

PETITION FOR SPECIAL HEARING

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 disapprove the proposed amendment to the Partial Development Plan of "Houses on the Hill".

Section 1, Lot #9 (to be subdivided into 2 lots #9 and #15)

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 am the legal owner(s) of the property described in the above captioned matter.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Address
City and State
Attorney's Telephone No.:
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of March, 1986, 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 22nd day of April, 1986, at 1:30 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

(over)



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 13, 1986

Daniel J. Hanley, Esquire
206 Washington Avenue
Towson, Maryland 21204

RE: PETITION SPECIAL HEARING
W/S of Cleghorn Road, 680'
N of the centerline of
existing Padonia Road
8th Election District
James Peak, Petitioner
Case No. 86-430-SPH

Dear Mr. Hanley:

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

Very truly yours,

[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJrbg

Attachments

cc: People's Counsel

Gary S. Wase, Esquire
Suite 310
2360 West Joppa Road
Lutherville, MD 21093

IN RE: PETITION SPECIAL HEARING
W/S of Cleghorn Road, 680'
N of the centerline of
existing Padonia Road
8th Election District
James Peak,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-430-SPH

The Petitioner herein requests a special hearing for the purpose of disapproving the amendment to the partial development plan of Houses on the Hill to subdivide Section 1, Lot 9 into two lots (Lot 9 and Lot 15).

Testimony by the Petitioner, one of the original developers of the subdivision and currently a resident of Lot 11, indicated that Lot 9, the subject of the present hearing, was sold as one lot to its present owner to be used for his residence and to enable him to be a gentleman farmer who kept horses. The subdivision has been identified as a low-yield area. The waiver for storm water management was based on a 14, not 15, lot subdivision. When a preliminary plan showed both Lots 9 and 15, it was intended that a storm water management pond would be installed. When an engineer pursued the matter it was determined that it was not feasible to build a pond, therefore, the number of lots were reduced and the waiver obtained. Each of the existing 14 lots has been developed except Lot 14.

Other residents of the subdivision testified that they reviewed the development plan and other documents prior to the purchase of their lots, that they selected the number of lots and spaciousness to remain the same, that they were concerned about additional noise because of the topography, and that they would consider the construction of another dwelling in the area proposed as an infringement on their privacy.

owner of Lot 9 and proponent of the proposed amendment to the Partial Development Plan bought over 6 acres as Lot 9 in December 1980 after seeing a

real estate listing which advertised either 3+ or 5.9 acres for sale (Protestant's Exhibit 2). Technically he knew he was purchasing one lot because at settlement he had seen a copy of the recorded plat with no subdivision line between Lot 9 and the currently proposed Lot 15. He has no written documents regarding any right to subdivide, although he testified that another one of the original developers had indicated that there would be no problem if he wished to subdivide in the future.

Pursuant to the advertisement, posting of property and public hearing on the Petition, and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the granting of the disapproval requested in the Petition for Special Hearing would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the health, safety and general welfare of the community and, therefore, should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13th day of May, 1986, that the disapproval of the proposed amendment to the Partial Development Plan of Houses on the Hill to subdivide Section 1, Lot 9 into two lots (Lot 9 and Lot 15), as requested in the herein Petition for Special Hearing, is hereby GRANTED from and after the date of this Order.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

RECEIVED FOR FILING
DATE May 13, 1986
BY *[Signature]*
ADMINISTRATIVE ASSISTANT

ZONING DESCRIPTION

Beginning on the W/S of Cleghorn Road 680 ft. N. of the centerline of Existing Padonia Road. Being Lot #9, Section 1, in the subdivision "Houses on the Hill", Bk. 47 Folio 2. In the 8th Election District. Containing 5.46 Ac.

PETITION FOR SPECIAL HEARING 8th Election District

LOCATION: West Side of Cleghorn Road, 680 feet North of the Centerline of Existing Padonia Road

DATE AND TIME: Tuesday, April 22, 1986, at 1:30 p.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 of Mr. James Peak for Special Hearing to disapprove an amendment to the partial development plan of Houses on the Hill to subdivide Section 1, Lot 9 into two lots

Being the property of Maury Fine, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR SPECIAL HEARING
W/S Cleghorn Rd., 680'
N of C/L of Existing
Padonia Rd., 8th District
JAMES PEAK - Petitioner
MAURY FINE - Owner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-430-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 dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 1st day of April, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. James Peak, Petitioner, 12212 Cleghorn Rd., Cockeysville, MD 21030; and Mr. Maury N. Fine, Property Owner, 736 W. Padonia Rd., Baltimore, MD 21093.

[Signature]
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 16, 1986

James Peak
12212 Cleghorn Road
Cockeysville, Maryland 21030

RE: PETITION FOR SPECIAL HEARING
W/S Cleghorn Rd., 680' N of the c/l of
existing Padonia Rd.,
8th Election District
James Peak - Petitioner
Maury Fine - Owner
Case No. 86-430-SPH

Dear Mr. Peak:

This is to advise you that \$75.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

County, Maryland, and remitting, Towson, Maryland

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

No. 021378

DATE 5-12-86 ACCOUNT R-01-615000

AMOUNT \$ 75.00

RECEIVED FOR *[Signature]*

FOR *[Signature]*

VALIDATION OR SIGNATURE OF CASHIER

HARRY J. PISTEL, P.E.
DIRECTOR

January 19, 1981

Mr. James R. Peak
1 Dendron Court
Baltimore, Maryland 21234

Re: Houses On The Hill
Project #9259
District 8

Dear Sir:

Following are comments from Mr. Maple of the Bureau of Engineering relative to the storm water management waiver request:

"I have reviewed the submittal prepared by the developer's engineer.

"The submittal shows that a significant increase in runoff will result from this development. These increases will be 3.5 cfs (18%) for the 2-year storm, 6.5 cfs (10.5%) for the 10-year storm and 9.1 cfs (7.6%) for the 100-year storm.

"While these increases normally would be sufficient to require management, it has been shown that a suitable location does not exist for a storm water management facility and as such this site does qualify for a waiver.

"It is therefore recommended that a waiver be granted for this site and that a fee be collected from the developer."

The Soil Conservation District have concurred with Mr. Maple's findings.

Very truly yours,

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

RAM:JAW:hm

cc: K/C Engineers - Surveyors
744 Dulany Valley Court
Towson, Maryland 21204

Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

Edward A. McDonough, Gerald Talbert

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 24, 1986

Mr. Maury N. Fine
12208 Cleghorn Road
Baltimore, MD 21208

RE: Demand for a public hearing on
the Amendment to the partial
Development - Houses on the Hill
Section 1, Lot No. 9
8th Election District

Dear Mr. Fine:

The purpose of this letter is to officially notify you that the posting of your property has resulted in a demand for a public hearing by James Peak on 1/20/86 concerning your proposed amendment to the above-mentioned development plan.

Mr. Peak is required to file for a special hearing for disapproval without delay, and he is responsible for paying all fees including reposting and advertising. You will be notified of the date and time of the hearing by this office as soon as it is scheduled.

I regret to inform you that we are withholding approval of your amendment because it has been superseded by a hearing request pursuant to Section 1B01.3.A.7.b.iii of the Baltimore County Zoning Regulations.

If you need any further explanation or additional information, please feel free to contact me in this office at 494-3391.

Very truly yours,

W. Carl Richards, Jr.
W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:bg

cc: Mr. James Peak
12212 Cleghorn Road
Cockeysville, MD 21030

Ms. Susan Carrell
Current Planning & Development Division

Zoning File

CLAUDIA A. HANLEY
(410) 296-1000

April 23, 1986

Commissioner Jean Jung
Baltimore County Office of
Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 294, Case No. 86-430-SPH
Petitioner: James Peak

Dear Mrs. Jung:

I am enclosing herein photocopies of Petitioner's Exhibit 3 and Petitioner's Exhibit 4 which were entered into evidence at the hearing on April 22 and which I took with me after the hearing for the purpose of photocopying.

Very truly yours,

Daniel J. Hanley
Daniel J. Hanley

eav
Enclosures

Mr. Jim Dyer
Zoning Supervisor
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: 12208 Cleghorn Road
Item No.: 294
Petitioner: Jim Peak

Dear Mr. Dyer,

This is to advise that I represent Maury Fine in connection with an amendment to the development plan in the above captioned property. It is my understanding that the application for the amendment is being appealed by Mr. Jim Peak and he has filed a petition to that effect. Please notify me when the hearing date is set.

Thank you for your cooperation.

Very truly yours,

Gary S. Wase
Gary S. Wase

CSW/idd

c.c. Maury Fine

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner

Date: March 31, 1986

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

SUBJECT: Zoning Petition No. 86-430-SPH

In view of the subject of this petition, this office offers no comment.

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

ARG/JGR/dmi

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 28, 1986

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

Mr. James Peak
12212 Cleghorn Road
Cockeysville, Maryland 21030

RE: Item No. 294 - Case No. 86-430-SPH
Petitioner - James Peak
Special Hearing Petition

Dear Mr. Peak:

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,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

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

MARCH 26, 1986

Re: Zoning Advisory Meeting of FEBRUARY 25, 1986
Item # 294 JAMES PEAK
Property Owner: W/S CLEGHORN RD. 680' N.
OF THE E. OF EXISTING ROADWAY

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.

- (X) 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.
- (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 22-33 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 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 "top level" traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:

RE COPY OF THE FINAL DEVELOPMENT PLAN WITH THE AMENDMENT ADDED SHOULD BE SUBMITTED.

cc: James Howell

Eunice A. Boser
Chief, Current Planning and Development

STEPHEN E. COLLINS
DIRECTOR

March 14, 1986

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

Item No. -ZAC- Meeting of February 25, 1986
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

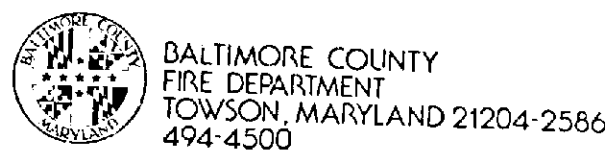
Acre:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 239, 290, 291, 292, (293), 295, 296 297, 298, 299, 300, and 301.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld



PAUL H. REINCKE
CHIEF

February 21, 1986

Mr. Arnold Jablon
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: James Peak

Location: W/S Cleghorn Road, 680' N of centerline of existing Padonia Road

Item No.: 294 Zoning Agenda: Meeting of 2-25-86

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 _____

Lot 15 exceeds 300 feet

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. Panhandle Rd. shall be 16' in width & support 50,000 lb. fire apparatus.

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: *[Signature]* Noted and

Planning Group
Special Inspection Division

Approved: *[Signature]*
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

February 28, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 294, Zoning Advisory Committee Meeting are as follows:

Property Owner: James Peak
Location: W/S Cleghorn Road, 680 feet N of the c/l of existing Padonia Road
District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

2. A building and other miscellaneous permits shall be required before the start of any construction.

3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.

4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file a permit application. Reproduced seals are not acceptable.

5. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 205 and have your Architect/Engineer contact this department.

7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with these sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____ See Section 317 of the Building Code.

9. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

10. Comments:

11. These abbreviated 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, the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 West Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Building Plans Review

LJZ/RS



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204

(301) 491-3180

November 26, 1986

Mr. Maury N. Fine
12208 Cleghorn Rd.
Cockeysville, Md. 21030

Re: Case No. 86-430-SPH
James Peak

Dear Mr. Fine:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

[Signature]
June W. Holmen, Secretary

Encl.

cc: Gary S. Wase, Esq.
Daniel J. Hanley, Esq.
James Peak
Nancy Merritt
Phyllis C. Friedman
Norman E. Garber
James Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

[Signature]



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 16, 1986

Daniel J. Hanley, Esquire
206 Washington Avenue
Towson, Maryland 21204

Mr. James Peak
12212 Cleghorn Road
Cockeysville, Maryland 21030

RE: PETITION FOR SPECIAL HEARING
W/S of Cleghorn Rd., 680' N of the c/l
of existing Padonia Rd.
8th Election District
James Peak - Petitioner
Case No. 86-430-SPH

Dear Messrs. Hanley and Peak:

Please be advised that on June 5, 1986, an appeal was filed by Protestant, Maury Fine, from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above-captioned case.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

AJ:med

ccs: Mr. Maury N. Fine
12208 Cleghorn Road
Cockeysville, Maryland 21030

Gary S. Wase, Esquire
Suite 310, 2360 West Joppa Road
Lutherville, Maryland 21093

People's Counsel

June 5, 1986

Honorable Arnold Jablon
Zoning Commissioner
Room 113, County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
W/S of Cleghorn Road, 680' N of the c/l of
existing Padonia Rd.
8th Election District
James Peak - Petitioner
Case No. 86-430-SPH

Dear Commissioner Jablon:

I wish to appeal the decision of the Deputy Zoning Commissioner rendered in the above-captioned case on May 13, 1986. Enclosed is my check payable to Baltimore County, Maryland, in the amount of \$90.00 to process the appeal.

