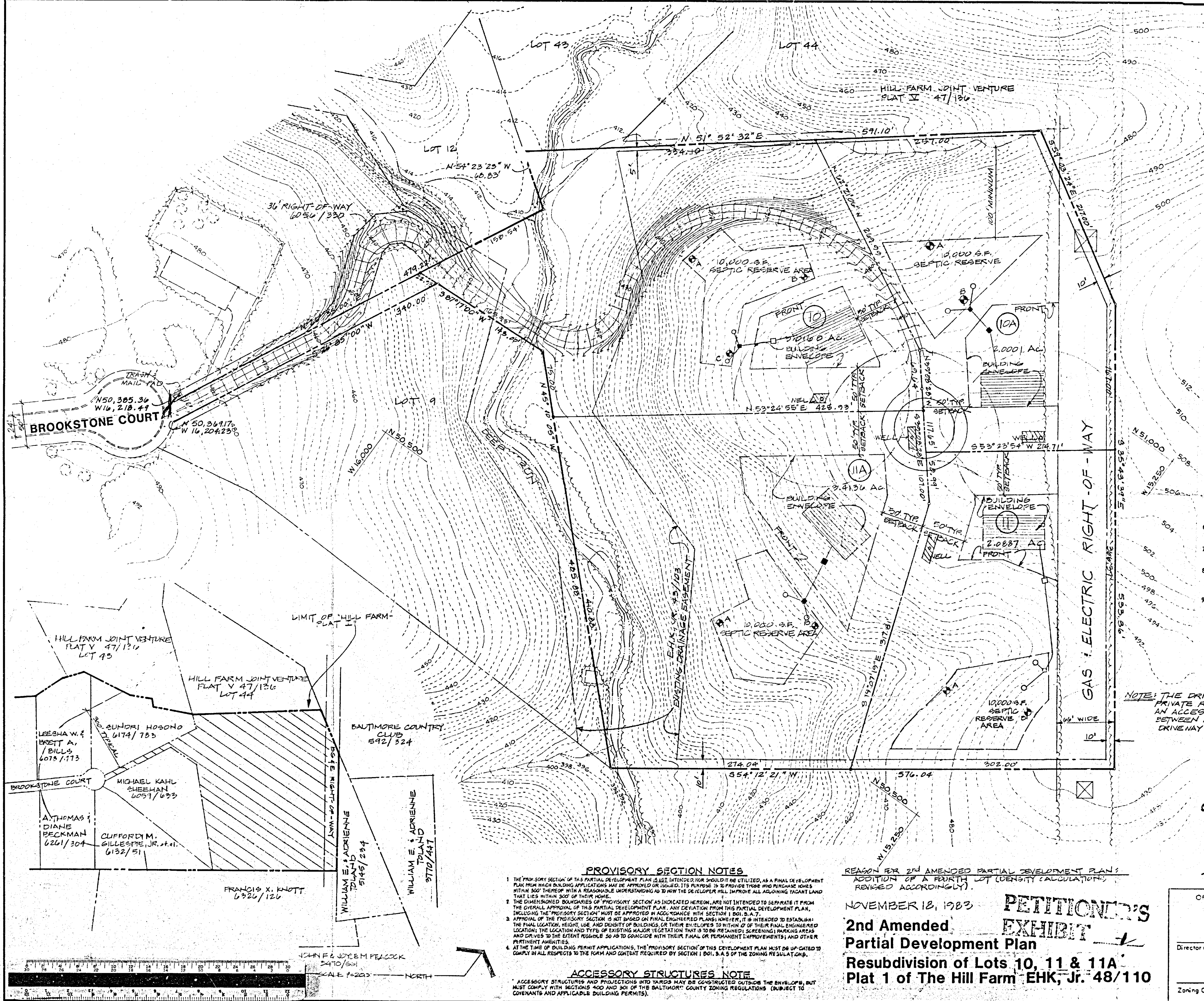
Office of Planning and Zoning
Approved by:

Director of Planning	Date
Zoning Commissioner	Date

REASON FOR 2nd AMENDED
PARTIAL DEVELOPMENT PLAN
ADDITION OF A FOURTH LOT.

