

PETITION FOR SPECIAL HEARING 84-323-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 that the proposed lot layout as shown on Parcel 2 on the West side of Gore's Mill Road complies with the RC-2 Zoning Requirements.

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): Mary C. Carey
(Type or Print Name) (Type or Print Name)
Signature: Mary C. Carey Signature: _____
Address: _____ (Type or Print Name)
City and State: _____ Signature: _____
Attorney for Petitioner: _____
(Type or Print Name) Address: 20039 Gore Mill Rd. Phone No. _____
Address: Freeland, Maryland 21053 City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
City and State: J. Finley Ransome
Name: _____
Address: P.O. Box 10160 Phone No. 628-1771
Townson, MD. 21285-0160

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of April, 1984, 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 23rd day of May, 1984, at 10:00 o'clock A.M.

Carl Jablon
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
DATE May 11, 1984

ECO-No. 1 (over)
Mary C. Carey
John A. Hester
John A. Hester
My commission expires July 1, 1986

PETITION FOR SPECIAL HEARING 84-323-SPH
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(Type or Print Name) (Type or Print Name)
Signature: Mary C. Carey Signature: _____
Address: _____ (Type or Print Name)
City and State: _____ Signature: _____
Attorney for Petitioner: _____
(Type or Print Name) Address: 20039 Gore Mill Road Phone No. 343-0235
Address: Freeland, Maryland 21053 City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
City and State: J. Finley Ransome
Name: _____
Address: P.O. Box 10160 Phone No. 821-5941
Townson, Md. 21285-0160

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of April, 1984, 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 23rd day of May, 1984, at 10:00 o'clock A.M.

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Carl Jablon
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ECO-No. 1 (over)
Mary C. Carey
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BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

To: Arnold Jablon, Zoning Commissioner Date: May 3, 1984
From: Norman E. Gerber, Director, Office of Planning and Zoning
Subject: Mary C. Carey, #84-323-SPH

This matter was before the CRG on March 29, 1984 and was continued. As of this date, the CRG is awaiting revised plans from the applicant upon which CRG action can be taken.

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

NEG/JGH/sf

May 11, 1984
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 370, Zoning Advisory Committee Meeting of April 17, 1984

Property Owner: Mary C. Carey
Location: W/S Gore Mill Road District C
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, 494-3775, 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 amusements 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 1022 (1)

Zoning Item # 370 Zoning Advisory Committee Meeting of April 17, 1984
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned 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. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted. The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () 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 and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others Percolation tests for these lots have not been completed. Additional tests will be required and will be subject to continuing review by this office.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

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

SS 20 1283 (2) R

84-323-SPH

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 17th day of April, 1984.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner Mary C. Carey
Petitioner's Attorney _____

Received by: Nicholas B. Commodore
Nicholas B. Commodore
Chairman, Zoning Plans Advisory Committee

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:

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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:

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 14, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21284

cc: Nicholas B. Commodari
Chairman

Ms. Mary C. Carey
20039 Gore Mill Road
Freeland, Maryland 21053

RE: Item No. 270 - Case No. 84-323-SPH
Petitioner - Mary C. Carey
Special Hearing Petition

Dear Ms. Carey:

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures
cc: J. Finley Ransone & Associates
P. O. Box 10160
Towson, Maryland 21285-0160



HARRY J. PISTEL, P. E.
DIRECTOR

May 17, 1984

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

Re: Item #270 (1983-1984)
Property Owner: Mary C. Carey
W/S Gore Mill Rd. 4,280' N. Middletown Rd.
Acres: Lots #3, 4 and 5 "Carey's Folly"
District: 6th

Dear Mr. Jablon:

The following comments are furnished in regard to the subject item.

General:

This property (Project 9234) was the subject of review by the Baltimore County Joint Subdivision Planning Committee September 20, 1979, and as (Project 84056) by the County Review Group March 29, 1984 (with a continued meeting required).

This office has no further comment in regard to this Item 270 (1983-1984).

Very truly yours,

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

RAM:EAM:FWR:iss

KK-NK Key Sheet
137 - 140 NW 17 & 18 Pos. Sheets
NW 35 E Topo
6 & 11 Tax Maps

May 11, 1984
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 270, Zoning Advisory Committee Meeting of April 17, 1984

Property Owner: Mary C. Carey
Location: W/S Gore Mill Road District 6
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, 494-3775, 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.
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- () 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.

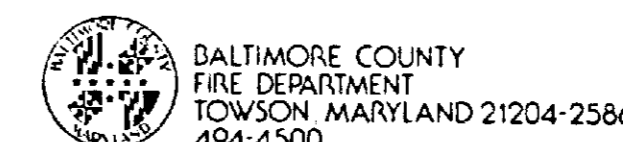
SS 20 1082 (1)

Zoning Item # 270 Zoning Advisory Committee Meeting of April 17, 1984
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned 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. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- (x) Soil percolation tests (have been/must be) conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- (x) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () 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 and approval of Building Permit Applications.
- (x) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- (x) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (x) Other Percolation Tests for these lots have not been completed. Additional tests will be required and will be subjected to continuing review by this office.

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

SS 20 1283 (2) R



PAUL H. REINCKE
CHIEF

May 3, 1984

Mr. William Hanson
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: Mary C. Carey

Location: W/S Gore Mill Road 4,280' N. Middletown Road

Item No.: R.C.2 270

Zoning Agenda: Meeting of 4/17/84

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 of _____ 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 lots #1, 7, and 8 exceed 300 feet maximum allowed standard cul-de-sac or "tee" turnaround 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.

Reviewed by: *George M. Cogan*
Noted and Approved: *George M. Cogan*
Planning Group
Special Inspection Division
Fire Prevention Bureau

* Panhandle roads shall be 16 feet in width and support 50,000 lbs. and angle of departure shall not exceed 8%.

MAR 28 1984

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari, Zoning Department Date: April 23, 1984

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

SUBJECT: Zoning Advisory Committee Meeting April 17, 1984

- Item #260 See Comments
Item #261 See Comments
Item #262 Standard Comment
Item #263 Standard Comment
Item #264 See Comments
Item #265 Standard Comment
Item #266 Standard Comment
Item #267 Standard Comment
Item #268 See Comments
Item #269 See Comments
Item #270 No Comments
Item #271 See Comments
Item #272 See Comments
Item #273 See Comments

CEB/vw

RE: PETITION FOR SPECIAL HEARING BEFORE THE ZONING COMMISSIONER
W/S Gores Mill Rd., 4,280' N of Middletown Rd., 6th District OF BALTIMORE COUNTY
MARY C. CAREY, Petitioner Case No. 84-323-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing date or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of May, 1984, a copy of the foregoing Entry of Appearance was mailed to Mary C. Carey, 20039 Gores Mill Rd., Freeland, MD 21053, Petitioner; and J. Finley Ransome, P. O. Box 10160, Towson, MD 21204, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

84-323 SPH Carey 5/23/84 10:10

Alfred Carey son of lot 5
600' of Gore Mill Road, Freeland, MD
9. Emily Ransome, P.O. Box 10160, Towson, MD
No photo

Lot 5 - 3 parcels - western portion lying west of Gore Mill Rd - parcel 2, 69 acres, subdivided
Lot 2 - 2 lots west of Rd + 1 east - all 4 parcels line divide prop R.C. 2 + R.C. 4 - center from house on lot 5, in R.C. 4 zone - 2 lots adjacent in R.C. 2 + 2 lots in R.C. 4 - proposing 2 lots in R.C. 2 + 1 lot in R.C. 4 + R.C. 2 combination - terrain difficult to work up - environmental slope area + topography difficult - house situated by cabin + concrete land in R.C. 2 to join w/ land in R.C. 4

prop in R.C. 2 because of prop in R.C. 4 to become lot 5 - no development in land in R.C. 2

great relief parcel - remain portion for agricultural use only
no other farm uses be utilized
no other type of any type can be utilized
no other construction

The Petitioner seeks relief under Section 500.7 of the Baltimore County Zoning Regulations (BCZR) for an interpretation of the BCZR to allow for the combination of property bifurcated by a zoning line and the subsequent subdivision of said property.

