

PETITION FOR SPECIAL
ZONING
85-296-SPH

LOCATION: West side of
Falls Road, 500 ft. North
of the intersection of
Boutwell Road
DATE AND TIME: Thursday,
April 11, 1985 at 10:00 a.m.
PUBLIC HEARING: Room
100, County Office Building
111 W. Chesapeake Avenue,
Towson, Maryland
The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Regula-
tions of Baltimore County,
will hold a public hearing
under Section 807 of the Bal-
timore County Zoning Regula-
tions, to determine whether or
not the Zoning Commissioner
and/or Zoning Hearing Com-
missioner should determine the
maximum number of lots al-
lowed and location of lot lines
for a subdivision of 5 parcels
of land zoned R.C. 2 and R.C.
4
Being the property of Robert
Boutwell, et al as shown on
a plat filed with the Zoning
Office.
It is the intent of this Peti-
tion to amend the Zoning
Ordinance (100 day appeal pe-
riod) to allow a building
will, however, entertain any
request for a map of the loca-
tion 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
March 21, 1985

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 21, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 21, 1985

THE JEFFERSONIAN,

13 Kenton
Publisher

Cost of Advertising

22.00

85-296-SPH

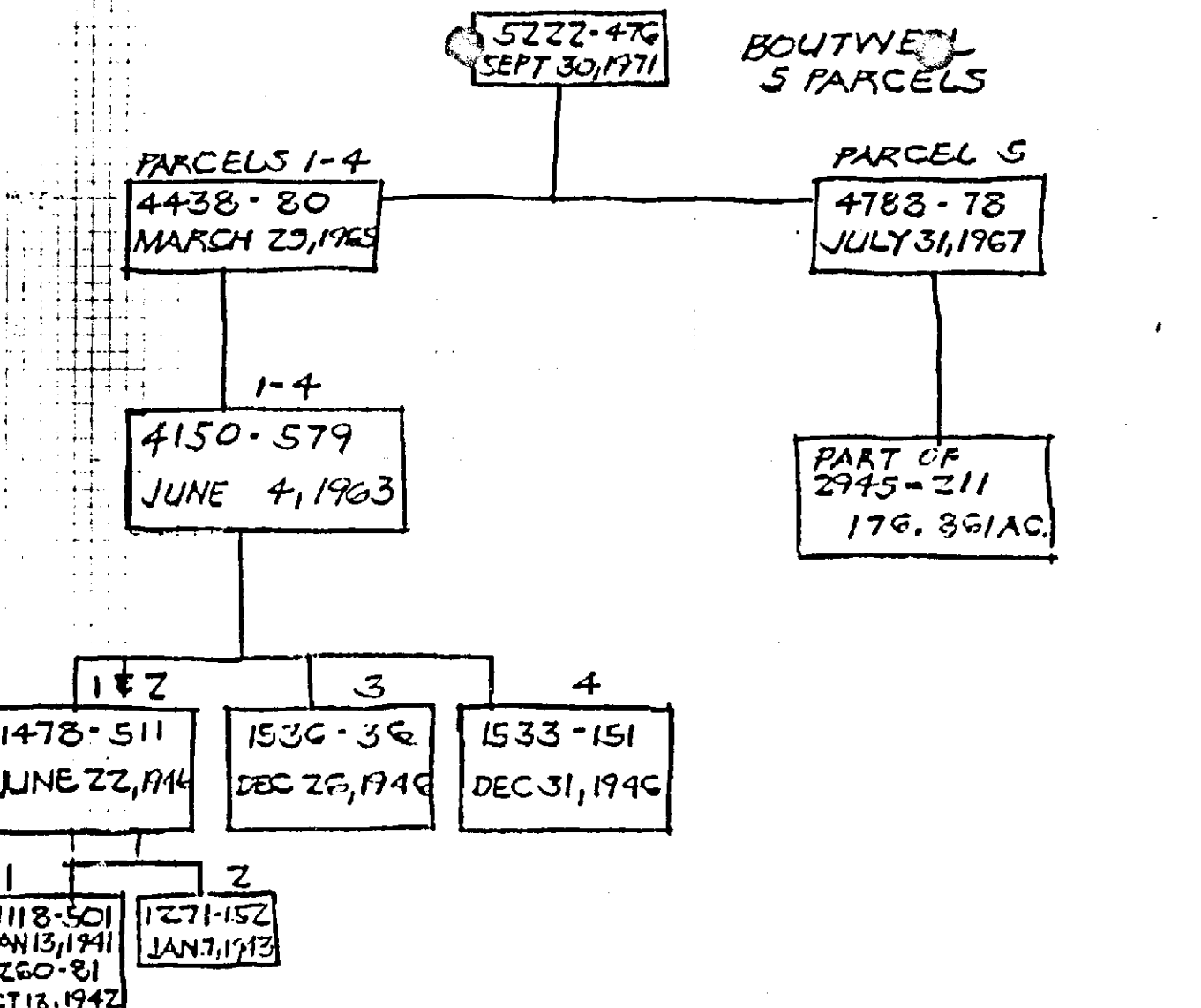
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
5th day of March 1985

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Robert Boutwell, et al Received by *Nicholas B. Commodari*
Petitioner's Attorney Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee



PET. EXHIBIT C

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 85-296-SPH
Date: March 29, 1985

As to the permitted density determination, this office offers no comment other than a suggestion that a plat including all of the lines, this office is of the opinion that such a matter should be determined by the C.R.G.