Very truly yours,

[Signature]
Maury N. Fine
12208 Cleghorn Road
Baltimore, Maryland 21208

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

No. 021728

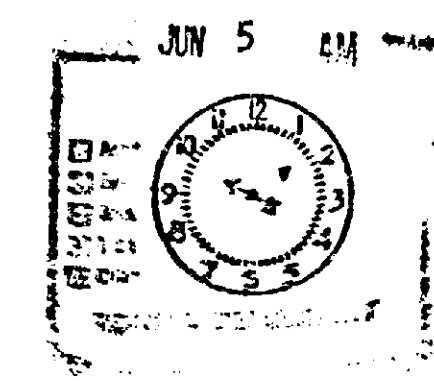
DATE: *[Signature]* ACCOUNT: *[Signature]*

AMOUNT: \$ 90.00

RECEIVED FROM: *[Signature]*

FOR: *[Signature]*

VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY, MARYLAND		No. 021728	
OFFICE OF FINANCE - REVENUE DIVISION			
MISCELLANEOUS CASH RECEIPT			
DATE: 6/5/86	ACCOUNT: R-01-615-000		
AMOUNT: \$ 90.00			
RECEIVED FROM: Maury Fine			
FOR: APPEAL AND SIGN FEE in CASE #86-430-SPH			
B 0131*****80854 JCSF			
VALIDATION OR SIGNATURE OF CASHIER			

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
9/17/81
CLERK

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
9/17/81
SIGNATURE

TRANSFER TAX NOT REQUIRED
9/17/81
SIGNATURE

LIBER 6328 PAGE 186

DECLARATION OF COVENANTS, RESERVATIONS AND
RESTRICTIONS

THIS DECLARATION OF COVENANTS, RESERVATIONS AND RESTRICTIONS, made this 17th day of September, 1981, by PADONIA FARMS, INC., a body corporate of the State of Maryland.

WHEREAS, Padonia Farms Inc., a Maryland Corporation, being owner of 27.50 acres, more or less, of real estate located in Baltimore County, State of Maryland, and described in a survey prepared by Gerhold, Cross & Stibel, dated 4-15-77 and revised 7-1-80, attached hereto and made a part hereof marked as Schedule A, has established a general plan for the improvement and development of such premises, and does hereby establish the covenants, conditions, reservations and restrictions upon which and subject to which all lots and portions of such lots shall be improved or sold and conveyed by it as owner thereof; and

WHEREAS, each and every one of these covenants, conditions, reservations and restrictions is and all are for the benefit of each owner of land in such subdivision, or any interest therein, and shall inure to and pass with each and every parcel of such subdivision and shall bind the respective successors in interest of the present owner thereof.

WHEREAS, these covenants, conditions, reservations and restrictions are and each thereof is imposed upon such lots, all of which are to be construed as restrictive covenants running with the title to such lots and with each and every parcel thereof, to wit:

1. RESIDENTIAL USE: Such lots, and each and every one thereof, are for single-family residential purposes only. No building or structure intended for or adapted to business purposes, and no apartment house, hospital, sanatorium or doctor's office, or other multiple-family dwelling shall be erected, placed, permitted or maintained on such premises, or on any part thereof. No improvement or structure whatever, other than a first class private dwelling house, patio walls, tennis court, swimming pool and customary outbuildings, garage, carport, servants' quarters, or guest house may be erected, placed or maintained on any lot in such premises.

LIBER 6328 PAGE 187

2. NATIVE GROWTH: The native growth of such premises shall be permitted to be destroyed or removed except as required for the construction of the dwellings.

3. TANKS, ETC.: No elevated tanks or elevated swimming pools of any kind shall be erected, placed, or permitted on any part of such premises. Any tanks for use in connection with any residence constructed on such premises, including tanks for the storage of fuels, must be buried or walled sufficiently to conceal them from the view from neighboring lots, roads or streets. All clotheslines, garbage cans, equipment, coolers, wood piles or storage piles shall be walled in to conceal them from the view of neighboring lots, roads or streets.

4. PETS: No unusual pets may be kept on any lot in such premises, except upon the express written permission of the committee, provided, however, that the provisions hereof shall not be deemed to permit the keeping of domestic fowl.

5. UTILITY LINES AND RADIO ANTENNAS: All electrical service and telephone lines shall be placed underground and no out electrical lines shall be placed overhead, but this restriction may be waived by the committee. No exposed or exterior radio transmission or receiving antennas shall be erected, placed or maintained on any part of such premises, but this restriction may be waived by the committee. Any waiver of these restrictions shall not constitute a waiver as to other lots or lines or antennas.

6. NUISANCES: No lot shall be used in whole or in part for the storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause such lot to appear in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing or material be kept upon any lot that will emit foul or obnoxious odors, or that will cause any noise that will or might disturb the peace, quiet, comfort or serenity of the occupants of surrounding property.

LIBER 6328 PAGE 188

7. SIGNS: No billboards or advertising signs of any character shall be erected, placed permitted or maintained on any lot or improvement thereon except as herein expressly permitted. A name and address sign, the design of which shall be furnished to the lot owner on request by the committee, shall be permitted. No other sign of any kind or design shall be allowed. The provisions of this paragraph may be waived by the committee, only when in its discretion the same is necessary to promote the sale of property in and the development of the subdivision area. Nothing herein shall be construed to prevent the committee from erecting, placing or maintaining sign structures and offices as may be deemed necessary by it for the operation of the subdivision.

8. BUILDING PLANS: Plans and specifications for all structures must be submitted to the committee for written approval as to quality of workmanship and materials, harmony of external design, size and existing structures, and as to location with respect to topography and finish grade elevation prior to the commencement of any construction in such subdivision.

9. GARAGE: No garage or other outbuilding shall be placed, erected or maintained upon any part of such premises except for use in connection with a residence already constructed or under construction at the time that such garage or other outbuilding is placed or erected upon the property. Nothing herein shall be construed to prevent the incorporation and construction of a garage as a part of such dwelling house.

10. OCCUPANCY: No private dwelling house erected upon any lot shall be occupied in any manner while in the course of construction, nor at any time prior to its being fully completed as herein required. Nor shall any residence, when completed, be in any manner occupied until made to comply with the approved plans, the requirements herein, and all other covenants, conditions, reservations and restrictions herein set forth. All construction shall be completed within six months from the start thereof, provided that the committee may extend such time when in its opinion conditions warrant such extension.

LIBER 6328 PAGE 189

No temporary house, temporary dwelling, temporary garage, temporary outbuilding, trailer home or other temporary structure shall be placed or erected upon any lot unless approved by the committee. Rental of any guest house is prohibited, the occupancy thereof being limited to either guests or servants.

11. APPROVAL OF PLANS: All plans for the construction of private roads and driveways and all building plans for any building, fence, wall or structure to be erected upon any lot, and the proposed location thereof upon any lot, and any changes after approval thereof, any remodeling, reconstruction, alteration, or addition to any building, road, driveway or other structure upon any lot in such premises shall require the approval in writing of the committee. Before beginning the construction of any road, driveway, building, fence, wall coping, or other structure whatsoever, or remodeling, reconstruction, or altering such road, driveway or structure upon any lot, the person or persons desiring to erect, construct or modify the same shall submit to the committee two complete sets of road or driveway plans showing the locations, course and width of same or two complete sets of building plans and specifications for the building, fence, wall coping or other structure, as is applicable so desired to be erected, constructed or modified. No structure of any kind, the plans, elevations and specifications of which have not received the written approval of the committee, and which does not comply fully with such approved plans and specifications, shall be erected, constructed, placed or maintained upon any lot. Approval of such plans and specifications, a copy of which shall be delivered to the owner or owners of the lot upon which the prospective building, road, driveway or other structure is contemplated prior to the beginning of such construction. No changes or deviations in or from such plans and specifications as approved shall be made without the prior written consent of the committee. The committee shall not be responsible for any structural defects in such plans or specifications or in any building or structure erected according to such plans and specifications.

12. DRAINAGE: Drainage shall conform to the requirements of all lawful public authorities, including the County Engineer of Baltimore County, State of Maryland, to the full extent of the authority given him by law.

LIBER 6328 PAGE 191

or suffered prior to such expiration shall be absolute.

Provided, that the breach of any of the foregoing covenants, conditions, reservations or restrictions, or any remedy by reason of such breach shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value as to any lot or lots or portions of lots in such premises, but these covenants, conditions, reservations and restrictions shall be binding upon and effective against any such mortgage or trustee or owner thereof whose title thereto or whose grantor's title is or was acquired by foreclosure, trustee's sale or otherwise.

Provided, further, that no delay or omission on the part of the committee or the owners of other lots in such premises in exercising any rights, power or remedy herein provided in the event of any breach of the covenants, conditions, reservations or restrictions herein contained shall be construed as a waiver thereof or acquiescence therein, and no right of action shall accrue nor shall any action be brought or maintained by anyone whatsoever against the committee for or on account of its failure to bring any action on account of any breach of these covenants, conditions, reservations or restrictions, or for imposing restrictions herein which may be unenforceable by the committee.

Provided further that in the event any one or more of the foregoing covenants, conditions, reservations, or restrictions shall be declared for any reason, by a court of competent jurisdiction, to be null and void, such judgment or decree shall not in any manner whatsoever affect, modify, change, abrogate or nullify any of the covenants, conditions, reservations and restrictions not so declared to be void, but all of the remaining covenants, conditions, reservations and restrictions not so expressly held to be void shall continue unimpaired and in full force and effect.

LIBER 6328 PAGE 192

IN WITNESS WHEREOF, PADONIA FARMS, INC., a Maryland Corporation, has caused this instrument to be executed by their duly authorized officers and their corporate seals to be hereunto affixed this 17th day of September, 1981.

PADONIA FARMS, INC.

By: Dale H. Peak, Pres.

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 17th day of September, 1981, personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Dale H. Peak, President of Padonia Farms, Inc., who acknowledged himself to be said President and that he as such President, being duly authorized so to do, executed the within instrument for the purposes therein contained by signing, in my presence, the name of the corporation by himself as such President.

AS WITNESS my hand and notarial seal.



Rec'd for record SEP 17 1981
Per Elmer L. Kuhn, Jr. Clerk
Mail to: [Signature]
Recording: [Signature]

0322-0000 00000000 10-01-81
0322-0000 00000000 10-01-81

LIBER 6328 PAGE 193

SHORT RELEASE () SHORT ASSIGNMENT

MORTGAGE OR DEED OF TRUST FROM:

Let A. Padonia, Inc.

TO: [Signature]

LIBER 6328 NO. 5485 FOLIO 211

MAIL TO:

Farmer-Lu-Deity

1123 Bird River Road, P.O. 2116

White Marsh, Md.

DO NOT WRITE IN THIS SPACE

"WE" HEREBY RELEASE THE WITHIN DEED OF TRUST, THE NOTE SECURED HEREBY HAVING BEEN EXISTING MARKED, "PAID". WITNESS OUR HANDS AND SEAL THIS 23rd DAY OF JUNE 1981

Witness: Marie A. Wilson

Trustee: George A. Myers, Jr.

Trustee: Kevin Navarre



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 19, 1981

Mr. James R. Peak
1 Dendron Court
Baltimore, Maryland 21234

Re: Houses On The Hill
Project #9259
District 8

Dear Sir:

Following are comments from Mr. Maple of the Bureau of Engineering relative to the storm water management waiver request:

"I have reviewed the submittal prepared by the developer's engineer.

"The submittal shows that a significant increase in runoff will result from this development. These increases will be 3.5 cfs (18%) for the 2-year storm, 6.5 cfs (10.5%) for the 10-year storm and 9.1 cfs (7.6%) for the 100-year storm.

"While these increases normally would be sufficient to require management, it has been shown that a suitable location does not exist for a storm water management facility and as such this site does qualify for a waiver.

"It is therefore recommended that a waiver be granted for this site and that a fee be collected from the developer."