It is obvious that the proposal here will not create an adverse impact on the health, safety, and general welfare of the community and certainly would be within the spirit and intent of the BCZR.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of May, 1984, that the proposed subdivision as delineated in Petitioner's Exhibit 1 satisfies and complies with the appropriate BCZR and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject to the following:

- 1. No buildings of any type or kind may be constructed on that portion of Lot 5 located within the R.C.2 Zone. Said portion shall not be developed but shall remain for productive agricultural purposes only and shall be considered a "satellite farm" as defined in Section 101, BCZR, for the purposes of this decision only.

Arnold Jablon
Zoning Commissioner of Baltimore County

May 25, 1984

Mr. Alfred Carey
20039 Gore Mill Road
Freeland, Maryland 21053

IN RE: Petition Special Hearing
W/S of Gore Mill Road, 4,280' N of Middletown Road - 6th Election District
Mary C. Carey, Petitioner
Case No. 84-323-SPH

Dear Mr. Carey:
I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,
Arnold Jablon
Zoning Commissioner

Ad/srl
Attachments
cc: People's Counsel

IN RE: PETITION SPECIAL HEARING BEFORE THE ZONING COMMISSIONER
W/S of Gore Mill Road, 4,280' N of Middletown Road - 6th Election District OF BALTIMORE COUNTY
Mary C. Carey, Petitioner Case No. 84-323-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests permission to divide her property to allow property located in an R.C.2 Zone to be combined with adjacent property located in an R.C.4 Zone, as more fully described on Petitioner's Exhibit 1.

The Petitioner, by her son, Alfred Carey, appeared. J. Finley Ransome, a registered land surveyor, appeared and testified for the Petitioner. There were no Protestants.

The Petitioner owns approximately 96 acres of land located east and west of Gore Mill Road. The Petitioner wishes to sell portions of her property and has proposed a subdivision in which Lots 3, 4, and 5 will be located west of Gore Mill Road. The zoning line, delineating the R.C.2 and R.C.4 Zones, bifurcates the property, as shown on Petitioner's Exhibit 1. Lot 3, approximately 3.8 acres, and Lot 4, approximately 4.5 acres, are entirely within the R.C.2 Zone. Lot 5, approximately 24.4 acres, traverses the R.C.2 and R.C.4 Zones. A farmhouse presently exists in the R.C.4 zoned portion of Lot 5.

The Petitioner states that there will be no development of that portion of the lot in the R.C.2 Zone; it will be utilized only for agricultural purposes. Further, the topography and shape of the lot in question would make it difficult to utilize if not allowed to join with the property in the R.C.4 Zone. It would be useless to the Petitioner.

ORDER RECEIVED FOR FILING
DATE: May 25, 1984
BY: Arnold Jablon

The Petitioner seeks relief under Section 500.7 of the Baltimore County Zoning Regulations (BCZR) for an interpretation of the BCZR to allow for the combination of property bifurcated by a zoning line and the subsequent subdivision of said property.

It is obvious that the proposal here will not create an adverse impact on the health, safety, and general welfare of the community and certainly would be within the spirit and intent of the BCZR.

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Arnold Jablon
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE: May 25, 1984
BY: Arnold Jablon

PETITION FOR SPECIAL HEARING
6th Election District

ZONING: Petition for Special Hearing
LOCATION: West side Gore Mill Road, 4,280 ft. North of Middletown Road
DATE & TIME: Wednesday, May 23, 1984 at 10:00 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 that the proposed lot layout as shown on Parcel 2 on the West side of Gore Mill Road complies with the R.C. 2 zoning requirements

Being the property of Mary C. Carey, 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

ORDER RECEIVED FOR FILING
DATE: May 25, 1984
BY: Arnold Jablon

IN RE: PETITION SPECIAL HEARING
W/S of Gore Mill Road, 4,280'
N of Middletown Road - 6th
Election District

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Mary C. Carey,
Petitioner

Case No. 84-323-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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J. FINLEY RANSOME & ASSOCIATES
Registered Land Surveyors
P.O. Box 10160
Towson, Md. 21285-0160

April 6, 1984

Zoning Description of Lots Nos. 3, 4 & 5 - Carey's Folly

Beginning for the same at a point on the west side of Gore Mill Road, a distance of 4,280 feet north of Middletown Road, at the common corner between Parcel No. 1 and Parcel No. 2 as shown on the plat of the Proposed Development Plan for "Carey's Folly", and running thence "binding on the outlines of part of the property of the petitioners herein the following proposed courses and distances vis:

- 1) North 78 degrees, 09 minutes, 25 seconds West 420.50 feet
- 2) North 75 degrees, 01 minutes, 25 seconds West 769.50 feet
- 3) North 12 degrees, 20 minutes, 25 seconds East 1,814 feet
- 4) South 12 degrees, 57 minutes, 25 seconds West 112.20 feet
- 5) South 31 degrees, 07 minutes, 25 seconds East 82.67 feet
- 6) South 10 degrees, 22 minutes, 25 seconds East 113.32 feet
- 7) South 43 degrees, 22 minutes, 25 seconds East 168.3 feet
- 8) North 51 degrees, 27 minutes, 25 seconds East 1,099.64 feet
- 9) South 01 degrees, 33 minutes, 35 seconds East 350.00 feet
- 10) South 57 degrees, 08 minutes, 25 seconds West 305.25 feet
- 11) South 65 degrees, 04 minutes, 35 seconds East 99.54 feet
- 12) R = 525.00 feet L = 631 feet
- 13) South 00 degrees, 35 minutes, 16 seconds East 548 feet
- 14) R = 975.00 feet L = 374 feet
- and 15) South 21 degrees, 27 minutes, 49 seconds West 240 feet to the place of beginning.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

May 16, 1984

Ms. Mary C. Carey
20039 Gores Mill Road
Freeland, Maryland 21053

Re: Petition for Special Hearing
W/S Gores Mill Rd. 4280' N of Middletown Rd.
Mary C. Carey - Petitioner
Case No. 84-323-SPH

Dear Ms. Carey:

This is to advise you that \$47.16 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130503

DATE: 5/23/84 ACCOUNT: R-01-615-000

AMOUNT: \$47.16

RECEIVED FROM: Mary C. Carey
FOR: advertising and posting Case #84-323-SPH

6 022*****67561b 8234A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 3, 1984

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 before the day of May, 1984, the first publication appearing on the 3rd day of May, 1984.

THE JEFFERSONIAN

Eugene A. Bober
Manager

Cost of Advertisement, \$ 22.00

PETITION FOR SPECIAL HEARING
6th Election District

LOCATION: West side Gore Mill Road, 4,280 ft. North of Middletown Road

DATE & TIME: Wednesday, May 23, 1984 at 10:00 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 that the proposed lot layout as shown on Parcel 3 on the West side of Gore Mill Road complies with the R.C. 2 zoning requirements.

Being the property of Mary C. Carey, 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 and shown or made at the hearing.

By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD. May 3, 1984

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 before the day of May, 1984, the first publication appearing on the 3rd day of May, 1984.