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

NEC:JCH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 29, 1985

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. Robert Boutwell, et al
115 Belmore Road
Lutherville, Maryland 21093

RE: Item No. 267 - Case No. 85-296-SPH
Robert Boutwell, et al - Petitioners
Special Hearing Petition

Dear Mr. Boutwell:

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:mr

Enclosures

cc: Hudkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204

Maryland Department of Transportation

State Highway Administration

William K. Holmann
Secretary
Mal Kassoff
Assistant Secretary

April 1, 1985

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

Attention: Mr. N. Commodari

RE: ZAC Meeting of 3-19-85
ITEM: #267
Property Owner: Robert
Boutwell, et al

Location: W/S Falls Rd.
3050' N of centerline of
Erick Store Rd. Route 25
Existing Zoning: R.C. 2
and R.C. 4
Proposed Zoning: Special
Hearing to determine the
maximum number of lots
allowed and location of
lot lines for a resub-
division of 5 parcels of
land.
Acres: 91+
District: 5th

Dear Mr. Jablon:

On review of the submittal of 3-11-85 and field inspection, the State Highway Administration offers the following comments.

With all access to the site located on the E/S of Falls Rd. (Route 25) the number of lots having direct access to Falls Rd. will determine what State Agency will issue the requested permit.

Where six (6) or more lots are involved, the State Highway Administration Bureau of Engineering Access Permits will issue the requested permit.

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
365-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. A. Jablon

-2-

April 1, 1985

Where less than six (6) lots are involved, the State Highway Administration District #4 Office will issue the permit.

In any case the S.H.A. Bureau of Engineering Access Permits will recommend that all access to the State road be by way of an entrance that serves all lots and be a minimum of 24' wide.

Very truly yours,

Charles Lee

Charles Lee, Chief

Bureau of Engineering

Access Permits

By: George Wittman

CL:CW:maw

cc: Mr. J. Ogle

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GERBER
DIRECTOR

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

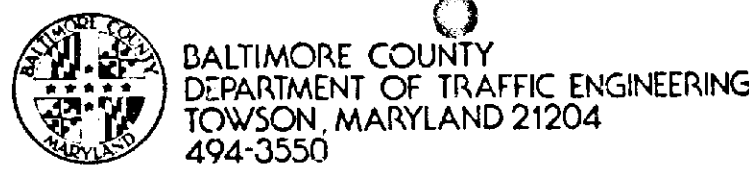
Dear Mr. Jablon:

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.
- (X) 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.
- (X) 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 22-88 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: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by 811.178-79. 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 "top level" intersection as defined by 811.178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:
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.

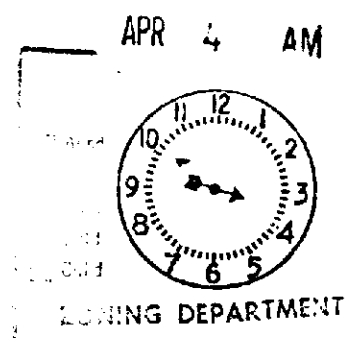
cc: James Howell

James A. Sober
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

March 27, 1985



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

Item No. 267 -ZAC- Meeting of March 19, 1985
Property Owner: Robert Boutwell, et al
Location: W/S Falls Road, 3050' N. of centerline of Brick Store Road
Existing Zoning: R.C.2 and R.C.4
Proposed Zoning: Special hearing to determine the maximum number of lots allowed and location of lot lines for a subdivision of 5 parcels of land.

Acres: 91²
District: 5TH

Dear Mr. Jablon:

Unable to locate in field.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY DEPARTMENT OF HEALTH

March 27, 1985

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

Zoning Item # 267, Zoning Advisory Committee Meeting of March 19, 1985

Property Owner: Robert Boutwell, et al

Location: W/S Falls Road District 5

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 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)

Zoning Item # 267 Zoning Advisory Committee Meeting of March 19, 1985
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 Since this property is located within the Prettyboy Reservoir Watershed, a minimum distance of 200 feet must be maintained between sewage reserve areas and any streams, the spring in the area. Petitioner should contact this office at 494-2742 regarding this site.

Please to approval of a subdivision by this office all water supplies (spring wells etc) and sewage disposal systems must meet minimum Baltimore County standards and have approval by this office.

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



April 11, 1985

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

Dear Mr. Jablon:

Comments on Item # 267 Zoning Advisory Committee Meeting are as follows:

Property Owner: Robert Boutwell, et al
Location: W/S Falls Road, 3050' N. of centerline of Brick Store Road
Existing Zoning: R.C.2 and R.C.4
Proposed Zoning: Special hearing to determine the maximum number of lots allowed and location of lot lines for a subdivision of 5 parcels of land.