**2nd Amended
Partial Development Plan
Resubdivision of Lots 10, 11 & 11A
Plat 1 of The Hill Farm EHK, Jr. 48/110**





General Notes

- Owner/Developer: Hill Farm Joint Venture
c/o Gaylord Brooks Investment Company
P. O. Box 400
Phoenix, Maryland 21131
Phone: (301) 667-0800
- Gross Site Acreage = 10.67 Acres +/-
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Existing Zoning = R.C. 5 @ 0.667 Units/Acre
Density Permitted = 10.67 x 0.667 = 7.12 Units
Density Proposed = 4 (No lot is less than 2 acres.)
- There are no open space requirements for this site. All units will be single family residential and will be for sale. A minimum of two 9' x 18' parking spaces per dwelling unit will be provided.
- Not more than one residence per lot will be built by future lot owners. All structures will comply with applicable Baltimore County standards for setbacks, heights and dimensional requirements. There are no existing structures on the site.
- Road grades are indicated on the plan. The grading of individual lots will be determined to some extent by the design of the house. Grading will be kept to a minimum in order to preserve existing vegetation. Additional landscaping will be provided by individual property owners.
- Driveway dimensions are shown on the plan. There are no named streets or drives within the tract. The driveway will be maintained equally by all property owners having rights to use it.
- Estimated Average Daily Trips:
4 Units > 70' @ 12.4 = 49.6 A.D.T.'s
- There are no existing or proposed sewer, water or storm drain systems serving the site.
- The driveway and parking areas will be bituminous concrete. Private parking areas will conform to all applicable Baltimore County standards.
- Well locations shall comply with applicable Baltimore County Department of Health regulations.

NOTE: THE DRIVEWAY IS NOT A PRIVATE ROAD, BUT THERE IS AN ACCESS AGREEMENT BETWEEN LOTS TO USE THE DRIVEWAY & CIRCLE.

PROVISORY SECTION NOTES

- THE PROVISORY SECTION OF THIS PARTIAL DEVELOPMENT PLAN IS NOT INTENDED TO BE UTILIZED, AS A FINAL DEVELOPMENT PLAN, UNLESS THE BUILDING APPLICATIONS ARE APPROVED OR ISSUED. ITS PURPOSE IS TO PROVIDE THOSE WHO PURCHASE LOTS WITHIN 300' THEREOF WITH A REASONABLE UNDERSTANDING AS TO HOW THE DEVELOPER WILL IMPROVE ALL ADJOINING VACANT LAND THAT LIES WITHIN 300' OF THEIR HOME.
- THE DIMENSIONED BOUNDARIES OF PROVISORY SECTION AS INDICATED HEREON, ARE NOT INTENDED TO SEPARATE IT FROM THE OVERALL APPROVAL OF THIS PARTIAL DEVELOPMENT PLAN. ANY DEVIATION FROM THIS PARTIAL DEVELOPMENT PLAN, INCLUDING THE PROVISORY SECTION, MUST BE APPROVED IN ACCORDANCE WITH SECTION 1 BOI, S.A. 7.
- APPROVAL OF THE PROVISORY SECTION IS NOT BASED ON FINAL ENGINEERED PLANS; HOWEVER, IT IS INTENDED TO ESTABLISH THE FINAL LOCATION, HEIGHT, USE AND DENSITY OF BUILDINGS OR THEIR DEVELOPERS TO WITHIN 2 OF THEIR FINAL ENGINEERED LOCATION; THE LOCATION AND TYPE OF EXISTING MAJOR VEGETATION THAT IS TO BE RETAINED; SCREENING; PARKING AREAS AND DRIVEWAYS TO THE EXTENT POSSIBLE SO AS TO COINCIDE WITH THEIR FINAL OR PERMANENT IMPROVEMENTS; AND OTHER PERTINENT AMBITIES.
- AT THE TIME OF BUILDING PERMIT APPLICATIONS, THE PROVISORY SECTION OF THIS DEVELOPMENT PLAN MUST BE UP-DATED TO COMPLY IN ALL RESPECTS TO THE FORM AND CONTENT REQUIRED BY SECTION 1 BOI, S.A. 5 OF THE ZONING REGULATIONS.

ACCESSORY STRUCTURES NOTE

ACCESSORY STRUCTURES AND PROJECTIONS INTO YARDS MUST BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).

REASON FOR 2ND AMENDED PARTIAL DEVELOPMENT PLAN:
ADDITION OF A FOURTH LOT (DENSITY CALCULATION)
REVISED ACCORDINGLY.

NOVEMBER 18, 1983
2nd Amended
Partial Development Plan
Resubdivision of Lots 10, 11 & 11A
Plat 1 of The Hill Farm EHK, Jr. 48/110

PETITIONER'S
EXHIBIT



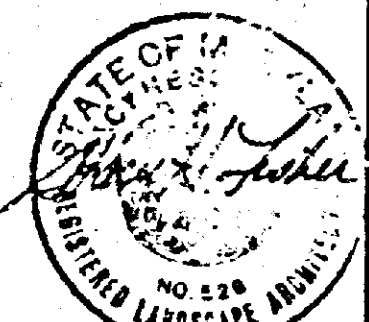
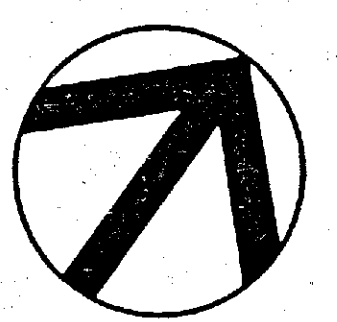
DEC 5 1983
REVISED PLANS