The Soil Conservation District have concurred with Mr. Maple's findings.

Very truly yours,

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

RAM:JAW:h

cc: K/C Engineers - Surveyors
744 Dulany Valley Court
Towson, Maryland 21204

Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

Edward A. McDonough, Gerald Talbert

6/24/86 - Notified of appeal hearing scheduled for WEDNESDAY, OCTOBER 22, 1986 at 10 a.m.

Daniel J. Hanzy, Esquire
Mr. James Peak
Gary S. Wase, Esquire
Mr. Maury N. Fine
Nancy Merritt
Phyllis Cole Friedman

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: June 24, 1986
Posted for: Appeal
Petitioner: James Peak
Location of property: 1715 Cligham Rd., 4.88' N. of S.P. of Whiting
Padonia Rd.
Location of Signs: In front of subject property, 1715 Cligham Rd.
Remarks: _____
Posted by: S. J. Krater Date of return: June 27, 1986
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 3 86
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 April 3, 1986.

THE JEFFERSONIAN,

JB Ventrol
Publisher
Cost of Advertising
24.75

PETITION FOR SPECIAL
HEARING
8th Election District
LOCATION: West Side of Cligham
Road, 400 feet North of the Center
Line of Existing Padonia Road
DATE AND TIME: Tuesday, April
27, 1986, at 1:30 p.m.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Baltimore County, in accordance with the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition of Mr. James Peak for Special Hearing to discontinue an ordinance in the partial development plan of Houses on the Hill in Subdivision Section 1, Lot 9 into two lots.
Being the property of Maury Fine, as shown on plan filed with the Zoning Office.
In the event that this Petitioner is granted a hearing, the Petitioner is required to appear at the hearing and to be present 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 or shown at said hearing.
By Order of
ARNOLD FARLON,
Zoning Commissioner
of Baltimore County
Apr. 3.

Thomas C. Andrews
DIRECTOR

STATE OF MARYLAND
DEPARTMENT OF NATURAL RESOURCES
WATER RESOURCES ADMINISTRATION
TOWNS OFFICE BUILDING
ANNAPOLIS, MARYLAND 21401

September 17, 1980

CERTIFIED MAIL
Return Receipt Requested

Dale H. Peak
Kirkwood Shop Road
White Hall, MD 21161

RE: State Water Appropriation Permit
No. BA80GAP031

Dear Sir:

Enclosed is your validated State Water Appropriation Permit. The permittee is responsible for complying with all permit conditions. Accordingly, you are advised to carefully read the Permit and become thoroughly familiar with its requirements. The above referenced permit is located in a Critical Groundwater Yield Area (see permit condition number 11) and as a result, special well testing procedures are required. Enclosed is a copy of the current testing requirements.

If you find the Permit unacceptable, you may appeal within 30 days of the effective date, pursuant to the provisions of Title 1 of the Natural Resources Article, Annotated Code of Maryland (1974 Volume) as amended. The appeal must be in writing and must specify the basis of the request for review.

If you have any questions, please contact this office at 269-3675.

Sincerely,

Charles A. Wheeler
Charles A. Wheeler, Chief
Water Supply Permits

CAW:mcs

Enclosure

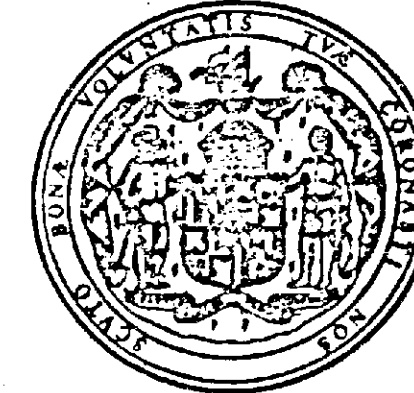
cc:

STATE OF MARYLAND

DEPARTMENT OF NATURAL RESOURCES
WATER RESOURCES ADMINISTRATION

WATER APPROPRIATION AND USE PERMIT

PERMIT NUMBER: BA80GAP031
EFFECTIVE DATE: SEPTEMBER 22, 1980
EXPIRATION DATE: SEPTEMBER 22, 1990
FIRST APPROPRIATION: SEPTEMBER 22, 1980



DALE H. PEAK

HEREINAFTER REFERRED TO AS THE "PERMITTEE", IS AUTHORIZED BY THE WATER RESOURCES ADMINISTRATION, HEREINAFTER REFERRED TO AS THE "ADMINISTRATION", PURSUANT TO THE PROVISIONS OF TITLE 8 OF THE NATURAL RESOURCES ARTICLE, ANNOTATED CODE OF MARYLAND (1974 VOLUME) AS AMENDED, TO APPROPRIATE AND USE WATERS OF THE STATE SUBJECT TO THE FOLLOWING CONDITIONS:

1. ALLOCATION - AVERAGE 4,200 GALLONS; MAXIMUM 7,000 GALLONS. THE AVERAGE IS CALCULATED AS THE TOTAL YEARLY PUMPAGE DIVIDED BY 365 DAYS. THE MAXIMUM IS CALCULATED AS THE AVERAGE DAY OF THE HIGHEST MONTH FOR WELLS AND SPRINGS, AND THE HIGHEST DAILY USE FOR ALL OTHER SOURCES.
2. USE - THE WATER IS TO BE USED FOR INDIVIDUAL WELLS
3. SOURCE - THE WATER SHALL BE WITHDRAWN FROM FOURTEEN (14) WELLS IN THE WISSAHICKON FORMATION (LOWER PELITIC SCHIST)
4. LOCATION - THE POINT(S) OF WITHDRAWAL SHALL BE LOCATED AT "HOUSES ON THE HILL" SUBDIVISION, HAPPY HOLLOW AND PADONIA ROADS, MD GRID COORDINATES N 593 / E 892, BALTIMORE COUNTY, MARYLAND

CONTINUED ON PAGE TWO

PAGE NUMBER TWO
PERMIT NUMBER BA80GAP031

5. RIGHT OF ENTRY - THE PERMITTEE SHALL ALLOW AUTHORIZED REPRESENTATIVES OF THE ADMINISTRATION ENTRY INTO THE PERMITTEE'S FACILITIES TO CONDUCT INSPECTIONS AND EVALUATIONS NECESSARY TO ASSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. THE PERMITTEE SHALL PROVIDE SUCH ASSISTANCE AS MAY BE NECESSARY TO EFFECTIVELY AND SAFELY CONDUCT SUCH INSPECTIONS AND EVALUATIONS.
6. PERMIT RENEWAL - IN ORDER TO RECEIVE AUTHORIZATION TO CONTINUE OPERATION BEYOND THE EXPIRATION DATE, THE PERMITTEE SHALL REQUEST AN EXTENSION OF THE PERMIT IN WRITING TO THE ADMINISTRATION NO LATER THAN SIX MONTHS PRIOR TO THE EXPIRATION DATE.
7. PERMIT SUSPENSION OR REVOCATION - THIS PERMIT MAY BE SUSPENDED OR REVOKED BY THE ADMINISTRATION IN THE EVENT OF A VIOLATION OF THE TERMS OR CONDITIONS OF THE PERMIT OR REGULATIONS PROMULGATED PURSUANT TO TITLE 8 OF THE NATURAL RESOURCES ARTICLE, ANNOTATED CODE OF MARYLAND (1974 VOLUME) AS AMENDED.
8. CHANGE OF OPERATIONS - ANY ANTICIPATED FACILITY, WHICH MAY RESULT IN A NEW OR DIFFERENT USE OR A CHANGE IN APPROPRIATION OF WATER SHALL BE REPORTED TO THE ADMINISTRATION BY THE PERMITTEE BY SUBMISSION OF A NEW APPLICATION OR BY WRITTEN NOTICE.
9. TRANSFER OF PERMIT - THIS PERMIT MAY BE TRANSFERRED PROVIDED THAT PRIOR TO ANY SUCH TRANSFER, (a) THE PERMITTEE NOTIFIES THE ADMINISTRATION OF THE NAME AND ADDRESS OF THE TRANSFEREE, AND (b) THE TRANSFEREE NOTIFIES THE ADMINISTRATION IN WRITING OF TRANSFEREE'S AGREEMENT TO BE BOUND BY ALL OF THE TERMS AND CONDITIONS OF THE PERMIT.
10. INITIATION OF WITHDRAWAL - THE PERMIT SHALL EXPIRE IF THE PRIVILEGE GRANTED IS NOT EXERCISED WITHIN TWO (2) YEARS FROM THE DATE HEREOF, EXCEPT THAT UPON WRITTEN REQUEST BY THE PERMITTEE PRIOR TO THE EXPIRATION DATE, THIS TIME LIMIT MAY BE EXTENDED FOR GOOD CAUSE AT THE DISCRETION OF THE ADMINISTRATION. THE PRIVILEGE GRANTED SHALL BE DEEMED TO HAVE BEEN EXERCISED IF A WELL IS DRILLED AND PUT INTO DOMESTIC USE ON AT LEAST ONE LOT.
11. PREREQUISITE FOR WELL APPROVAL - THE ADMINISTRATION HAS DETERMINED THAT THIS PROJECT IS IN A CRITICAL GROUNDWATER YIELD AREA AND THEREFORE, A WATER WELL SHALL BE DRILLED AND TESTED ON EACH LOT PRIOR TO THE START OF CONSTRUCTION ON THAT LOT. THE TESTING SHALL BE IN ACCORDANCE WITH THE TESTING REQUIREMENTS PROVIDED BY THE ADMINISTRATION, AND APPLICABLE AT THE TIME THE WELL IS TESTED. THE LOT PURCHASER SHALL BE PROVIDED WITH A COPY OF THE WELL COMPLETION REPORT AND THE ADMINISTRATION'S CERTIFICATION THAT THE REQUIRED TESTING HAS BEEN PERFORMED AND THAT THE WELL HAS MET THE APPLICABLE REQUIREMENTS.

BY AUTHORITY OF THOMAS C. ANDREWS
WATER RESOURCES ADMINISTRATION

Charles A. Wheeler
CHARLES A. WHEELER, CHIEF
WATER SUPPLY PERMITS

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 2, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 2, 1986.

TOWSON TIMES,

JB Ventrol
Publisher

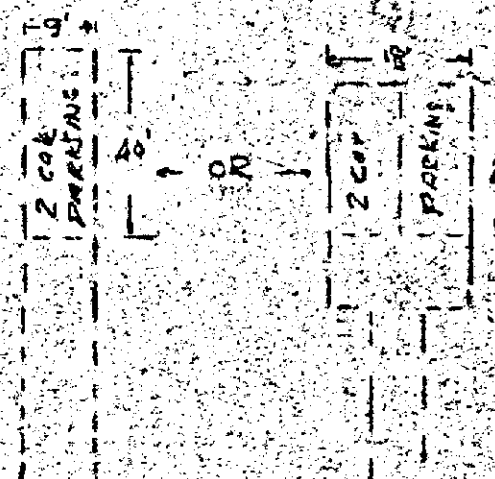
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: March 31, 1986
Posted for: Special Hearing
Petitioner: James Peak
Location of property: 1715 Cligham Rd., 4.88' N. of S.P. of Whiting
Padonia Rd.
Location of Signs: In front of subject property
Remarks: _____
Posted by: S. J. Krater Date of return: April 3, 1986
Number of Signs: 1

GENERAL NOTES

1. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPLE BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 & 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
2. INDIVIDUAL HOMES SHOWN HEREON ARE FOR PROPOSED ORIENTATION ONLY. ENVELOPES SHALL GOVERN AS BUILDING RESTRICTION LINES.
3. BUILDING ENVELOPES SHOWN THUSLY: [Symbol]
4. ALL STREETS SHOWN HEREON ARE INTENDED TO BE DEDICATED FOR PUBLIC USE, UNLESS OTHERWISE NOTED.
5. ALL LOTS SHOWN HEREON ARE FOR SALE.
6. LANDSCAPING WILL BE PROVIDED BY THE HOMEOWNER.
7. TRASH WILL BE COLLECTED BY BALTIMORE COUNTY.
8. THE EXACT LOCATION OF DRIVEWAYS OR PARKING PADS ARE TO BE DETERMINED BY HOMEOWNERS AT TIME OF BUILDING. NOT FOR PAYABLE LOT.
9. ALL PARKING SPACES WILL BE A MINIMUM OF 9'x18' (MACADAM OR CONC. FACE).
10. GRADING WILL BE DONE BY THE DEVELOPER AT TIME OF CONSTRUCTION AND ONLY AS PROPOSED AS SHOWN BY PROPOSED CONTOUR LINE HEREON GOING EXISTING - 60'.
11. STREET LIGHTS ARE DENOTED THUSLY: [Symbol] LIGHTS TO BE 12' HIGH.
12. ALL PARKING SPACES AND DRIVEWAYS WILL BE PAVED WITH DUSTLESS AND DURABLE MATERIAL (CONCRETE OR ASPHALT).
14. WAIVER GRANTED FOR STORM WATER MANAGEMENT.
15. A.D.T. LARGE LOT 12.4 X 6 = 74.4
16. AS MUCH AS PRACTICAL WOODED AREA OF LOTS TO BE RETAINED.
17. HOUSE NO. 11111 - 12203
18. MAJOR VEGETATION: FIELD GRASS