Acres: 91²
District: 5TH.

The items checked below are applicable:

- () All structures shall conform to the Baltimore County Building Code 1981/Council Bill L-82 State of Maryland Code for the Handicapped and Aged; and other applicable codes.
- () A building/ & other miscellaneous permit shall be required before beginning construction.
- () Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- () Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- () An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is 1407 and Table 1407, also Section 503.2.
- () Requested variance appears to conflict with the Baltimore County Building Code, Section/s.
- () A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- () Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- () Comments - Division of property and creation of new property lines shall not violate the Fire separation distances required from structures to interior lot lines as required in Table 401, and 1406.2 unless the structures are in compliance with exterior wall requirements of the Baltimore County Building Code.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Farnham, Chief
Plans Review



HARRY J. PISTEL, P.E.
DIRECTOR

April 26, 1985

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

Re: Item #267 (1984-1985)
Property Owner: Robert Boutwell, et al
W/S Falls Rd., 3050' N. of centerline of Brick Store Rd.
Acres: 91²
District: 5th

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 COMMENTS:

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

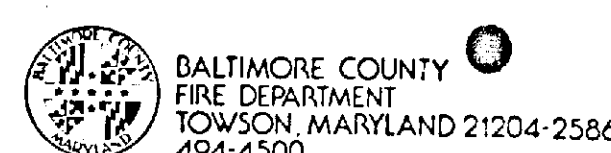
In accordance with Bill No. 56-82, dredging, filling or construction in any wetland is prohibited.

Very truly yours,

James A. Markle, P.E., Chief
Bureau of Public Services

JAM:EMHJO:se

cc: File



PAUL H. REINCKE
CHIEF

April 4, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Robert Boutwell, et al

Location: W/S Falls Road, 3050' N. of centerline of Brick Store Rd.

Item No.: 267 Zoning Agenda: Meeting of 3/19/85

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.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 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.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: [Signature] Noted and Approved: Roy W. Kemmer
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

(1) PETITIONERS EXHIBIT "A":
RC 4 32.7 Ac.
RC 2 58.3 Ac.
DENSITY ALLOWED 32.7 x 0.2 = 6 lots
58.3 = 2 lots

(2) PETITIONERS EXHIBIT "B"
DENSITY BY PARCELS
Parcel 1 RC 2-14.4 Ac. 2 lots RC 4 23.3 Ac. 4 lots
Parcel 2 RC 2-22.8 Ac. 2 lots Ac. 1 lot
Parcel 3 RC 2-6.2 Ac. 2 lots RC 4 9.4 Ac. 1 lot
Parcel 4 RC 2-10.4 Ac. 1 lot
Parcel 5 RC 2-7.9 Ac. 2 lots
TOTAL RC 2 9 lots RC 5 lots

(3) PETITIONERS EXHIBIT "C":
Demonstrates conveyance of parcels from October 1943 thru Sept. 1971 to Boutwell

(4) PETITIONERS EXHIBIT "D" - DEED TO BOUTWELL

(5) PETITIONERS EXHIBIT "E":
Possible layout showing layout of 5 parcels. Would like consideration of ultimate 6 parcels. Houses will likely fall with RC 2 zone and will meet minimum requirements.

But's dk 2

PET. EXHIBIT
D

This Deed, Made this 30th day of September, in the year one thousand nine hundred and seventy-one, by and between

WALTER P. CUMOR and CARRIE I. CUMOR, his wife, of the first part, Grantors, and
ROBERT R. BOUTWELL and MAXINE E. BOUTWELL, his wife, of the second part, Grantees.

GCT-5-71 227616C ***490.50
GCT-5-71 227816C ***288.60
GCT-5-71 227315C ***191.90
GCT-5-71 227814C ***115.0

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the

receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto

the said Grantees, as tenants by the entireties, their assigns, the survivor of
them, his or her heirs and assigns, all those -----

lot(s) of ground

situate in the Fifth Election District of Baltimore County -----

in the State of Maryland, and described as follows, that is to say:

BEGINNING for the first at two bounded white oak trees, the beginning trees of the whole tract of land called "What's Left Surveyed", and running thence north 24.2 degrees 39' 3" perches south 72 degrees west 28-1/3 perches to a stone, north 68 degrees west 10 perches 165' and 14 links to a stone, north 34-1/2 degrees west 24 perches, south 27 degrees west 21.4 perches, north 53 degrees west 30 perches to a stone, north 44-1/2 degrees west 19-1/6 perches to a stone pile, thence south 14-1/2 degrees east 20-1/2 perches, south 42-1/2 degrees west 5 perches to the end of the north 42-1/2 degrees east 60 perches line of a tract of land called "Masons Hall", thence reversing said line and bounding thereon still south 42-1/2 degrees west 60 perches, south 75 degrees east 16 perches, 264' north 67 degrees east 14 perches until it intersects the south 52 degrees west 20 perches line of a tract of land called "Beanes Range", thence reversing said line and bounding thereon north 52 degrees east 7-3/4 perches to the beginning of said line, thence south 63 degrees east 40 perches to the end of the first line of a tract of land called "Masons Hall" south 62 degrees east 23.20 perches north 16 degrees east 25 perches and by a straight line to the first place of beginning. Containing 39 acres 3 rods and 21 perches of land more or less.