Office of Planning and Zoning
Approved by:

Director of Planning Date
Zoning Commissioner Date

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
2301 EAST LUTHER ROAD
TOWSON, MD 21204
TELEPHONE 301 206 3323

THE
HILL FARM
8th Election District



DATE	REVISIONS
10/16/83	Well, Lot 11 Septic
11/16/83	Adjacent Lots Turnaround
12/11/83	Well, septic adjustments, note

SCALE: 1" = 50'	JOB ORDER NO. 00014
ISSUE DATE SEPT. 14, 1983	

PETITION FOR SPECIAL
HEARING
8th Election District

ZONING: Petition for Special Hear-
ing

LOCATION: East side of Brook-
stone Court, 1,625 ft. East of Falls
Road

DATE & TIME: Tuesday, January
10, 1984 at 10:15 A.M.

PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County will hold a public
hearing:

Petition for Special Hearing un-
der Section 500.7 of the Baltimore
County Zoning Regulations, to de-
termine whether or not the Zoning
Commissioner and/or Deputy Zon-
ing Commissioner should approve
an amendment to the first amended
development plan of the resubdivi-
sion of Lots 10 and 11, The Hill
Farm, Plat 1.

Being the property of Hill Farm
Joint Venture, as shown on plat
plan filed with the Zoning Depart-
ment.

In the event that this Petition is
granted, a building permit may be
issued within the thirty (30) day
appeal period. The Zoning Commis-
sioner will, however, entertain any
request for a stay of the issuance
of said permit during this period
for good cause shown. Such request
must be received in writing by the
date of the hearing set above or
made at the hearing.

By Order Of
ARNOLD JARLON,
Zoning Commissioner
of Baltimore County
Dec. 22.

84-169-SPH
CERTIFICATE OF PUBLICATION

TOWSON, MD., December 22, 1983

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~on one time~~
of ~~one time~~ before the 10th
day of January, 1984, the ~~first~~ publication
appearing on the 22nd day of December
1983.

THE JEFFERSONIAN,

L. Frank Smith
Manager.

Cost of Advertisement, \$ 19.25

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 8th

84-169-SPH
Date of Posting Dec. 23-83

Posted for: Amendment to Development Plan

Petitioner: Hill Farm Joint Ventures

Location of property: E/S Brookstone Ct. 1,625' E of Falls Rd.

Location of Signs: Dead end of Brookstone Court

Remarks: _____

Posted by A. J. Costa
Signature

Date of return: Dec 30-83

Number of Signs: 1

84-169-SPH
12/21
CERTIFICATE OF PUBLICATION

Towson, Md. 1/20 1984

THIS IS TO CERTIFY, that the annexed advertisement
was published in the TOWSON TIMES, a weekly news-
paper distributed in Towson, Baltimore County, Md.,
once a week for 1 consecutive weeks, the
first publication appearing on the 21st day of
Dec 1983

The TOWSON TIMES

M. Angelle
Cost of Advertisement: \$ 23.04

PETITION FOR SPECIAL HEARING
8th Election District
ZONING: Petition for Special Hearing
LOCATION: East side of Brookstone Court,
1,625 ft. East of Falls Road
DATE & TIME: Tuesday, January 10, 1984 at
10:15 A.M.
PUBLIC HEARING: Room 106, County Office
Building, 111 W. Chesapeake Avenue,
Towson, Maryland
The Zoning Commissioner of Baltimore Coun-
ty, by authority of the Zoning Act and Regula-
tions of Baltimore County, will hold a public
hearing:
Petition for Special Hearing under Section
500.7 of the Baltimore County Zoning Regula-
tions, to determine whether or not the Zoning
Commissioner and/or Deputy Zoning Commis-
sioner should approve an amendment to the
first amended development plan of the resub-
division of Lots 10 & 11, The Hill Farm, Plat
1.
Being the property of Hill Farm Joint Venture,
as shown on plat filed with the Zoning
Department.
In the event that this Petition is granted, a
building permit may be issued within the thirty
(30) day appeal period. The Zoning Com-
missioner will, however, entertain any request
for a stay of the issuance of said permit dur-
ing this period for good cause shown. Such
request must be received in writing by the date
of the hearing set above or made at the hear-
ing.
BY ORDER OF
ARNOLD JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY
51129-LS4529