THE JEFFERSONIAN

Eugene A. Bober
Manager

Cost of Advertisement, \$ 22.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 6th
Posted for: Special Hearing
Petitioner: Mary C. Carey
Location of property: W/S of Gore Mill Road, 4,280' N of Middletown Road
Location of Signs: West side of Gore Mill Road on front of subject property
Remarks:
Posted by: *A. J. Jablon*
Number of Signs: 1

Date of Posting: 5-5-84
Date of return: 5-11-84

Ms. Mary C. Carey
20039 Gores Mill Road
Freeland, Maryland 21053

April 25, 1984

NOTICE OF HEARING

Re: Petition for Special Hearing
W/S Gores Mill Rd., 4,280' N of
Middletown Road
Mary C. Carey - Petitioner
Case No. 84-323-SPH

TIME: 10:00 A.M.

DATE: Wednesday, May 23, 1984

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

cc: J. Finley Ransome
P. O. Box 10160
Towson, Maryland 21285-0160

A. J. Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 128266

DATE: 4/18/84 ACCOUNT: R-01-615-000

AMOUNT: 435.00

RECEIVED FROM: Alfred R. Carey
FOR: Special Hearing

John 270
1 ch. 6 021*****35201b 4364A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL HEARING

6th Election District

ZONING: Petition for Special Hearing

LOCATION: West side Gore Mill Road, 4,280 ft. North of Middletown Road

DATE & TIME: Wednesday, May 23, 1984 at 10:00 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 that the proposed lot layout as shown on Parcel 2 on the West side of Gore Mill Road complies with the R. C. 2 zoning requirements

Being the property of Mary C. Carey, 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 and shown or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

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

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

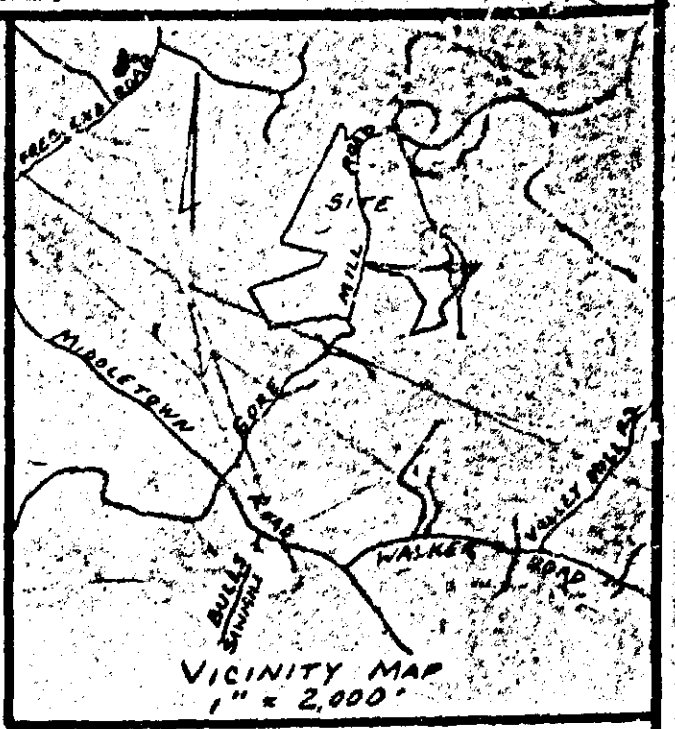
- There are no site planning factors requiring comment.
- A County Review Group Meeting is required.
- A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The circulation on this site is not satisfactory.
- The parking arrangement is not satisfactory.
- Parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board on _____
- Landscaping should be provided on this site and shown on the plan.
- The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____
- The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- Additional comments: _____

Current Planning file # 71-93
CRU meeting held 3/29/84. Meeting was continued.

Eugene A. Bober
Eugene A. Bober
Chief, Current Planning and Development

3/23 84-323

cc: James Howell



SYMBOL	TYPE	AREA	SEWER DISPOSAL	HOUSING W/PARKING	STREETS & PARKING LOTS
CC2	CHESTER SILT LOAM	3% TO 8% SLOPES MODERATELY ERODED	SEWER	SEWER	MODERATE SLOPE
CC3	CHESTER SILT LOAM	8% TO 15% SLOPES MODERATELY ERODED	SEWER OR SLOPE	MODERATE SLOPE	SEVERE SLOPE
G1B2	GREENBELT LOAM	0% TO 5% SLOPES MODERATELY ERODED	SLOPE	SEWER	MODERATE SLOPE
G1C3	GREENBELT LOAM	5% TO 15% SLOPES MODERATELY ERODED	SEWER OR SLOPE	SEWER	SEVERE SLOPE
G1D3	GREENBELT LOAM	15% TO 25% SLOPES MODERATELY ERODED	SEWER OR SLOPE	SEWER	SEVERE SLOPE
G1E	GREENBELT LOAM	25% TO 30% SLOPES MODERATELY ERODED	SEWER OR SLOPE	SEWER	SEVERE SLOPE
G1F	GREENBELT LOAM	30% TO 35% SLOPES MODERATELY ERODED	SEWER OR SLOPE	SEWER	SEVERE SLOPE
H6	HUNTERS HILL LOAM	0% TO 5% SLOPES MODERATELY ERODED	SEWER	SEWER	MODERATE SLOPE
H6D	HUNTERS HILL LOAM	5% TO 15% SLOPES MODERATELY ERODED	SEWER OR SLOPE	SEWER	SEVERE SLOPE
M1E	MIDDLE SWALE	25% TO 30% SLOPES	SEWER OR SLOPE	SEWER	SEVERE SLOPE
M1F	MIDDLE SWALE	30% TO 35% SLOPES	SEWER OR SLOPE	SEWER	SEVERE SLOPE

GENERAL NOTES

1. COMMUNITY DISTRICT NO. 3
2. CENSUS TRACT NO. 400
3. SANDSPIDER FALLS WATERSHED
4. DENSITY CALCULATIONS
 - A) PARCEL 1 - LOTS 1 & 2
 - DIVID REEL: LIBER 4120 FOLIO 112
 - GRASS AREA: 170 AC
 - 2) LOTS: 2
 - 3) LOTS ALLOWED: 2
 - 4) LOTS PROPOSED: 2
 - Density = 0.11 DU/AC
 - B) PARCEL 2 - LOTS 3, 4, 5, 6, 7
 - DIVID REEL: LIBER 4120 FOLIO 114
 - GRASS AREA: 69 AC
 - 2) LOTS: 6
 - 3) LOTS ALLOWED: 6
 - 4) LOTS PROPOSED: 6
 - Density = 0.07 DU/AC
 - C) PARCEL 3 - LOT NO. 8
 - DIVID REEL: LIBER 2675 FOLIO 107
 - GRASS AREA: 0.5 AC
 - 2) LOTS: 1
 - 3) LOTS ALLOWED: 1
 - 4) LOTS PROPOSED: 1
 - Density = 0.11 DU/AC
5. OWNERSHIP INFORMATION
 - PARCELS 1, 2, & 3 OWNED BY: A. CAROL CAREY & MARY C. CAREY
 - 50033 GORE MILL ROAD, FARMWOOD MARYLAND 21053
 - PARCEL 1 - 176 AC, PD# 06-03-000441
 - PARCEL 2 - 64 AC, PD# 06-03-000440
 - PARCEL 3 - 85 AC, PD# 06-13-092000