NOTE: EACH LOT WILL BE PROVIDED WITH EITHER:



SECTION	AREA	NO. LOTS	NO. UNITS	DENSITY
SECTION ONE	10.71 AC	7.1	5	0.47
SECTION TWO	3.53 AC	2.3	2	0.57
SECTION THREE	18.00 AC	12.0	8	0.44
TOTAL TRACT	32.27	21.52	15	0.46

HAPPY HOLLOW ROAD EXISTING PAVING

TYPICAL OFFSTREET PARKING NO SCALE

Office of Planning and Zoning Approved by:

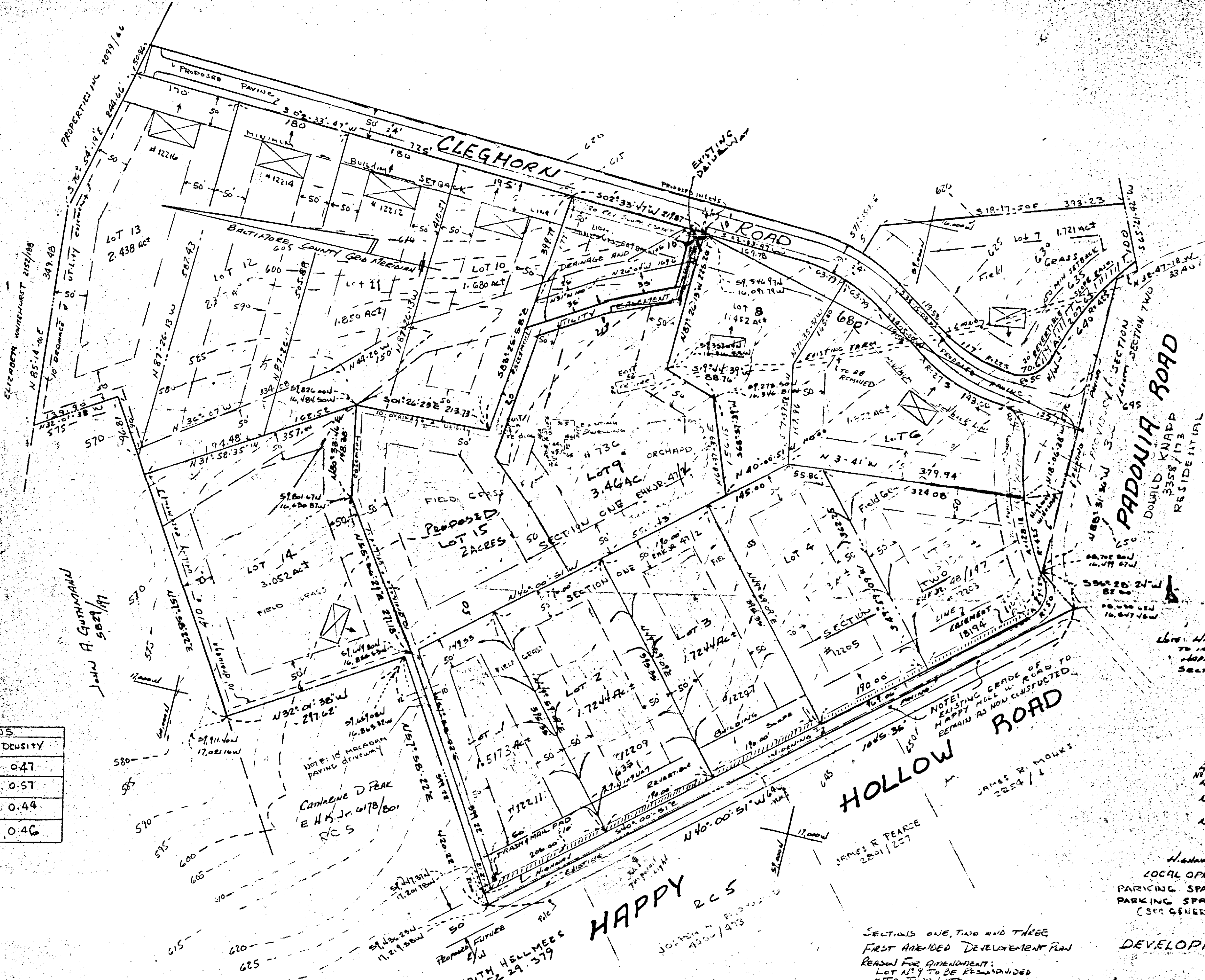
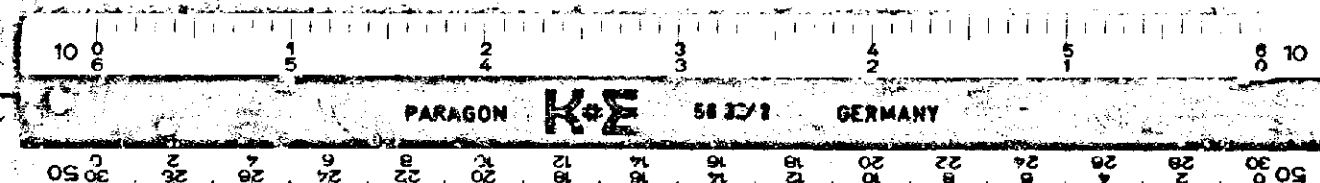
Director of Planning Date

Zoning Commissioner Date

MICK COMMODORE DOUG SUMM

CURVE DATA

No.	Rad.	Ang.	A	Chord	Chord B
No. 1	425'	128.18°	17°10'51"	508.15' @ 10°W	127.10'
No. 2	30'	71.60°	86°22'20"	582.42' @ 05°E	478.0'
No. 3	425'	20.53°	2°40'00"	573.10' @ 35°W	20.63'



NOTE: HOLLOW WIDENING AREA TO INCLUDE PADDONIA AND HAPPY HOLLOW EAS ON SECTION TWO = 0.55 AC

DENSITY CALCULATIONS
 EXISTING ZONING: EC-5
 MAXIMUM DENSITY: 32.27 AC = 32.27 x 100 = 3227
 MINIMUM DENSITY: 15.03 AC = 15.03 x 100 = 1503
 MINIMUM ALLOWED: 15.03 AC = 15.03 x 100 = 1503
 NO. LOTS: 21.52
 DENSITY: 0.46

HOLLOW WIDENING: 0.55 AC
 LOCAL OPEN SPACE: NONE REQUIRED
 PARKING SPACES REQUIRED: 2 x 2 = 4
 PARKING SPACES TO BE PROVIDED: 4
 (SEE GENERAL NOTES & TYPICAL PARKING)

DEVELOPMENT PLAN

HOUSES ON THE HILL

8th ELECTION DISTRICT - BALTIMORE COUNTY, MD

Dated 28th JULY 2014



SCALE 1" = 100' G-20-B3

GERHOLD, CROSS & ETZEL
 Registered Professional Land Surveyors
 412 Delaware Avenue
 TOWSON, MARYLAND 21204

PETITIONER'S EXHIBIT

SECTIONS ONE, TWO AND THREE
 FIRST AMENDED DEVELOPMENT PLAN
 REASON FOR AMENDMENT:
 LOT 119 TO BE REDESIGNED
 INTO TWO LOTS

Lot No. 7, 8, 11, 13 & 14
 PADDONIA FARMS INC.

PRESIDENT

- Lot No. 1
- Lot No. 2
- Lot No. 3
- Lot No. 4
- Lot No. 5
- Lot No. 6
- Lot No. 7
- Lot No. 8
- Lot No. 9
- Lot No. 10
- Lot No. 11
- Lot No. 12

<i>Russell J. Foster</i>	<i>9/4/80</i>
PALITAN, Thailand at US Consulate General	DATE
<i>[Signature]</i>	<i>9/4/80</i>
USDA-SRI, SRI, Thai-US relations, Thailand	DATE
<i>Shirley M. Maymure</i>	<i>9/4/80</i>
DEPARTMENT OF PUBLIC WORKS-CURRENT OF EXERCISING	DATE

VICINITY PLAN 1" = 200'

Highway 50

Highway 20

Highway 10

Site

North Arrow

Baltimore County Department of Health
Reviewed for tentative approval _____
Date _____
Approved _____
Disapproved _____

Notation _____

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and/or sewerage systems must be complied with prior to approval of building applications.

DEPUTY STATE & COUNTY HEALTH OFFICER

[Signature]
Special Agent

Baltimore County
JOINT SUBDIVISION PLANNING COMMITTEE
OF THE OFFICE OF PLANNING AND DEPT. OF P.M. WORKS
Tentatively Reviewed (Date) 9/5/80
Chairman James E. Burke
Member James E. Burke
BALTIMORE COUNTY OFFICE OF PLANNING
Tentatively Approved (Date) SEP 19 1980
Director James E. Burke
DEPARTMENT OF PUBLIC WORKS
Bureau of Engineering
Tentatively Approved for Street Alignment and
Location Only
Location & Size of Water, Sewer & Storm Drain
Facilities, including Highway plans, Subject
to approval of Construction Division
(Date) 11/4/80
Honor. Bureau of Engineering James E. Burke

PROTESTANTS
EXHIBIT 1

Scale 1"=100' April 25, 1979

GERHOLD, CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204

DEVELOPER PLEASE NOTE

Telephone facilities serving the planned subdivision will be constructed underground in compliance with the Maryland Public Service Commission Order Number 603316. The Telephone Company may require a pre-construction refundable deposit from your Company in accordance with paragraph 7 of the Order. Please contact the Telephone Company's local Engineering Manager at your earliest opportunity to determine whether a deposit will be required, and if required, the size of the deposit.

This Preliminary Plan is Tentatively Approved
OKAY for location, width and turning radii of
"private" streets, roads, drives, alleys and
similar means of ingress. This approval will
be VOID if any buildings are shifted or any of
the means of ingress are altered without prior
notice to the Fire Department for additional
consideration.

DENSITY CALCULATION 3:

EXISTING ZONING: RC 5 1 DR 2 32.269 AC.