BEGINNING for the second at a stake now set at the beginning of that parcel of land described in a deed from David Painter, Trustee, to Mary L. Baublitz bearing date May 7, 1883 and recorded among the Land Records of Baltimore County in Liber WHI No. 134 folio 352, etc. said point being in the northeast edge of an open road leading from the Beckleysville Road to the Falls Road, which point was formerly marked by a planted stone marked X, running thence binding on said deed reversely as now surveyed 28 degrees 28 minutes east 422.5 feet to a stake where a stone marked A formerly stood and to that property now belonging to Charles A. Martin, thence with said Martin's land and continuing with the above mentioned deed reversely south 62 degrees 30 minutes east 503.25 feet to a stake south 78 degrees east 363 feet to an old boundary stone north 58 degrees 15 minutes east 185.8 feet to a stake and to that parcel of land now belonging to Charles F. Betschler formerly known as the Lawson property, running thence binding on that land and continuing north 58 degrees 15 minutes east 144.2 feet to a stake and south 55 degrees 35 minutes east 660 feet to a stake, thence south 9 degrees 50 minutes west 759 feet to a stake, south 29 degrees 10 minutes east 132 feet to an old boundary stone and to that land conveyed by Joshua T. Hale and wife to Clarence E. Baublitz and wife on or about October, 1938, and duly recorded among the Land Records of Baltimore County, running thence binding thereon the two following lines north 53 degrees 45 minutes west 499.1 feet to a stake and south 23 degrees 55 minutes west 272.2 feet to a stake in the north side of the above mentioned road leading from the Beckleysville Road to the Falls Road, running thence binding thereon north 50 degrees 42 minutes west 1502.5 feet to the first place of beginning. Containing 29.015 acres of land more or less.

JUNE 4th 1963 4150-579

JUNE 22, 1946 1st & 2nd Lot (1478-511)

Dec. 26, 1946 3rd Lot - 1271-151

Dec. 31, 1946 4th Lot - 1533-151

31st JULY 5 1788-78 (Dec 8. 222 Ac) - 29 45-211 (PLAN OF SURVY)
19 67

TOSQUAN 16-15 - BEING PART OF THE SAID LAND CONVEYED UNTO SAID CHARLES MARTIN BY A FURTHER DEED FROM SAID CLARENCE E. BAUBLITZ DATED OCTOBER 11, 1938 AND RECORDED AS ABOVE

Backus

BEGINNING for the third at a black oak tree standing 12.9 rods short of the end of the 14th line of the first parcel of land conveyed in a deed from Laura V. Alban, widow, to Clarence W. Alban, dated March 22, 1928 and recorded among the Land Records of Baltimore County in Liber W.H.M. No. 655 folio 185, and thence running with this line, (1) south 42 degrees west 12 rods to a rock marked X, (2) south 7 degrees west 10.6 rods to a flint stone placed on a large rock; thence with the land of Michael D. Leister, (3) south 40-1/4 degrees east 20.68 rods, (4) south 48-3/4 degrees east 30.6 rods, (5) north 31-1/4 degrees east 21.4 rods, (6) south 30-1/4 degrees east 24.0 rods, (7) south 63-3/4 degrees east 10.34 rods, (8) north 75-1/2 degrees east 28.33 rods, thence xxxxx (9) north 6-3/4 degrees east 22.0 rods to a stake now driven thence by three lines of division now made (10) north 67 degrees west 18.8 rods to a stake (11) north 87 degrees west 24.0 rods, (12) north 59-1/2 degrees west 56.3 rods to the beginning. Containing 19-1/4 acres of land more or less, all according to a magnetic survey made by George Bucher John, Surveyor, on November 12, 1946.

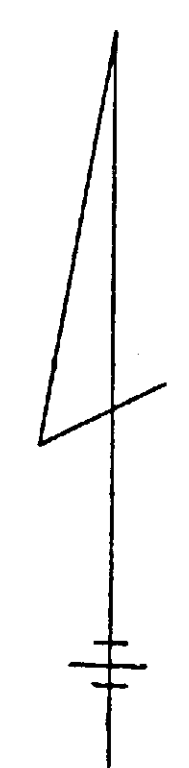
BEGINNING for the fourth at a stake now driven for the end of the seventh line in a deed from Louis U. Bacon to Charles A. Martin, dated October 17, 1898 and recorded among the Land Records of Baltimore County in Liber N.B.M. No. 236 folio 225, and running thence with this land the four following lines, (1) south 78 degrees east 22.1 rods to a stone (2) north 59 degrees east 11.5 rods to a stone, (3) south 72-3/4 degrees west 11.0 rods to a stone, (4) north 71-1/2 degrees west, 16.0 rods to an iron rod now driven, thence by a line of division now made (5) south 54 degrees west 5.0 rods to the beginning. Containing 70 square rods of land more or less.