7. ESTIMATED AVERAGE DAILY TRIPS (ADT)
8 LOTS x 12.4 (ADT PER LOT) = 20.00 ADT

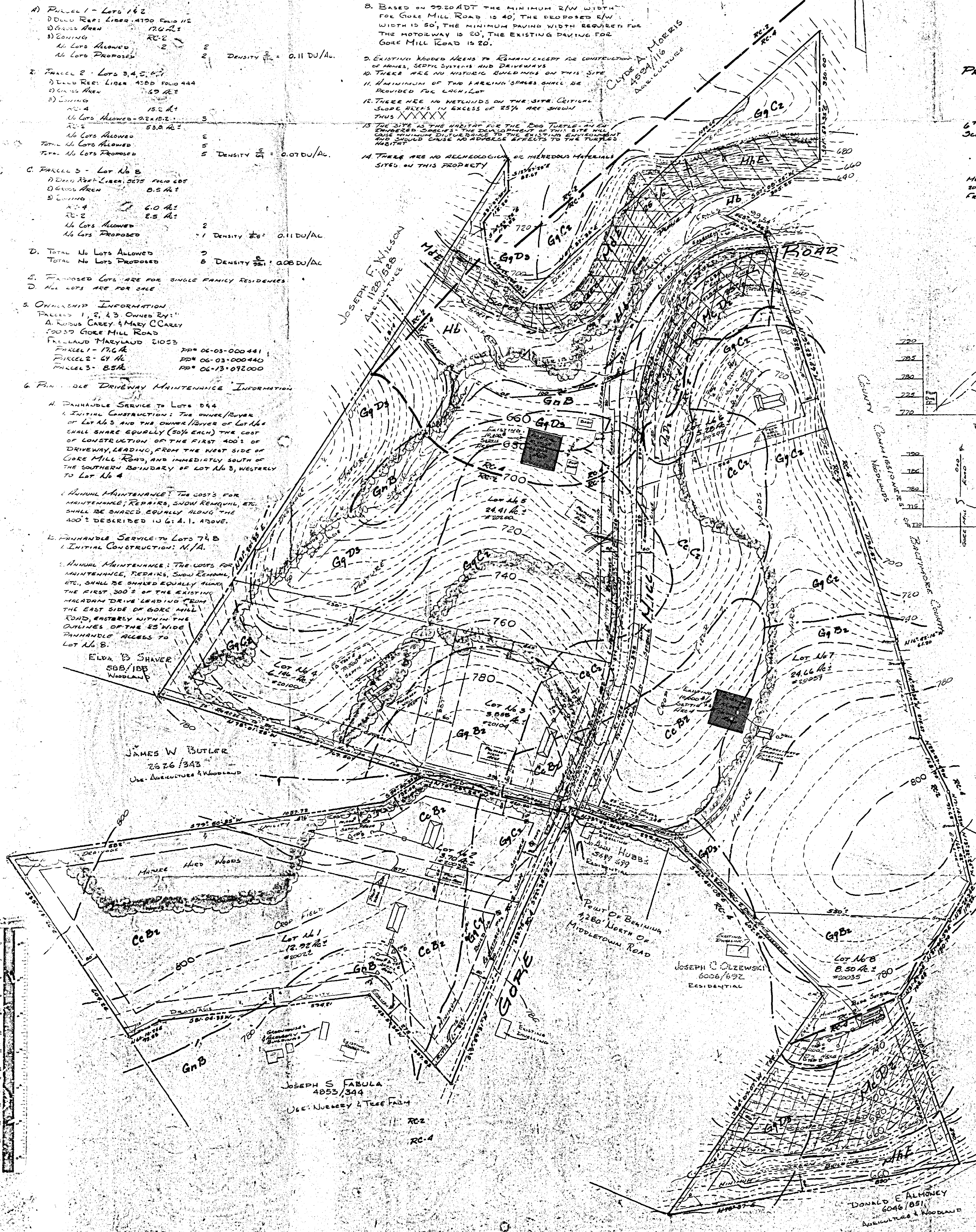
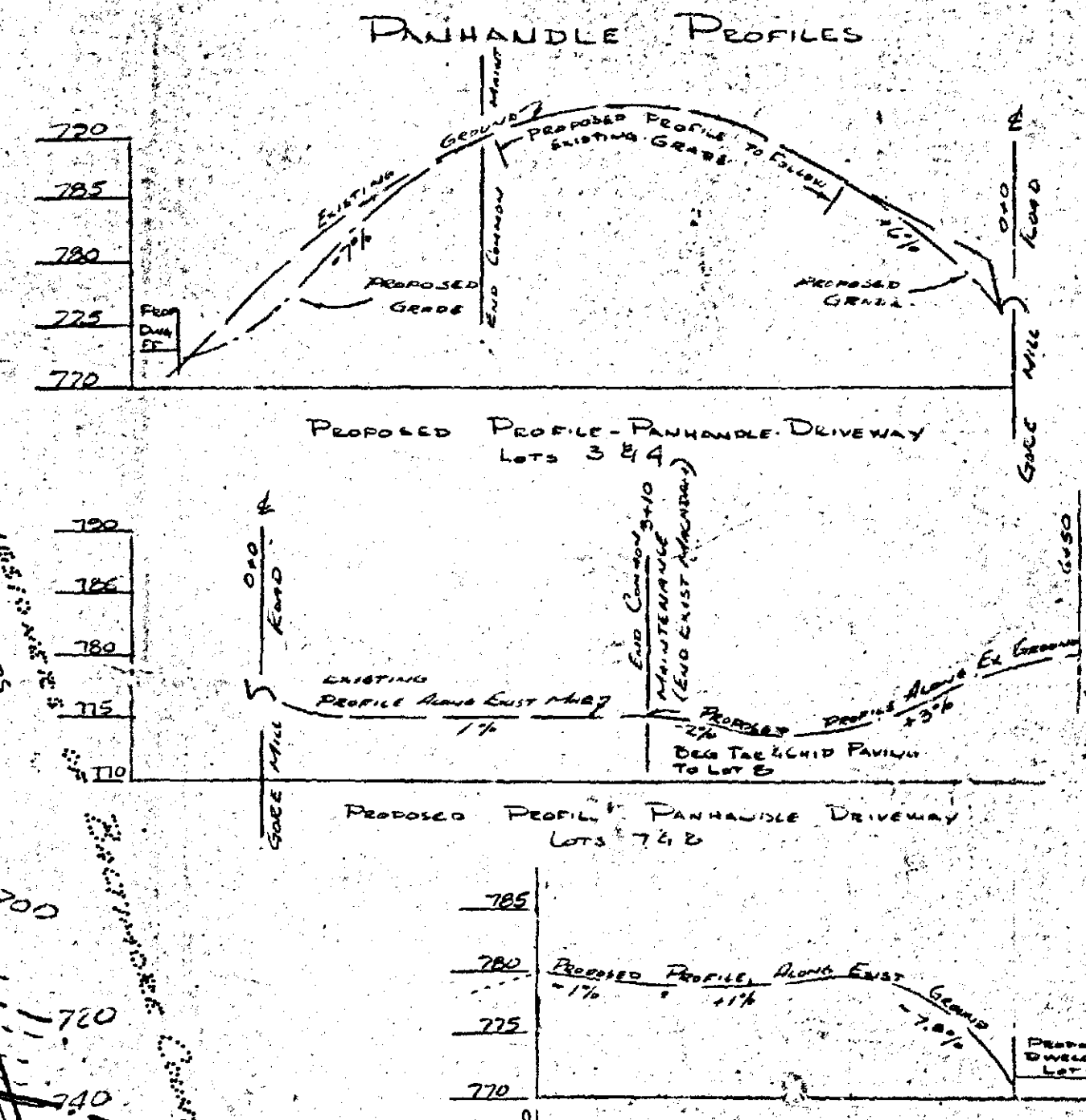
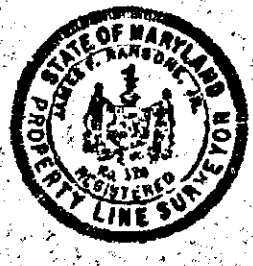
9. BASED ON 20.00 ADT THE MINIMUM R/W WIDTH FOR GORE MILL ROAD IS 40', THE PROPOSED R/W WIDTH IS 50', THE MINIMUM PAVING WIDTH FOR THE MOTORWAY IS 20', THE EXISTING PAVING FOR GORE MILL ROAD IS 20'.
10. EXISTING WOODS ARE TO REMAIN EXCEPT FOR CONSTRUCTION OF HOUSES, SEPTIC SYSTEMS AND DRIVEWAYS.
11. THERE ARE NO HISTORIC BUILDINGS ON THIS SITE.
12. MINIMUM OF TWO PARKING SPACES SHALL BE PROVIDED FOR EACH LOT.
13. THERE ARE NO WETLANDS ON THIS SITE. CRITICAL SLOPE AREAS IN EXCESS OF 25% ARE SHOWN WITH XXXXX.
14. THERE ARE NO ALLEGED OR HEREDITARY MATERIALS SITES ON THIS PROPERTY.