LOT AREA RC 5 = 29.769 ACRES ± 4.067 ± 19 LOTS

LOT AREA DR 2 = 2.50 ACRES ± 2 ± 5 LOTS

N^O LOTS PERMITTED IN RC 5 = (19) NO LOTS SHOWN (14)

N^O LOTS PERMITTED IN DR 2 (5) NO LOTS SHOWN (1)

LOT SIZE 1 ACRE MIN. ±

DENSITY: RC 5 = 0.47 DR 2 = 0.40

LOCAL OPEN SPACE NOT REQUIRED -

PARCEL A 29.695 ACRES ZONED DR 2

LOTS PERMITTED 50 LOTS SHOWN NONE

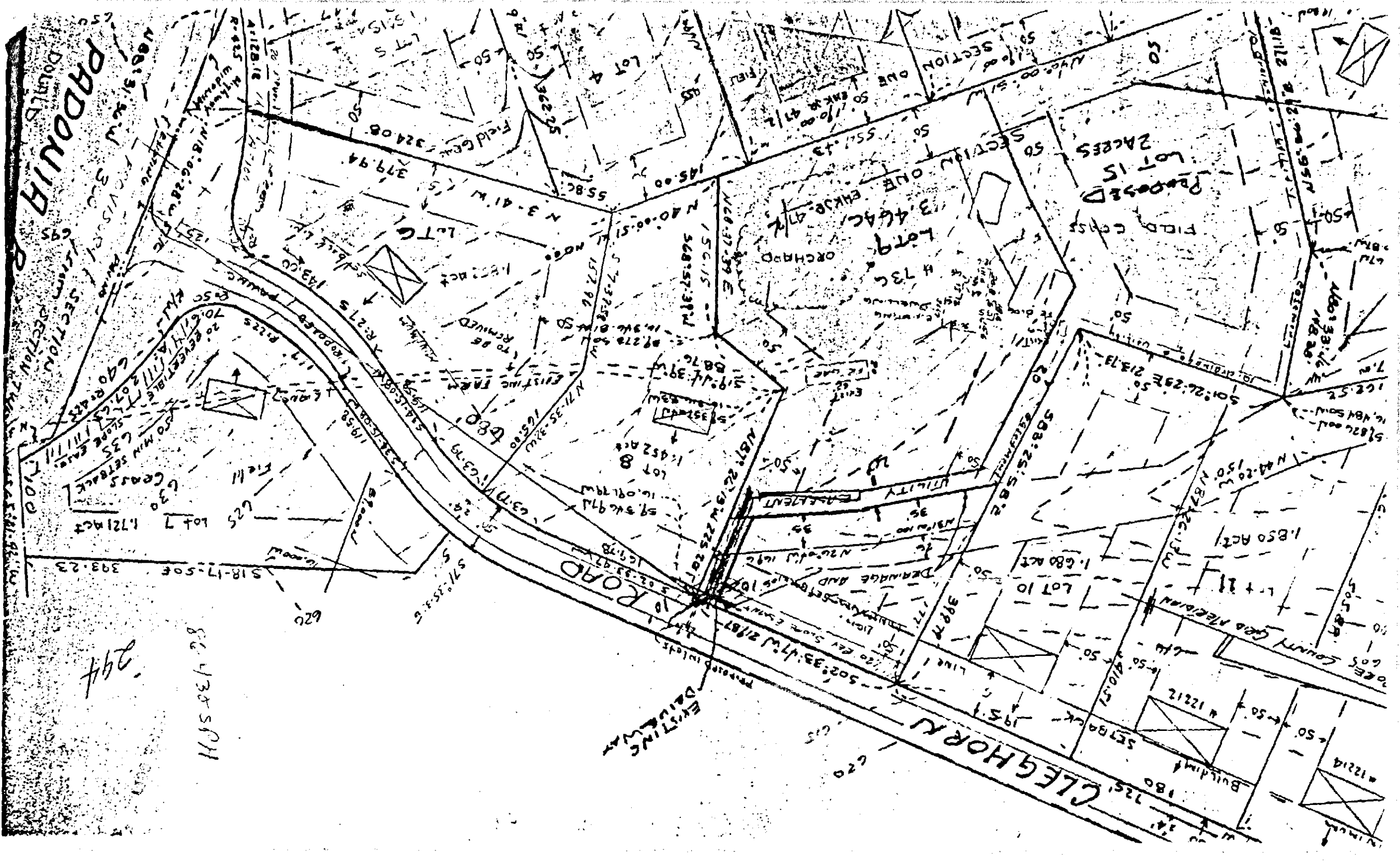
PRIVATE SEPTIC SYSTEM 3

PRIVATE WELLS

PIT # 79-101 JULY 19, 1979

NOTES: ALL WELLS TO BE MINIMUM 100' FROM SEPTIC FIELD
ALL WELLS TO BE MINIMUM 100' BETWEEN WELLS





PRODUCE

Proposed
LOT 15
2 ACRES

CLEGGHORN ROAD

EXISTING DRIVEWAY

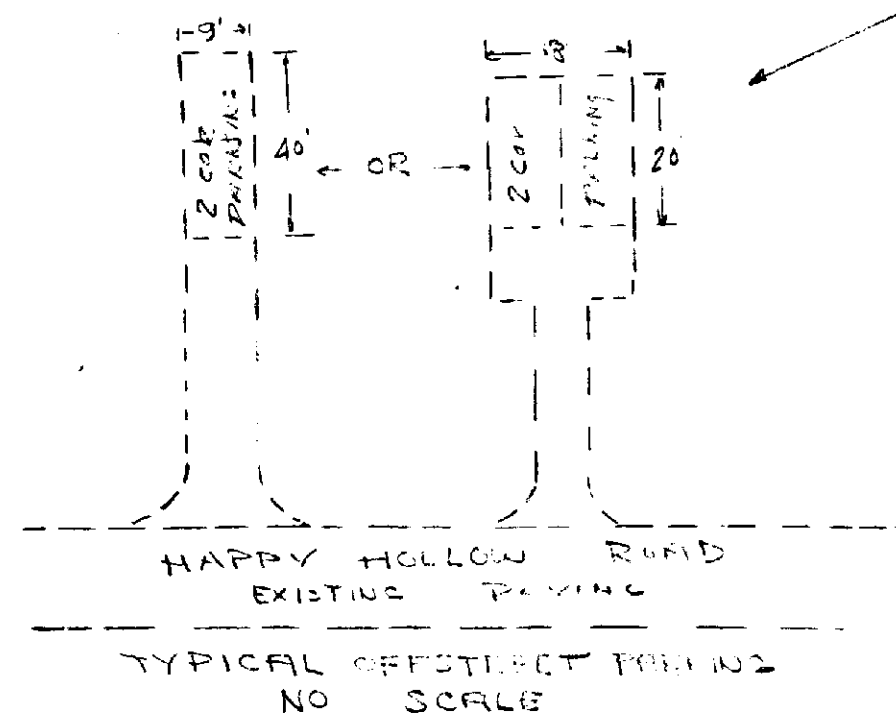
86 4305 SH

294

"GENERAL NOTES":

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2. INDIVIDUAL HOMES SHOWN HEREON ARE FOR PRELIMINARY ORIENTATION OF ENVELOPES SHALL GOVERN AS BUILDING RESTRICTION LINES.
3. BUILDING ENVELOPES SHOWN THUSLY!!
4. ALL STREETS SHOWN HEREON ARE INTENDED TO BE DEDICATED FOR PUBLIC USE, UNLESS OTHERWISE NOTED.
5. ALL LOTS SHOWN HEREON ARE FOR SALE.
6. LANDSCAPING WILL BE PROVIDED BY THE HOMEOWNER.
7. TRASH WILL BE COLLECTED BY BALTIMORE COUNTY.
8. THE EXACT LOCATION OF DRIVEWAYS OR PARKING PADS ARE TO BE DETERMINED BY HOMEOWNERS AT TIME OF BUILDING. NOTE: NOT FOR PARKHANDLE LOT.
9. ALL PARKING SPACES WILL BE A MINIMUM OF 9'x18' (MACADAM OR CONC. SURFACE).
10. GRADING WILL BE DONE BY THE DEVELOPER AT TIME OF CONSTRUCTION AND ONLY AS PROPOSED AS SHOWN BY PROPOSED CONTOUR LINE HEREON. 60' EXISTING 60'.
11. STREET LIGHTS ARE DENOTED THUSLY & LIGHTS TO BE 12' HIGH.
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15. A.D.T. LANE LOT 12.4 x 6 = 74.4
16. AS MUCH AS PRACTICAL WOODED AREA OF LOTS TO BE RETAINED.
17. HOUSE NO. THIS # 12203
18. MAJOR VEGETATION: FIELD GRASS

NOTES:
EACH LOT WILL BE PROVIDED WITH EITHER



	DENSITY	AREA	NO. UNITS ALLOWED	NO. LOTS SHOWN	DENSITY
SECTION ONE	1071.23	7.1	5	0.47	
SECTION TWO	3.5315	2.3	2	0.57	
SECTION THREE	18.021	12.0	8	0.44	
TOTAL TRACT	32.27	21.52	15	0.46	

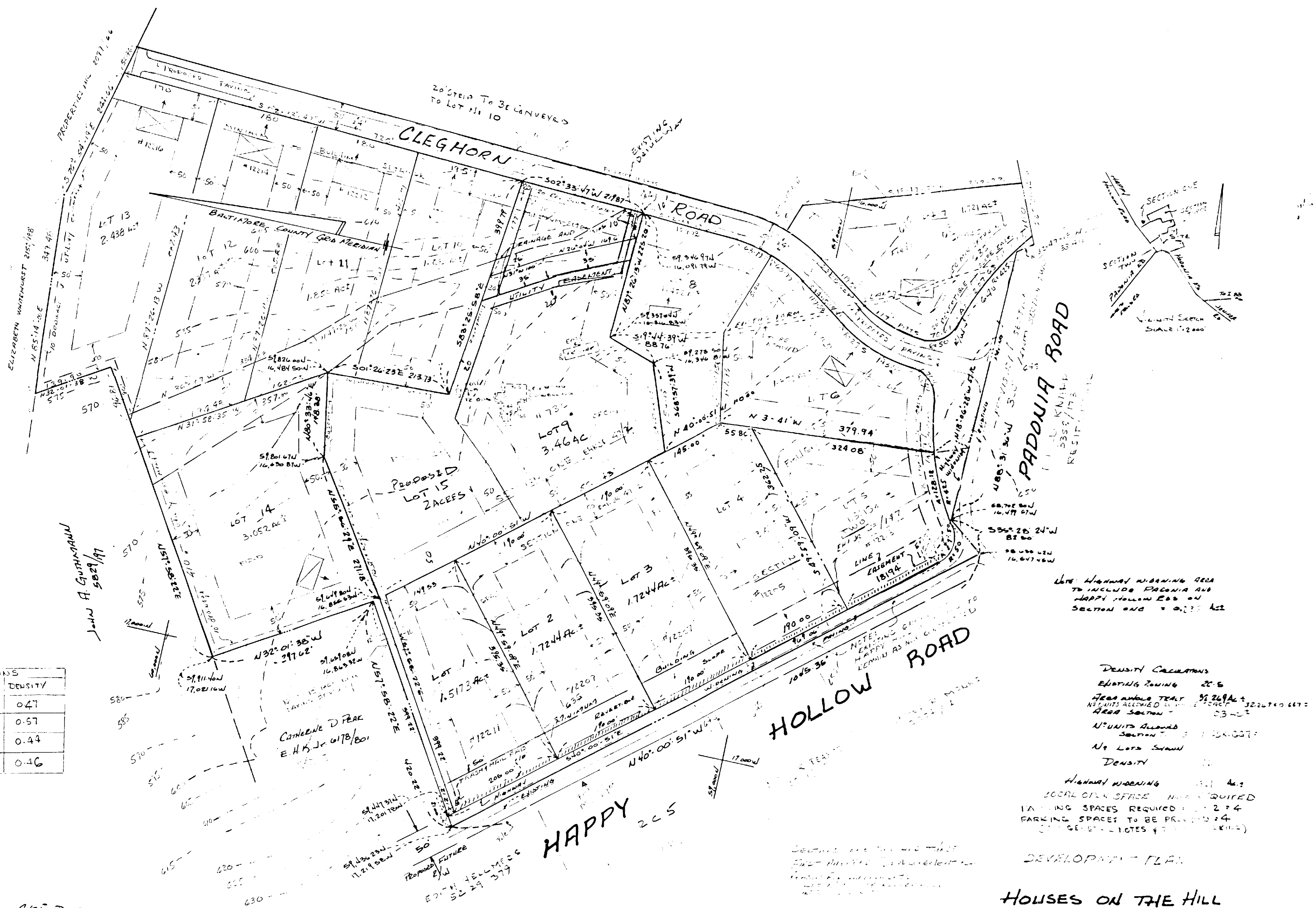
CURVE DATA

No.	Rad.	Arc.	Δ	Chord	Δ
No. 1	125'	125.18'	17°11'01"	50.315' 06" W	127.10'
No. 2	50'	74.50'	85°22'26"	58.2° 48' 05" E	67.80'
No. 3	125'	20.53'	2°46'04"	373° 10' 35" W	20.53'

Office of Planning and Zoning
Approved by:

Director of Planning _____ Date _____

Zoning Commissioner _____ Date _____



Density Calculations

Existing Zoning	20-6
Area Allowed	32.27 Ac.
Area Section	32.27 Ac.
No. Units Allowed	15
No. Lots Allowed	15
Density	0.46