BEING the same four parcels of land which by Deed dated March 29, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4638 folio 80, were granted and conveyed by Marshall A. Binder, unmarried to the within Grantors, in fee simple.

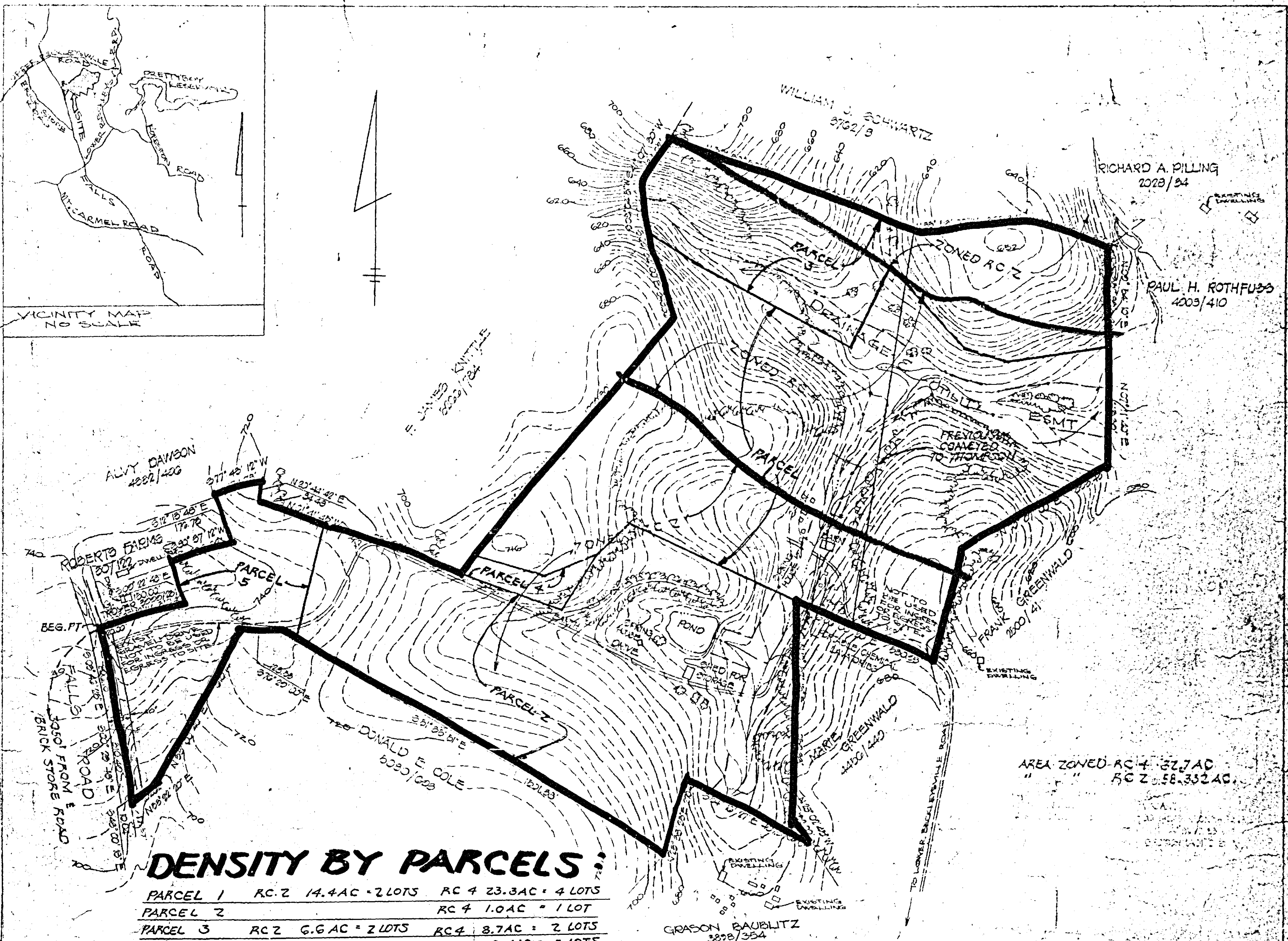
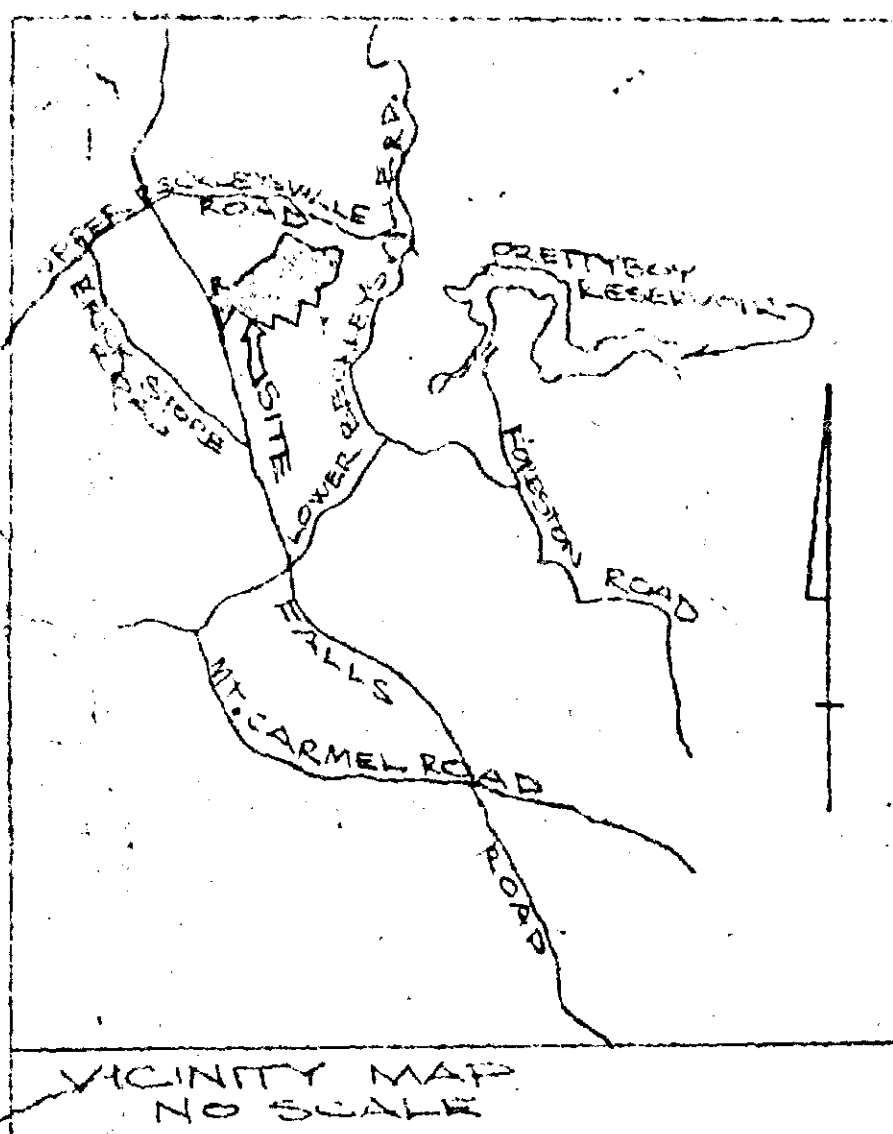
BEGINNING for the fifth at an old boundary iron bar at the end of the south 21 degrees 35 minutes west 438.9 foot line as described in a deed from Kenneth C. Proctor and Paul Martin, trustees, to Lawrence H. Roberts and wife dated June 8, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2945 folio 211, etc. running thence binding on that deed the three following lines as now surveyed by magnetic bearings north 50 degrees 54 minutes 30 seconds west 323.40 feet, south 18 degrees 57 minutes west 825.00 feet and north 48 degrees 19 minutes 30 seconds west 176.00 feet to a point in or near the centerline of the present road-bed of Falls Road, thence running in or near the center of that road the two following lines, north 00 degrees 43 minutes west 310.49 feet and north 04 degrees 05 minutes 37 seconds west 296.15 feet, thence north 80 degrees 18 minutes east 20.00 feet to a pipe at the end of the south 09 degrees 42 minutes east 150.00 foot line in a deed from Lawrence H. Roberts and wife to Granville T. Troyer and wife, dated June 6, 1962 and recorded