PROPOSED DEVELOPMENT PLAN FOR "CAREY'S FOLLY"

6TH ELECTION DISTRICT BALTIMORE COUNTY MD
SCALE 1" = 100'
MARCH 7, 1984

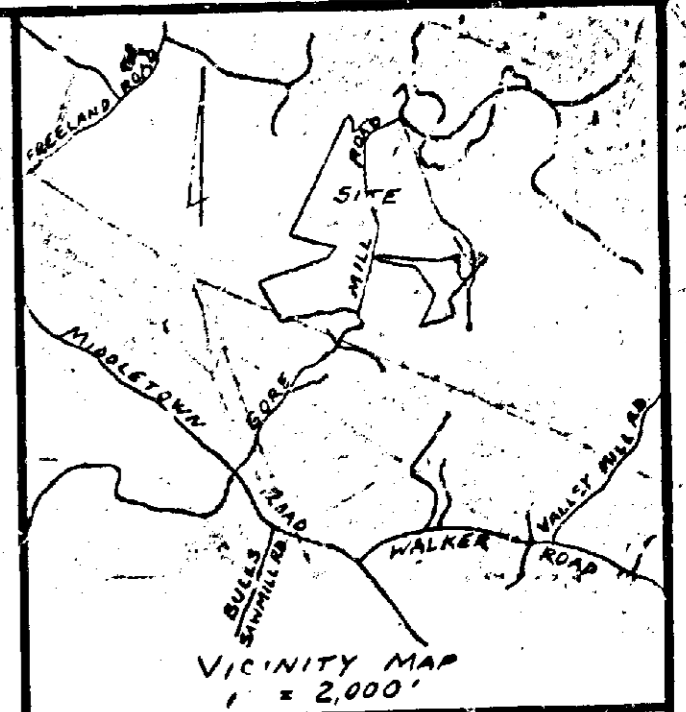
APPLICANT: Mrs. Mary C. Carey
30033 Gore Mill Rd
FARMWOOD MD 21053

PREPARED BY: J. Finney Rawns & Assoc.
REGISTERED LAND SURVEYORS
70 BEN JONES
TOWSON MD 21286-0160
OSK 0741



Old Plan

Donald E. Almonney
6046/051
Agriculture & Woodland



SYMBOL	TYPE	AREA	SEWER DISPOSAL	HOME SITES	STREETS & PARKING LOTS
RC-2	CLUSTER SILT LOAM, 3 TO 8% SWELLS, MODERATELY BLENDED		SEWER	SEWER	MODERATE SLOPE
CC-2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		MODERATE SLOPE	MODERATE SLOPE	SEVERE SLOPE
G1-B2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	MODERATE SLOPE
G1-C2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-D2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-E2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-F2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-G2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-H2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-I2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-J2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-K2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-L2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-M2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-N2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-O2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-P2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-Q2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-R2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-S2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-T2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-U2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-V2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-W2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-X2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-Y2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE
G1-Z2	CLUSTER SILT LOAM, 8 TO 15% SWELLS, MODERATELY BLENDED		SEWER	SEWER	SEVERE SLOPE

GENERAL NOTES

1. COMMERCIAL DISTRICT 163
2. CAREY'S FOLLY TRACT NO. 4060
3. GORE MILL FALLS WATERSHED
4. DENSITY CALCULATIONS
 - A) PARCEL 1 - LOTS 1 & 2
 - 1) LOTS REEL LIBER 4170 FOLIO 112
 - 2) CROSS AREA 176 AC
 - 3) LOTS 2 RC-2
 - 4) LOTS ALLOWED 2
 - 5) LOTS PROPOSED 2
 - DENSITY PARCEL 1 = 0.11 DU/AC
 - B) PARCEL 2 - LOTS 3, 4, 5, 6, 7
 - 1) LOTS REEL LIBER 4170 FOLIO 114
 - 2) CROSS AREA 69 AC
 - 3) LOTS 2 RC-2
 - 4) LOTS ALLOWED 2
 - 5) LOTS PROPOSED 2
 - DENSITY PARCEL 2 = 0.11 DU/AC
 - C) PARCEL 3 - LOT NO. 8
 - 1) LOTS REEL LIBER 4170 FOLIO 115
 - 2) CROSS AREA 5.6 AC
 - 3) LOTS 2 RC-2
 - 4) LOTS ALLOWED 2
 - 5) LOTS PROPOSED 2
 - DENSITY PARCEL 3 = 0.11 DU/AC
5. OWNERSHIP INFORMATION
 - PARCELS 1, 2, & 3 OWNED BY:
 - A. ROBERT CAREY & MARY C. CAREY
 - 12050 GORE MILL ROAD
 - FREELAND MARYLAND 21022
 - PARCEL 1 - 17.6 AC
 - PARCEL 2 - 69 AC
 - PARCEL 3 - 5.6 AC

7. ESTIMATED AVERAGE DAILY TRIPS (ADT)
 - B LOTS X 12.4 (ADT PER LOT) = 99.04 ADT
8. BASED ON 99.04 ADT THE MINIMUM R/W WIDTH FOR GORE MILL ROAD IS 40', THE PROPOSED R/W WIDTH IS 50', THE MINIMUM PAVING WIDTH FOR THE MOTORWAY IS 20', THE EXISTING PAVING FOR GORE MILL ROAD IS 20'.
9. EXISTING UNDERGROUNDS TO REMAIN EXCEPT FOR CONTINGENCY OF ABNORMALLY DEEP UTILITY AND DRAINAGE LINES. THERE ARE NO HISTORIC BUILDINGS ON THIS SITE.
10. THERE ARE NO HISTORIC BUILDINGS ON THIS SITE.
11. MAINTENANCE OF THE EXISTING STREETS SHALL BE PROVIDED FOR EACH LOT.
12. THERE ARE NO METHODS OF 25% ARE SHOWN.
13. THE SITE IS THE HABITAT FOR THE 1000 TURTLE, AN ENDANGERED SPECIES. THE DEVELOPMENT OF THIS SITE WILL CAUSE SIGNIFICANT DISTURBANCE TO THE ENVIRONMENT AND SHOULD CAUSE NO REVERSE EFFECTS TO THE TURTLES HABITAT.
14. THERE ARE NO ACCUMULATIONS OF HAZARDOUS MATERIALS SITES ON THIS PROPERTY.