DEVELOPMENT PLAN

HOUSES ON THE HILL

8th ELECTION DISTRICT - BALTIMORE COUNTY - MD

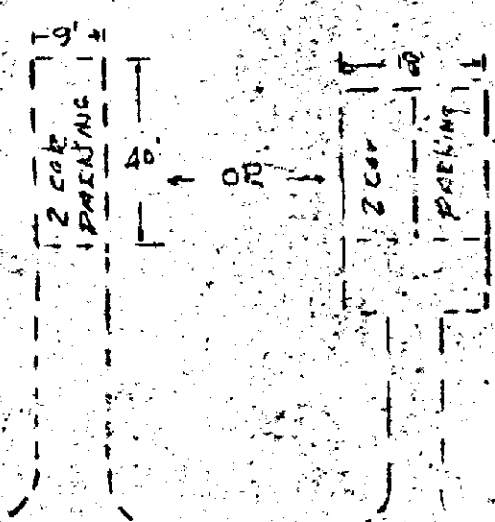
DEED REF. E.H.K. 11-0173-60-170

100 G-20-8-3

GENERAL NOTES

1. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPLE BUILDINGS ONLY, ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 & 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
2. INDIVIDUAL HOMES SHOWN HEREON ARE FOR PROPOSED ORIENTATION ONLY. ENVELOPES SHALL GOVERN AS BUILDING RESTRICTION LINES.
3. BUILDING ENVELOPES SHOWN THUSLY:
4. ALL STREETS SHOWN HEREON ARE INTENDED TO BE DEDICATED FOR PUBLIC USE, UNLESS OTHERWISE NOTED.
5. ALL LOTS SHOWN HEREON ARE FOR SALE.
6. LANDSCAPING WILL BE PROVIDED BY THE HOMEOWNER.
7. TRASH WILL BE COLLECTED BY BALTIMORE COUNTY.
8. THE EXACT LOCATION OF DRIVEWAYS OR PARKING PADS ARE TO BE DETERMINED BY HOMEOWNERS AT TIME OF BUILDING. Note: NOT FOR PARKING LOT.
9. ALL PARKING SPACES WILL BE A MINIMUM OF 9'x18' (MACADAM OR CONC. SURF).
10. GRADING WILL BE DONE BY THE DEVELOPER AT TIME OF CONSTRUCTION AND ONLY AS PROPOSED AS SHOWN BY PROPOSED CONTOUR LINE HEREON.
11. STREET LIGHTS ARE DENOTED THUSLY: LIGHTS TO BE 12' HIGH.
12. ALL PARKING SPACES AND DRIVEWAYS WILL BE PAVED WITH DUSTLESS AND DURABLE MATERIAL (CONCRETE OR ASPHALT).
14. WAIVER GRANTED FOR STORM WATER MANAGEMENT.
15. A.D.T. LARGE LOT 12.4 X 6 = 74.4
16. AS MUCH AS PRACTICAL WOODED AREA OF LOTS TO BE RETAINED.
17. HOUSE NO. THUS: 12203
18. MAJOR VEGETATION: FIELD GRASS

NOTE: EACH LOT WILL BE PROVIDED WITH EITHER:



	AREA	NO. UNITS ALLOWED	NO. LOTS SHOWN	DENSITY
SECTION ONE	1071.05	7.1	5	0.47
SECTION TWO	3.53	2.3	2	0.57
SECTION THREE	18.03	12.0	8	0.44
TOTAL TRACT	32.27	21.52	15	0.46

HAPPY HOLLOW ROAD
EXISTING PAVING

TYPICAL OFFSTREET PARKING
NO. SCALE

Office of Planning and Zoning
Approved by:

Director of Planning Date

Zoning Commissioner Date

CURVE DATA

No.	Rad.	Arc	A	Chord	Angle
No. 1	425'	125.18'	17°10'51"	50.35'±0.06'	27.70'
No. 2	50'	74.50'	85°22'28"	50.25'±0.05'	47.80'
No. 3	126'	20.53'	2°46'04"	37.9'±0.35'	20.53'

BUILDING ENVELOPES

Lot No. 1	
Lot No. 2	
Lot No. 3	
Lot No. 4	
Lot No. 5	
Lot No. 6	
Lot No. 7	
Lot No. 8	
Lot No. 9	
Lot No. 10	
Lot No. 11	
Lot No. 12	

Lot No's. 7, 8, 11, 13, 14
PADONIA FARMS INC.

FRED DEAT

DEVELOPMENT PLAN

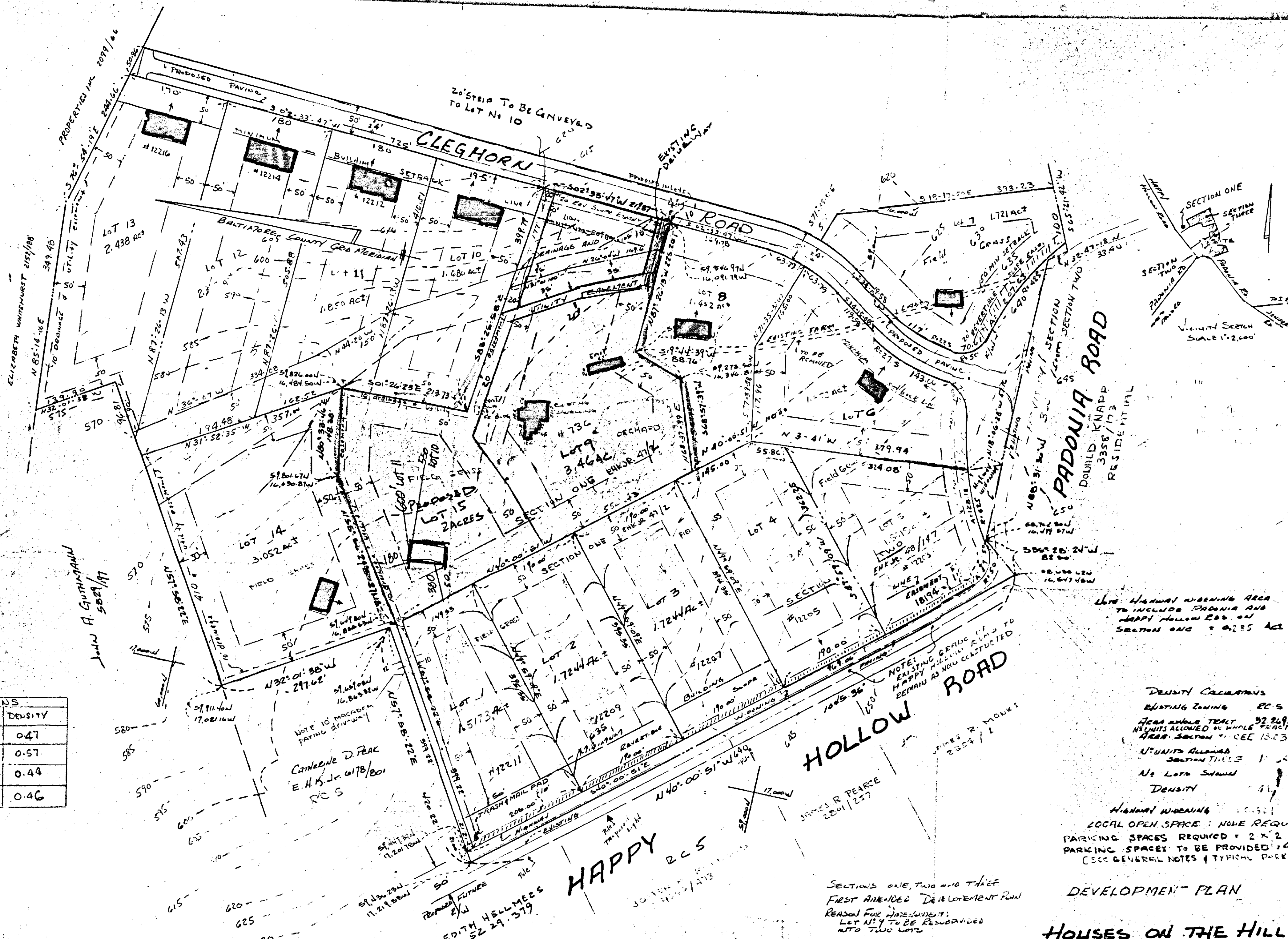
HOUSES ON THE HILL

8th ELECTION DISTRICT - BALTIMORE COUNTY, MD

Deed Ref. E.H.K. Jr. 6178/801

SCALE 1" = 100' G-20-83

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204



DENSITY CALCULATIONS

EXISTING ZONING: RC-5
Area under TRACT: 32.269 Ac.
UNITS ALLOWED BY WHOLE TRACT: 32.269 Ac. x 21.52 = 2152
Area: SECTION 1: CEE 15.03 Ac.
UNITS ALLOWED: SECTION 1: 15.03 Ac. x 21.52 = 322.7
No. Lots Shown: 15
Density: 15 / 32.27 = 0.46

Highway widening: 15.03 Ac.
LOCAL OPEN SPACE: NONE REQUIRED
PARKING SPACES REQUIRED: 2 x 2 = 4
PARKING SPACES TO BE PROVIDED: 4
(SEE GENERAL NOTES & TYPICAL PARKING)

Tentatively Approved For Storm Water Management

Site:

DATE: 9/4/80

DATE: 9-4-80

DATE: 9/4/80

DATE:

TENTATIVE APPROVAL EXTENSION

JOINT SUBDIVISION PLANNING COMMITTEE OF BALTIMORE COUNTY

CHAIRMAN:

MEMBERS:

- OFFICE OF PLANNING
- BUREAU OF ENGINEERING
- DEPARTMENT OF HEALTH
- DEPARTMENT OF RECREATION AND PARKS
- DEPARTMENT OF TRAFFIC ENGINEERING

BALTIMORE COUNTY PLANNING BOARD

DIRECTOR OF PLANNING:

APPROVAL DATE: 5/14/82

EXPIRATION DATE: 5/14/85

NOTE: SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DEPUTY STATE AND COUNTY HEALTH OFFICER. AT THE EXPIRATION OF THIS PERIOD NEW TESTS MAY BE REQUIRED.

Baltimore County, Department of Health

Reviewed for tentative approval

Date:

Approved:

Disapproved:

Requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and/or sewerage systems must be complied with prior to approval of building applications.

DEPUTY STATE & COUNTY HEALTH OFFICER

Baltimore County

JOINT SUBDIVISION PLANNING COMMITTEE

OF THE OFFICE OF PLANNING AND DEPT. OF P.B. WORKS

Tentatively Reviewed (Date): 9/3/80

Chairman:

Member:

BALTIMORE COUNTY OFFICE OF PLANNING

Tentatively Approved (Date): SEP 19 1980

Director:

DEPARTMENT OF PUBLIC WORKS

Bureau of Engineering

Tentatively Approved for Street Alignment and Location Only.

Location & Size of Water, Sewer & Storm Drain Facilities, including Highway plans, subject to approval of Construction Drawings.

(Date): 9/4/80

Chief, Bureau of Engineering

DENSITY CALCULATIONS:

EXISTING ZONING: RC5 + DR2 32.269 ACRES

LOT AREA: RC5 = 29.769 ACRES X 0.67 = 19.941

LOT AREA: DR2 = 2.50 ACRES X 2 = 5 LOTS

N° LOTS PERMITTED IN RC5 = (19) NO LOTS SHOWN

N° LOTS PERMITTED IN DR2 = (5) NO LOTS SHOWN

LOT SIZE: 1 ACRE MIN +

DENSITY: RC5 = 0.47 DR2 = 0.40

LOCAL OPEN SPACE NOT REQUIRED

PARCEL A: 29.635 ACRES ZONED DR-2 LOTS PERMITTED 50 LOTS SHOWN: NONE

PRIVATE SEPTIC SYSTEMS

PRIVATE WELLS

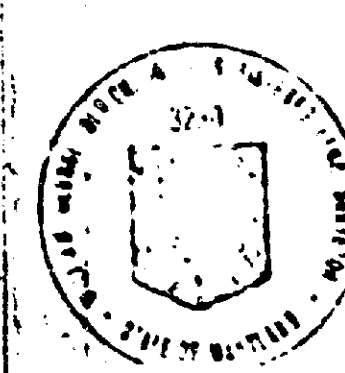
DEP: * 79-101 July 19, 1979

NOTE: ALL WELLS TO BE MINIMUM 100' FROM SEPTIC FIELDS

ALL WELLS TO BE MINIMUM 100' BETWEEN WELLS

DEVELOPER PLEASE NOTE

Telephone facilities serving the planned subdivision will be constructed underground in compliance with the Maryland Public Service Commission Order Number 60316. The telephone Company may require a preconstruction fund. The deposit from your Company in accordance with paragraph 7 of the Order. Please contact the telephone Company local Engineering Department for earliest opportunity to determine whether a deposit will be required, and if required, the amount of the deposit.