in Liber W.J.R. No. 3999 folio 231, etc. and thence binding on that deed the two following lines, north 80 degrees 18 minutes east 290.40 feet to a pipe and north 09 degrees 42 minutes west 150.00 feet to a pipe at the end of the south 80 degrees 18 minutes west 238.02 foot line in a deed from Lawrence H. Roberts and wife to William Thomas Wilhelm and wife, dated July 8, 1964 and recorded in Liber R.R.G. No. 4326 folio 417, etc. thence binding on that deed reversely the two following lines, north 80 degrees 18 minutes east 238.02 feet to a pipe and north 12 degrees 33 minutes west 176.73 feet to a pipe at the end of the south 77 degrees 24 minutes west 174.78 foot line in a deed from Lawrence H. Roberts and wife to Donald W. Martin and wife, dated January 4, 1966 and recorded in Liber O.T.G. No. 4574 folio 136, etc. thence binding on that deed reversely north 77 degrees 24 minutes east 174.78 feet to a pipe and to intersect the south 20 degrees 30 minutes west 115.5 foot line in the first above mentioned deed at the end of 32.23 feet, thence binding on that deed south 20 degrees 25 minutes 30 seconds west 84.48 feet to an old boundary stone, thence south 62 degrees 55 minutes 30 seconds east 248.36 feet to an old boundary pipe and south 22 degrees 00 minutes 15 seconds west 437.04 feet to the place of beginning. Containing 8.222 acres of land more or less.