PROPOSED DEVELOPMENT PLAN FOR "CAREY'S FOLLY"
 6TH ELECTION DISTRICT BALTIMORE COUNTY MD
 SCALE 1" = 100'
 MARCH 7, 1988

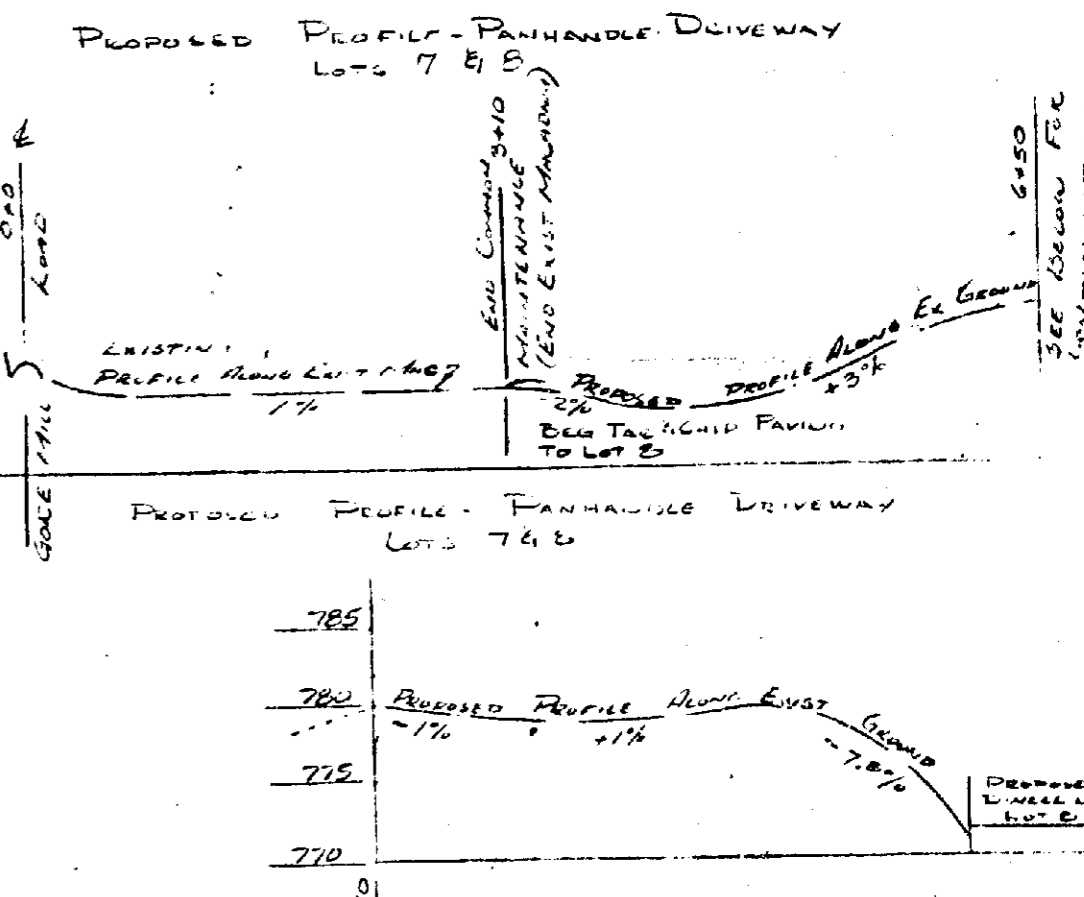
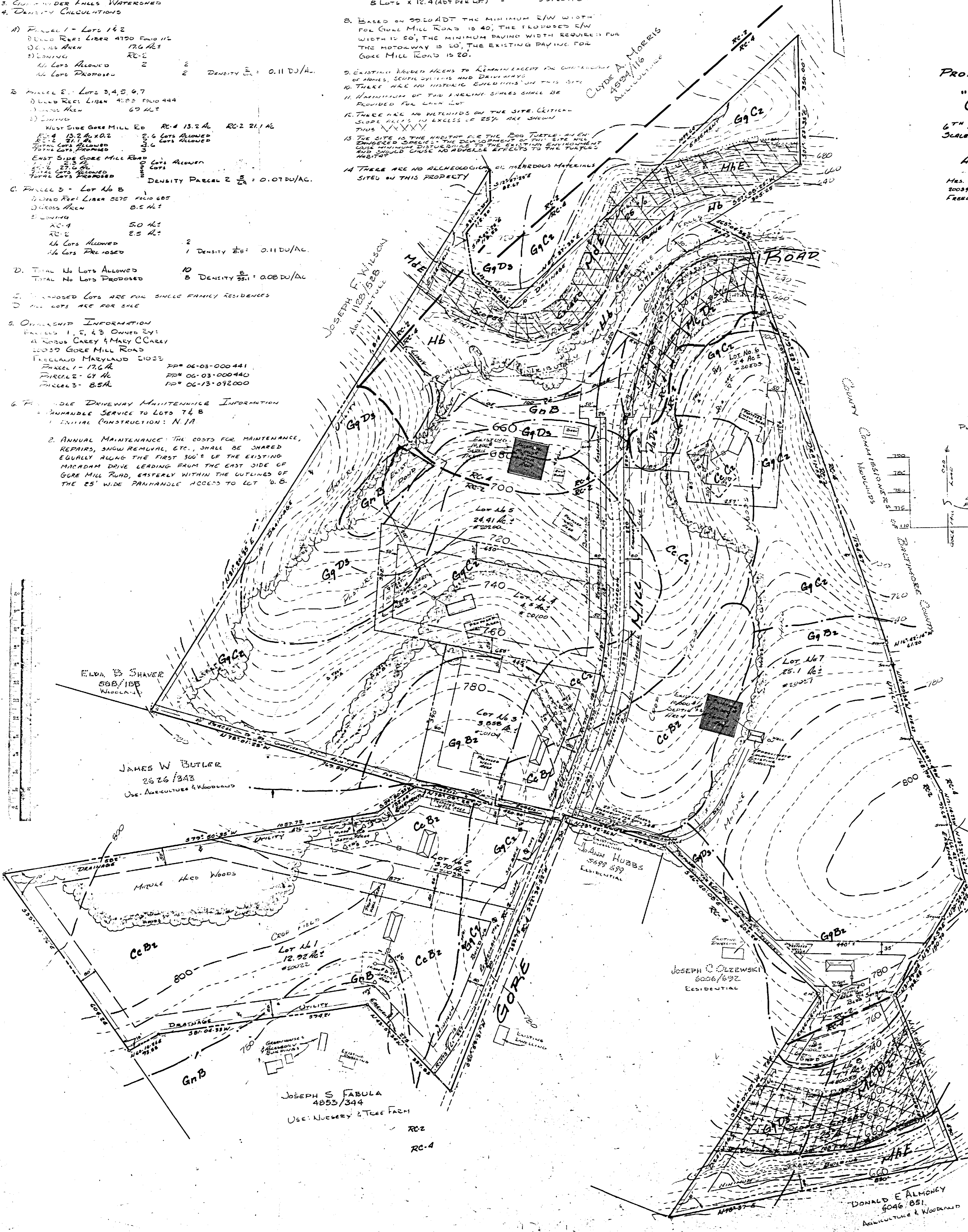
APPLICANT:
 MRS. MARY C. CAREY
 20039 GORE MILL RD
 FREELAND MD 21023