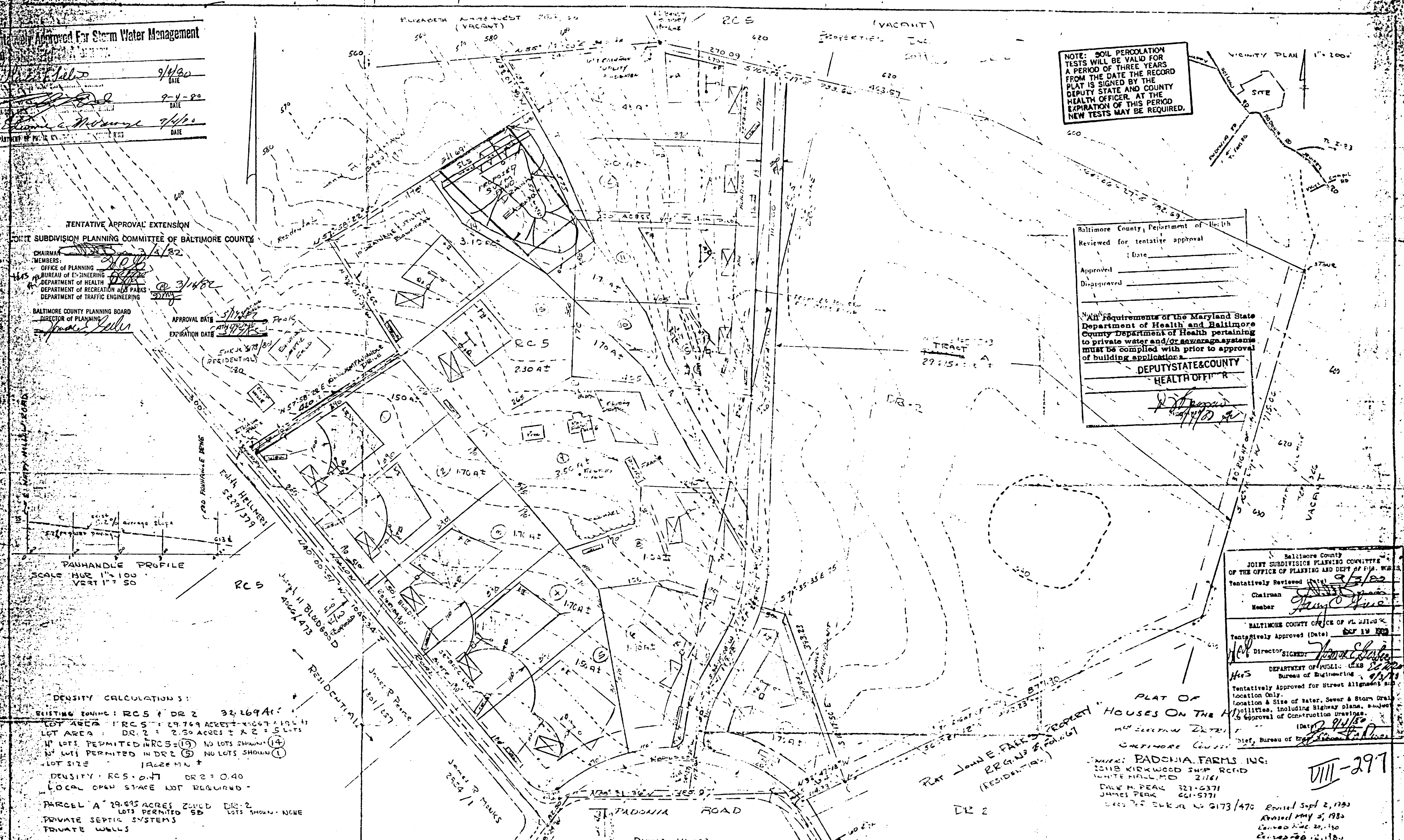


GERHOLD, CROSS & ETZEL

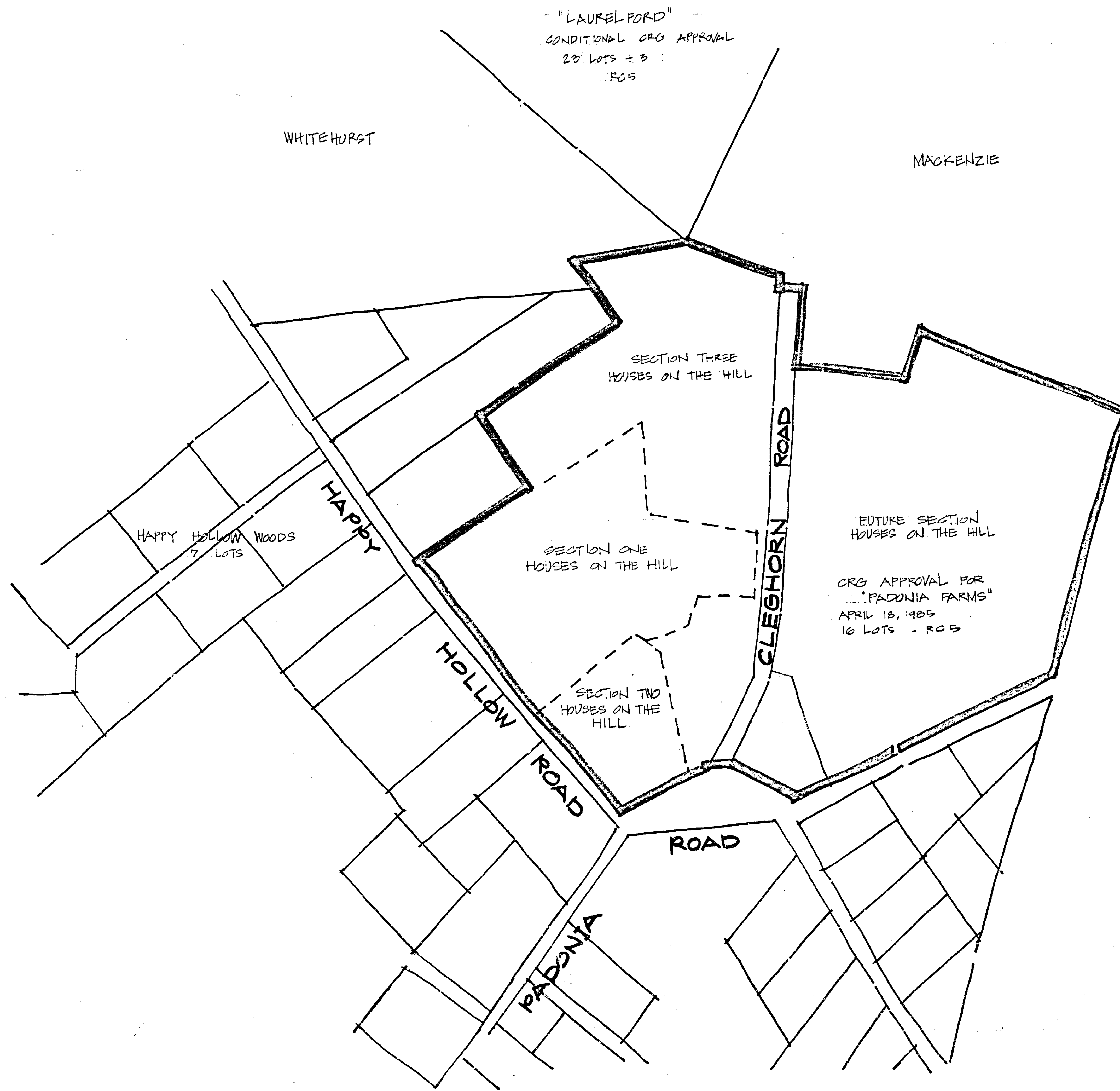
REGISTERED LAND SURVEYORS

412 DELAWARE AVENUE

TOWSON, MARYLAND 21286



VIII-297

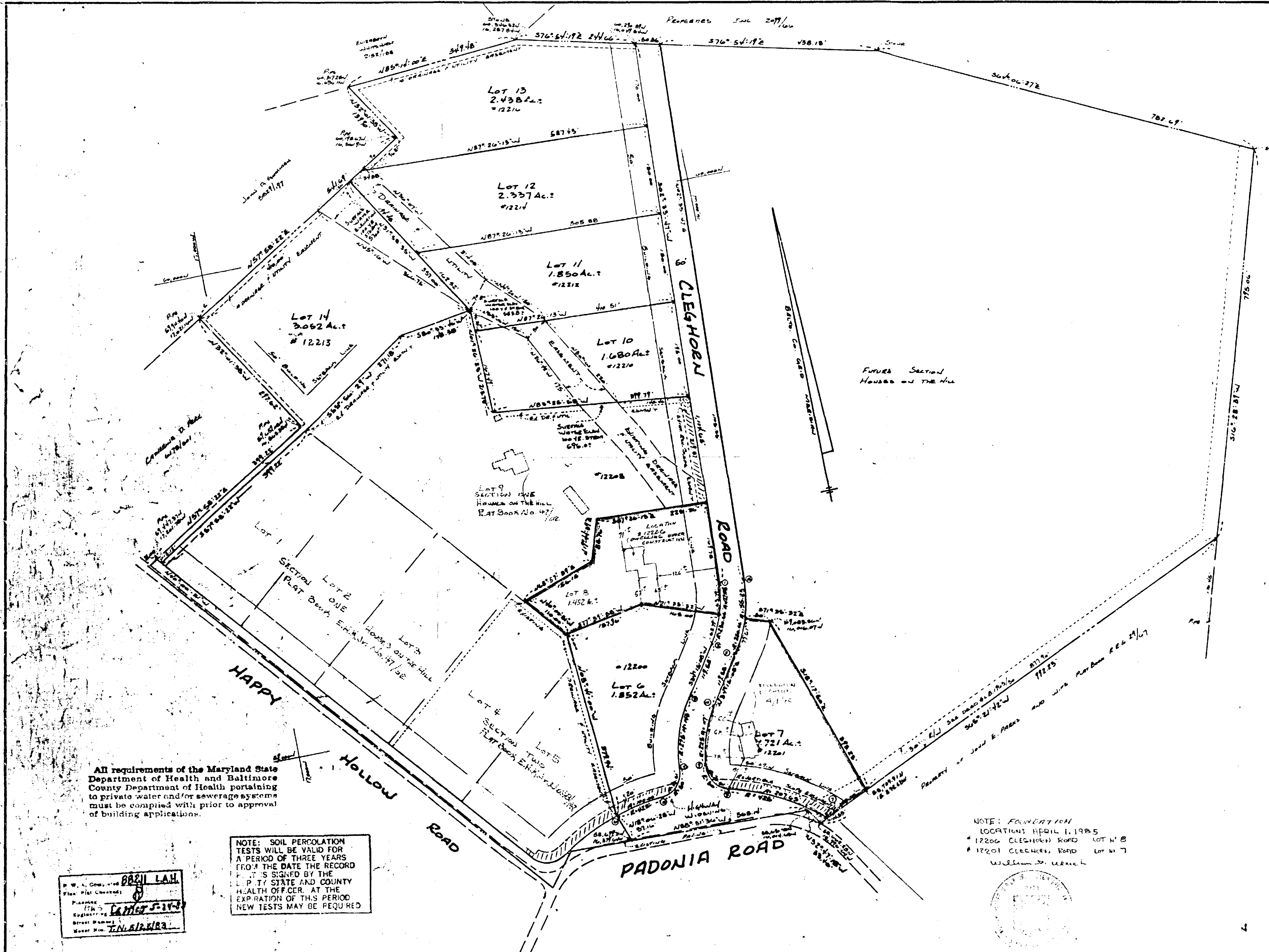


VICINITY SKETCH

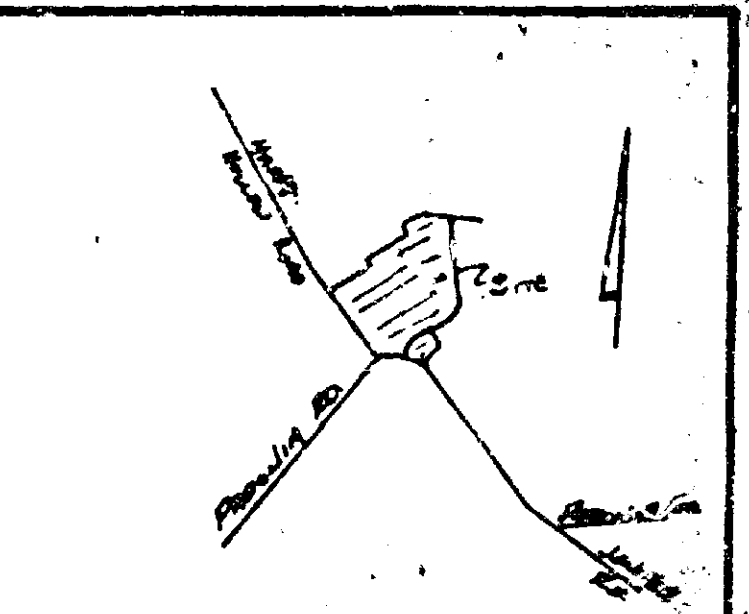
HOUSES ON THE HILL

WM. F. KIRWIN INC. OCTOBER 21, 1986
SCALE: 1" = 150' ±

DATA FROM TAX MAP # 51.