BEING the same parcel of land which by Deed dated July 31, 1967 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4783 folio 78, was granted and conveyed by Lawrence H. Roberts and wife to the within Grantors, in fee simple.

4150-579
1st & 2nd Lot (1478-511) - 1112-501
3rd Lot - 1533-151
4th Lot - 1533-151



PROPERTY OF
ROBERT R. BOUTWELL
6TH ELECTION DISTRICT BALTIMORE COUNTY MARYLAND
SCALE 1" = 200' MARCH 11, 1985



DENSITY BY PARCELS:

PARCEL 1	RC 2	14.4 AC = 2 LOTS	RC 4	23.3 AC = 4 LOTS
PARCEL 2			RC 4	1.0 AC = 1 LOT
PARCEL 3	RC 2	6.6 AC = 2 LOTS	RC 4	8.7 AC = 2 LOTS
PARCEL 4			RC 4	28.4 AC = 5 LOTS
PARCEL 5			RC 4	8.6 AC = 2 LOTS
TOTAL RC 2 =		4 LOTS	RC 4	= 14 LOTS

MALCOLM E. HUDKINS ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
200 E. JOFFA RD.
TOWSON, MARYLAND, 21204



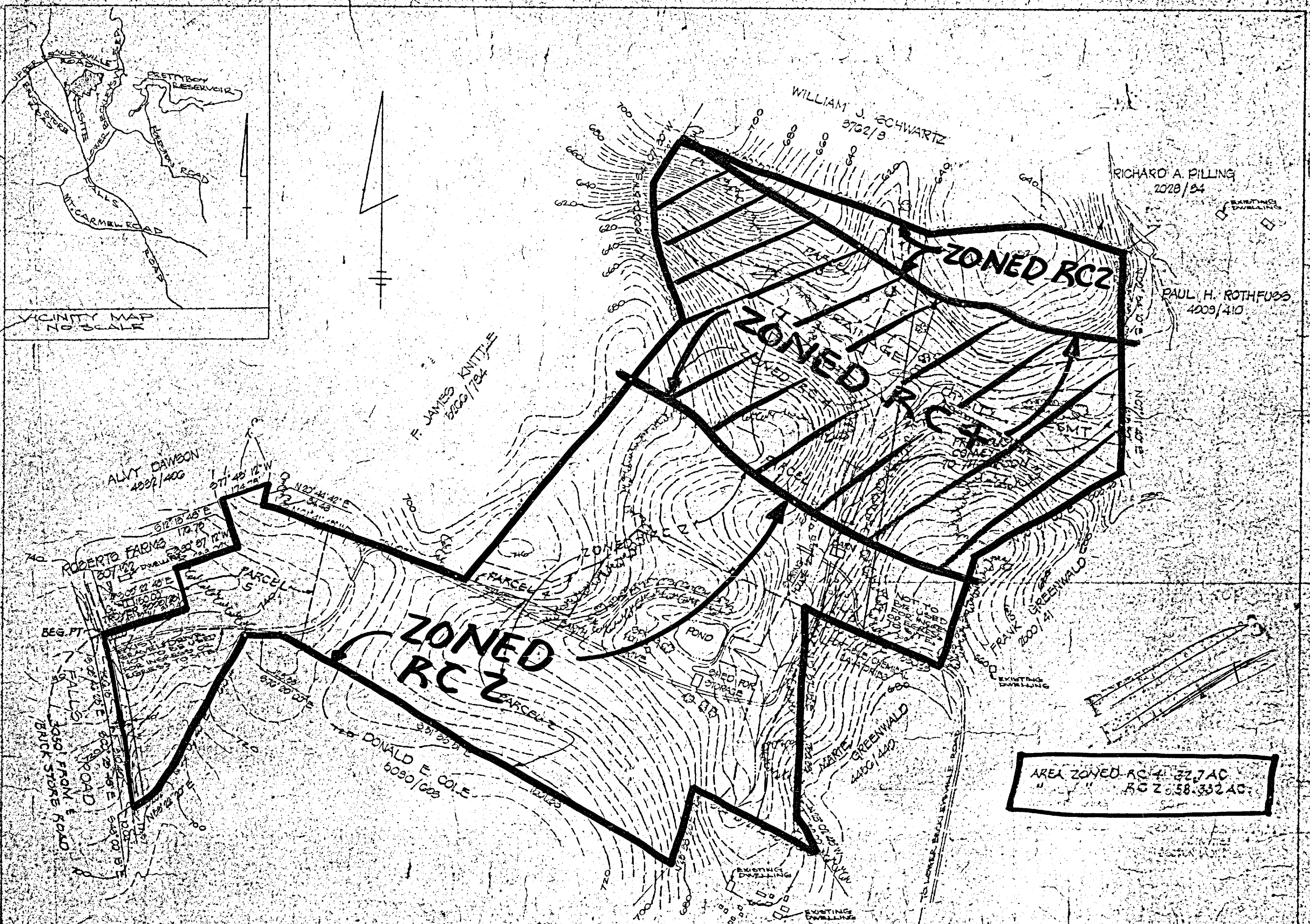
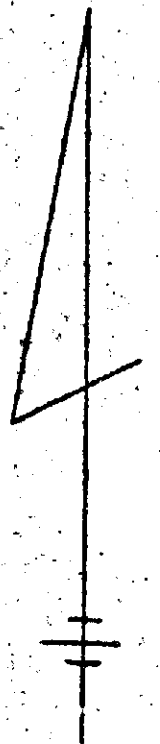
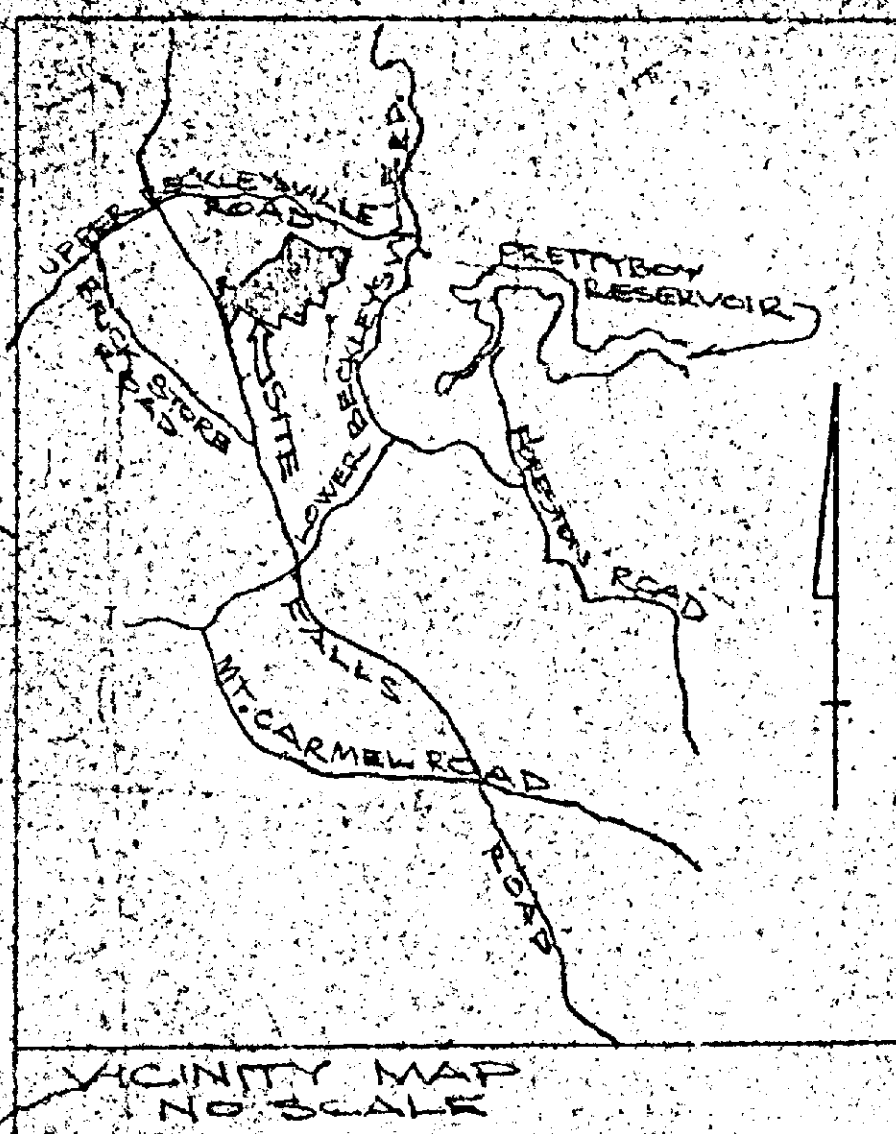
PROPERTY OF
ROBERT R. BOUTWELL

5TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SCALE 1" = 200'

MARCH 11, 1985

PET. EXHIBIT 'B'



AREA ZONED RC4 32.7 AC
" " RC2 58.332 AC

DENSITY ALLOWED : 1 PARCEL
RC4 - 32.7 AC x 0.2 = 6 LOTS
RC2 - 58.3 AC = 2 LOTS
TOTAL = 8 LOTS

MALCOLM E. HUDKINS ASSOCIATES
 CIVIL ENGINEERS & LAND SURVEYORS
 200 E. JOPPA RD.
 TOWSON, MARYLAND, 21204



PROPERTY OF
ROBERT R. BOUTWELL
 5TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
 SCALE 1" = 200'
 MARCH 11, 1985

PET. EXHIBIT 'A'