PREPARED BY:
 J. FULLY, RANSOME & ASSOC.
 REGISTERED LAND SURVEYORS
 PO BOX 10160
 TOWSON MD 21286-0160
 666-7448

1st Revision: MARCH 23, 1988
 2nd Revision: APRIL 30, 1988

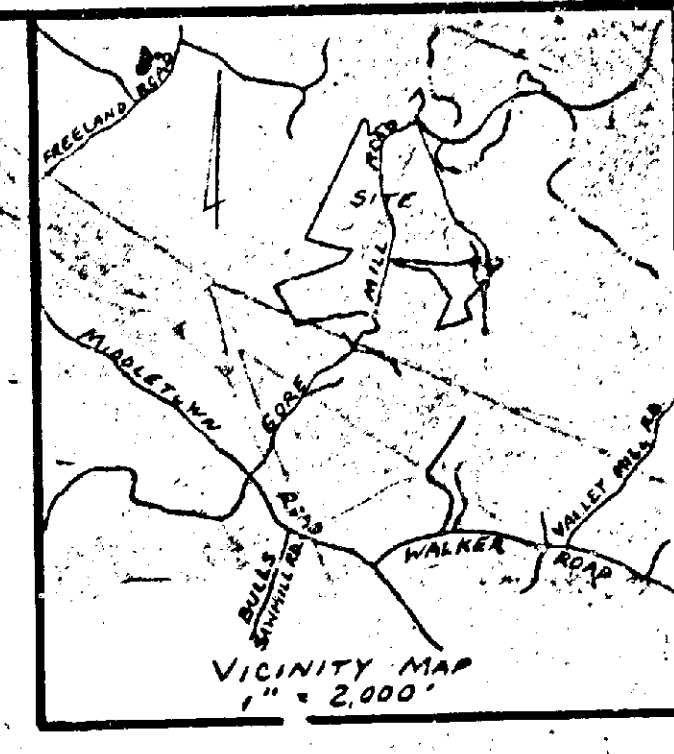


*Revised plans
 #220
 5/21/89*



PETITIONER'S EXHIBIT 1

DONALD E. ALMONY
 5046 851
 AGRICULTURE & WOODLAND



SYMBOL	TYPE	AREA	SEWER DISPOSAL	SEWER W/BASEMENT	SEWER W/O BASEMENT	STREETS & PARKING LOTS
Ce Bz	CHLSTER SILT LOAM	3 TO 8% SLOPES	SEWAGE	SEWAGE	SEWAGE	MODERATE SLOPE
Ce Cc	CHLSTER SILT LOAM	8 TO 15% SLOPES	SEWAGE	SEWAGE	SEWAGE	SEVERE SLOPE
Gy Bz	GREENWOOD CLAY	3 TO 8% SLOPES	SEWAGE	SEWAGE	SEWAGE	MODERATE SLOPE
Gy Cc	GREENWOOD CLAY	8 TO 15% SLOPES	SEWAGE	SEWAGE	SEWAGE	SEVERE SLOPE
Gy Ds	GREENWOOD CLAY	15 TO 25% SLOPES	SEWAGE	SEWAGE	SEWAGE	SEVERE SLOPE
Gn B	GREENVILLE SILT CLAY	3 TO 8% SLOPES	SEWAGE	SEWAGE	SEWAGE	MODERATE SLOPE
Hb	HATFIELD SILT CLAY	3 TO 8% SLOPES	SEWAGE	SEWAGE	SEWAGE	MODERATE SLOPE
Md Ds	MIDDLE CUMBERLAND CLAY	15 TO 25% SLOPES	SEWAGE	SEWAGE	SEWAGE	SEVERE SLOPE
Md E	MIDDLE CLAY	25 TO 50% SLOPES	SEWAGE	SEWAGE	SEWAGE	SEVERE SLOPE
Md F	MIDDLE CLAY	25 TO 50% SLOPES	SEWAGE	SEWAGE	SEWAGE	SEVERE SLOPE

GENERAL NOTES

1. COMMUNITY DISTRICT NO. 3
2. GENERAL TRACT NO. 4060
3. GUNPOUNDER FALLS WATERSHED
4. DENSITY CALCULATIONS
 - A. PARCEL 1 - LOTS 1 & 2
 P. 1000 REPT: LIBER 4755 FOLIO 112
 D. 10000 AREA 176 AC
 D. 10000 AC RC-2
 N. 16 LOTS ALLOWED 2
 N. 16 LOTS PROPOSED 2 DENSITY $\frac{2}{176} = 0.11 \text{ DU/AC}$
 - B. PARCEL 2 - LOTS 3, 4, 5, 6, 7
 P. 1000 REPT: LIBER 4355 FOLIO 444
 D. 10000 AREA 69 AC
 D. 10000 AC RC-4 15.2 AC RC-2 21.1 AC
 N. 15 LOTS ALLOWED 6
 N. 15 LOTS PROPOSED 6 DENSITY $\frac{6}{69} = 0.087 \text{ DU/AC}$
 - C. PARCEL 3 - LOT NO. 8
 P. 1000 REPT: LIBER 5675 FOLIO 105
 D. 10000 AREA 8.5 AC
 D. 10000 AC RC-4 5.0 AC RC-2 3.5 AC
 N. 16 LOTS ALLOWED 2
 N. 16 LOTS PROPOSED 2 DENSITY $\frac{2}{8.5} = 0.235 \text{ DU/AC}$
 - D. TOTAL NO LOTS ALLOWED 10
 TOTAL NO LOTS PROPOSED 10 DENSITY $\frac{10}{155.1} = 0.064 \text{ DU/AC}$
5. FINISHED LOTS ARE FOR SINGLE FAMILY RESIDENCES
6. ALL LOTS ARE FOR SALE
7. OWNERSHIP INFORMATION
 PARCELS 1, 2, & 3 OWNED BY:
 A. MARY CAREY & MARY C. CAREY
 20039 GORE MILL ROAD
 FREDLAND MARYLAND 21035
 PARCEL 1 - 17.6 AC FD# 06-03-000441
 PARCEL 2 - 61 AC FD# 06-03-000440
 PARCEL 3 - 8.5 AC FD# 06-13-092000
8. PAVING DRIVEWAY MAINTENANCE INFORMATION
 A. MAINTENANCE SERVICE TO LOTS 7 & 8
 INITIAL CONSTRUCTION: N.A.
 B. ANNUAL MAINTENANCE: THE COSTS FOR MAINTENANCE, REPAIRS, SNOW REMOVAL, ETC., SHALL BE SHARED EQUALLY ALONG THE FIRST 300' OF THE EXISTING MACADAM DRIVE LEADING FROM THE EAST SIDE OF GORE MILL ROAD, EASTERLY WITHIN THE LINES OF THE 25' WIDE PAVEMENT ACCESS TO LOT NO. 8.

7. ESTIMATED AVERAGE DAILY TRIPS (ADT)
 8 LOTS x 12.4 (ADT PER LOT) = 99.2 ADT

9. EXISTING MAINTENANCE AGREEMENTS TO REMAIN EXCEPT FOR CONFLICTING WITH THIS PLAN.
10. THERE ARE NO HISTORIC BUILDINGS ON THIS SITE.
11. MAINTENANCE OF TWO PARKING SPACES SHALL BE PROVIDED FOR EACH LOT.
12. THERE ARE NO WETLANDS ON THE SITE. CRITICAL SLOPE AREAS IN EXCESS OF 25% ARE SHOWN THIS XXXX.
13. THE SITE IS THE HABITAT FOR THE BOD TURTLE - AN ENDANGERED SPECIES. THE DEVELOPMENT OF THIS SITE WILL CAUSE MINIMUM DISTURBANCE TO THE HABITAT. THE DEVELOPER SHALL CONSIDER THE HABITAT OF THE BOD TURTLE IN ALL DEVELOPMENT DECISIONS.
14. THERE ARE NO RECREATIONAL OR HAZARDOUS MATERIALS SITES IN THIS PROPERTY.

PROPOSED DEVELOPMENT PLAN FOR

"CAREY'S FOLLY"

6TH ELECTION DISTRICT BALTIMORE COUNTY MD
 SCALE 1" = 100'
 MARCH 7, 1984

APPLICANT:

Mrs. Mary C. Carey
 20039 Gore Mill Rd
 Fredland Md 21035

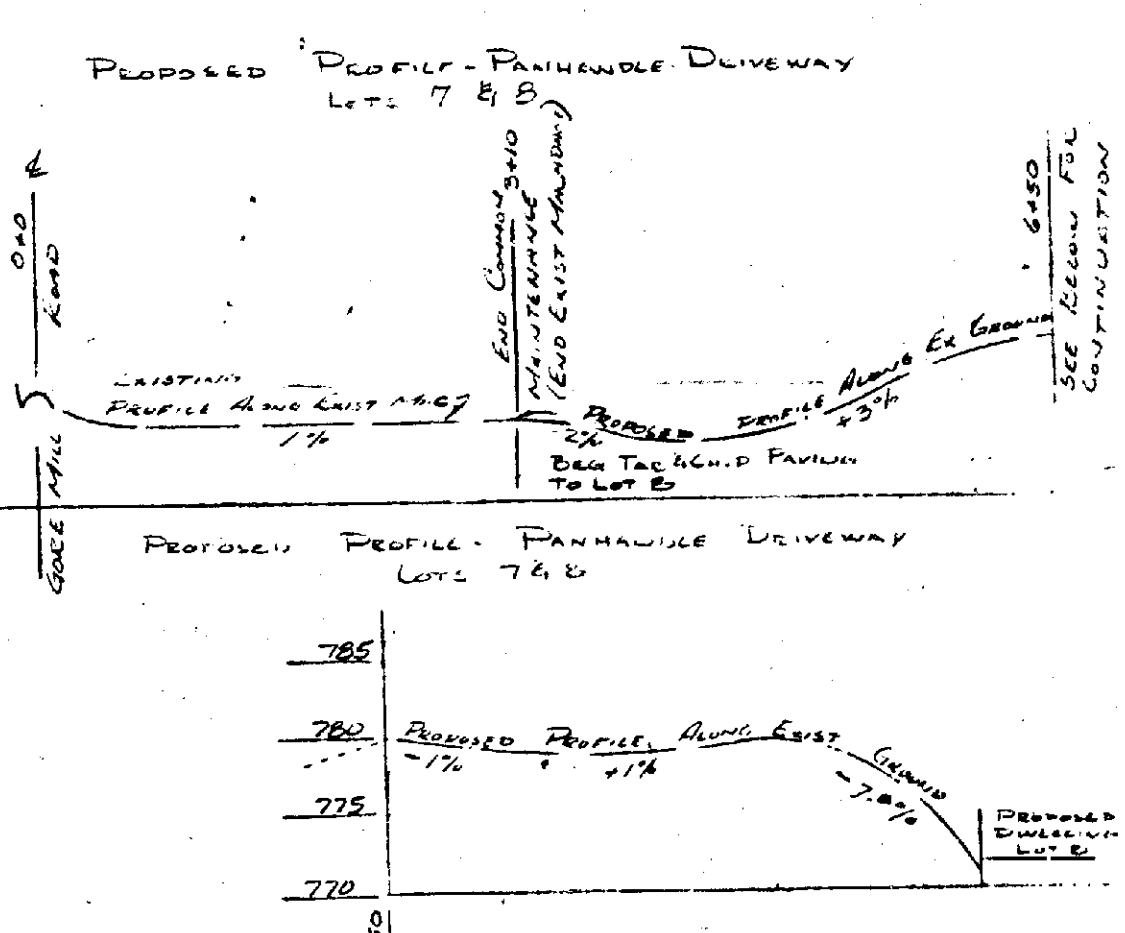
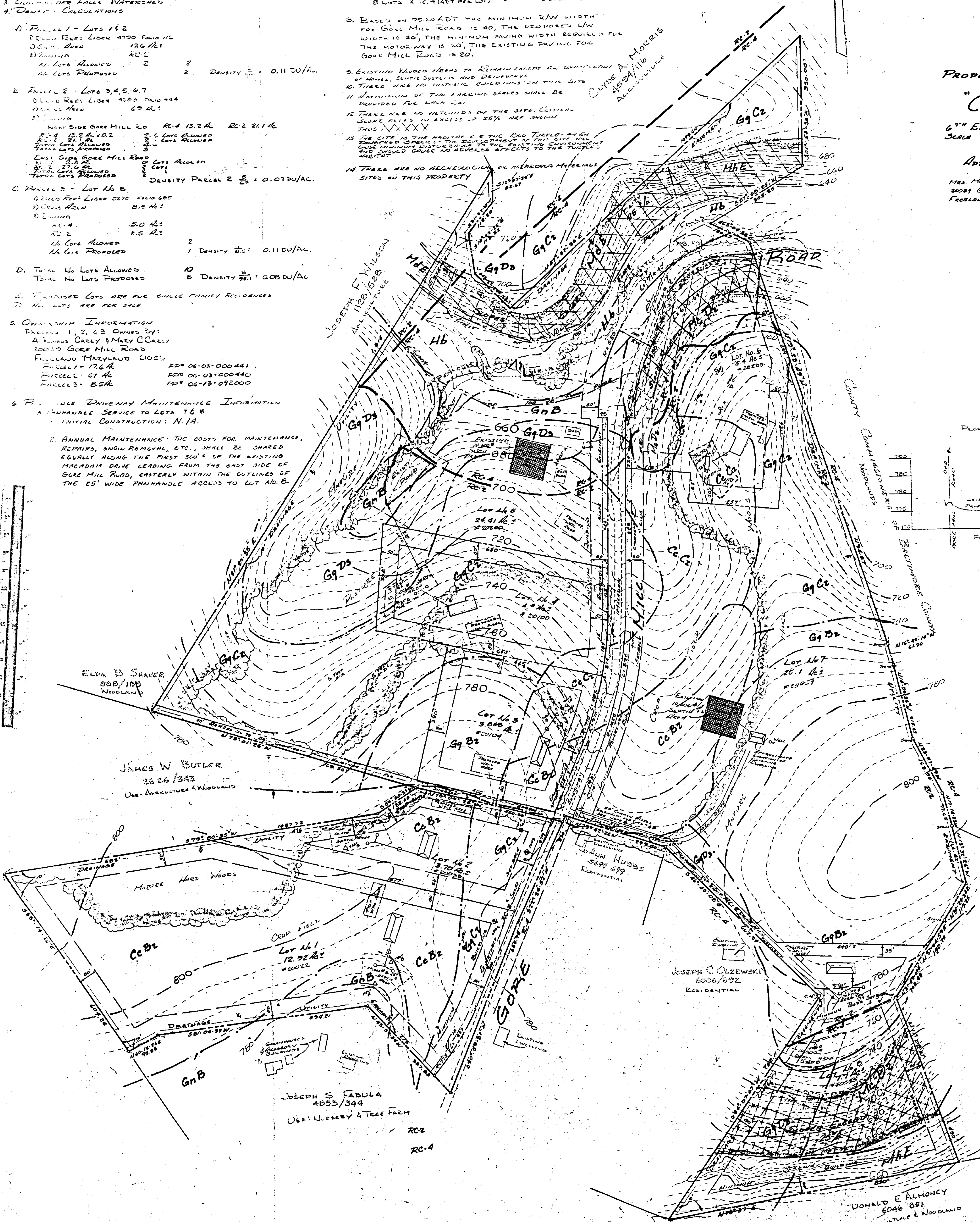
PREPARED BY:

J. Finley Rawson & Assoc.
 Registered Land Surveyors
 PO Box 10160
 Towson MD 21285-0160
 666-7448



1st Revision: March 23, 1984
 2nd Revision: April 30, 1984
 3rd Revision: May 15, 1984
 4th Revision: June 1, 1984
 5th Revision: June 15, 1984
 6th Revision: June 30, 1984
 7th Revision: July 15, 1984
 8th Revision: July 30, 1984
 9th Revision: August 15, 1984
 10th Revision: August 30, 1984

Revised plan
 5/21/84



DONALD E. ALMONEY
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 AGRICULTURE & WOODLAND