COORDINATE TABLE			
LINE	NORTH	WEST	EAST
1	57.0742	14.0718	57.0718
2	57.0742	14.0718	57.0718
3	57.0742	14.0718	57.0718
4	57.0742	14.0718	57.0718
5	57.0742	14.0718	57.0718
6	57.0742	14.0718	57.0718
7	57.0742	14.0718	57.0718
8	57.0742	14.0718	57.0718
9	57.0742	14.0718	57.0718
10	57.0742	14.0718	57.0718
11	57.0742	14.0718	57.0718



CURVE DATA			
LINE	ARC	CHORD	ANGLE
12	230.00	177.60	111.12
13	275.00	148.00	129.27
14	300.00	100.00	150.00
15	426.00	100.00	18.28
16	426.00	207.63	27.87
17	50.00	70.00	80.41
18	225.00	177.60	111.12
19	280.00	156.25	131.21

EXISTING ZONING - RC-6				
SECTION	AREA	PERCENTAGE	PERCENTAGE	PERCENTAGE
ONE	10.75	1.52	1.52	1.52
TWO	3.25	1.52	1.52	1.52
THREE	18.00	1.52	1.52	1.52
FOUR	25.00	1.52	1.52	1.52
FIVE	11.50	1.52	1.52	1.52

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and/or sewerage systems must be complied with prior to approval of building applications.

NOTE: SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE THE RECORD IS SIGNED BY THE P.T. STATE AND COUNTY HEALTH OFFICER. AT THE EXPIRATION OF THIS PERIOD NEW TESTS MAY BE REQUIRED.

NOTE: FOUNDATION LOCATIONS APRIL 1, 1985
12206 CLEGHORN ROAD LOT #8
12201 CLEGHORN ROAD LOT #7
William D. Urech

EMK, JR. 50 FOLIO 69

FILED BY: [Signature]
Date: AUG 1 1983
Tost

SECTION THREE HOUSES ON THE HILL

LOCATED IN
87 ELECTION DISTRICT - BALTO. CO. - MD.

DEED Ran E.H. in No. 6178 Folio 69
Low Level DRAINAGE AREA
OWNER: PADONIA PHOTOS INC.
20110 HARRISON STREET
WYOMING, MD. 21161

TENTATIVE PLAN
EXTENSION DATE: 3-1-82

APPROVED FOR BALTIMORE COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature]
Date: 5/2/83

APPROVED FOR BALTO. CO. HEALTH DEPT.
[Signature]
Date: 5/2/83

APPROVED FOR BALTO. CO. OFFICE OF PLANNING AND ZONING
[Signature]
Date: 7/29/83

NOTES:
1) STREETS AND/OR DRIVE AS SHOWN HEREON AND THE ADJACENT THEREOF IN DESIGN ARE THE PROPERTY OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SHALL BE TO THE BALTO. CO. HEALTH DEPT. AS SHOWN IN THE RECORD OF THE DEED TO WHICH THIS PLAN IS ATTACHED, THERE HEREIN AND HEREON.
2) HANWAY AND HANWAY ADJACENT SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED TO THE DEVELOPER AND ARE NOT TO BE CONVEYED TO BALTO. CO. BY THE DEVELOPER. ITS SUCCESSORS AND ASSIGNS. SHALL CONVEY AND HEREIN, BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

3) THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE BALTIMORE COUNTY METROPOLITAN DISTRICT SYSTEM.
STATION 11. 12206
U.S. & S. STATION 12206
WYOMING, MD. 21161
ADJACENT STATION 11. 12206

NOTES:
1) THIS PLAN SHALL NOT BE LENDED BY BALTIMORE COUNTY AFTER FIVE YEARS FROM THE DATE OF RECORDING. SEE BALTO. CO. DEPT. RECORDS. BUILDING DEPT. SEC. 22-18.
2) THE RECORDING OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY BALTO. CO. OF ANY STREET, EASEMENT, PARK, OR OPEN SPACE OR OTHER PUBLIC AREA SHOWN HEREON.
3) THE RECORDING OF THIS PLAN DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE CO.
4) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAN.
5) ADDITIONAL INFORMATION CONCERNING THIS PLAN MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

OWNER'S CERTIFICATE
THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN HEREON HEREBY CERTIFY THAT THE BEST OF HIS (THEIR) KNOWLEDGE, THE EXHIBIT OF THIS SECTION (C) OF SECTION 3-100 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLETED WITH HONOR AND AS SAME CONCERN THE MAPPING OF THIS PLAN AND THE SETTING OF MARKERS.

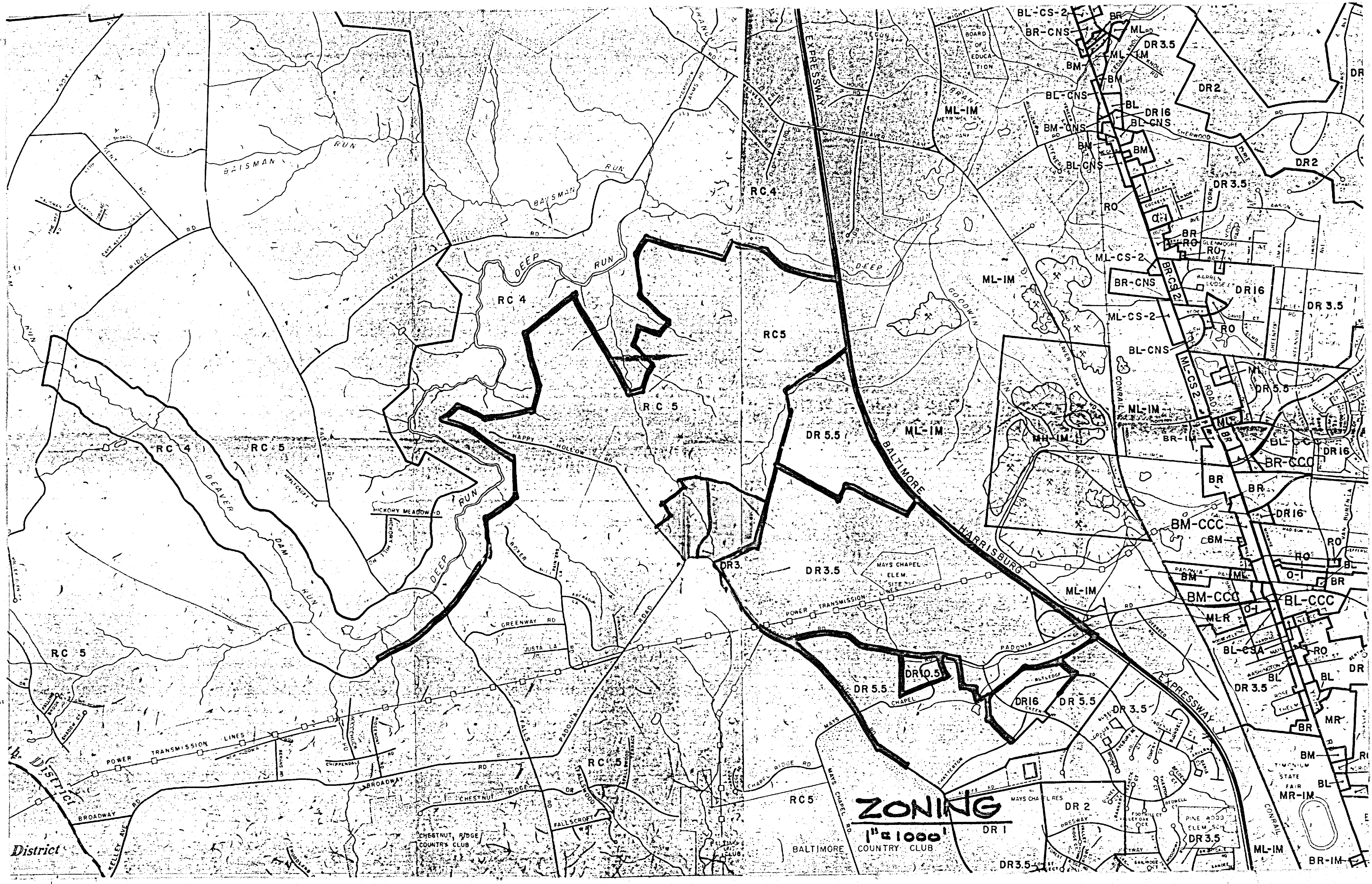
James P. [Signature] Jan 21, 1983

SURVEYOR'S CERTIFICATE
I, WILLIAM G. URECH, J., a licensed PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN Laid out AND THE PLAN THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SURVEYING ACT OF MARYLAND, AS AMENDED, AND THE ACTS OF 1964 AND SUBSEQUENT ACTS RELATIVE THERETO.

William G. Urech, Jr. 5/2/83
DATE: 5/2/83
No. 3200

SCALE 1"=100' DATE: FEB 2, 1985
GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
412 DUNLAP STREET
TOWSON, MARYLAND 21204
Tel. 276-4470

Plat #2



District

ZONING

1" = 1000'

BALTIMORE COUNTRY CLUB

ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 & 361 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

- NOTE: EACH LOT WILL BE PROVIDED WITH EITHER

HARRY HOLLOW ROAD

NO. 100-100000-100000

RTK COMMERCIAL
0000-0000

Office of Planning and Zoning
Approved by:

Director of Planning

Date

Planning Commissioner

CURIA DATA					
No. 1	Ref. 425'	Area 120.18'	Δ 17° 16' 51"	Calced 563° 15' 06" W	27 70'
No. 2	50'	74.50'	88° 22' 28"	502° 42' 05" E	67 80'
No. 3	425'	20.53'	2° 46' 06"	373° 16' 35" W	20.53'

HAPPY 2CS

SECTIONS ONE, TWO AND THREE
FIRST DIVIDED DEVELOPMENT FROM
REASON FOR DIFFERENTIATION:
NOT ABLE TO BE REPRODUCED
AND THEN WITH

DEVELOPMENT PLAN

HOUSES ON THE HILL

8th Election District - Boone County - Mo

— 2000 Ref. E. 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000

DEFENDANT'S
EXHIBIT 1

Petersons Eph #

Case No. 86-430-SPH W/S of Cleghorn Rd., 680' N of the
Item No. 294 c/l of existing Padonia Rd.
Date: 6/5/86 8th Election District
James Peak - Petitioner

SPH Proposed amendment to partial development plan of "Houses on the Hill".

- ☒ 1. Copy of Petition
- ☒ 2. Copy of Description of Property
- ☒ 3. Copy of Certificate of Posting
- ☒ 4. Copy of Certificates of Publication
- ☒ 5. Copy of Zoning Advisory Committee Comments
- ☒ 6. Copy of Comments from the Director of Planning
7. Planning Board Comments and Accompanying Map
- ☒ 8. Copy of Order to Enter Appearance
- ☒ 9. Copy of Order - ~~XXXXXX~~ Deputy Zoning Commissioner - 5/13/86, GRANTED
- ☒ 10. Copy of Plat of Property [See Petitioner's Exhibit No. 1]
11. 200' Scale Location Plan
12. 1000' Scale Location Plan
13. Memorandum in Support of Petition
14. Letter(s) from Protestant(s)
15. Letter(s) from Petitioner(s)
- ☒ 16. Protestants' Exhibits 1 to 5
- Protestant's Exhibit No. 1 - Copy of Plat of "Houses on the Hill", drawn 4/25/79
- Protestant's Exhibit No. 2 - Real Estate Listing re 736 W. Padonia Rd.
- Protestant's Exhibit No. 3 - Undated color photograph [Original photograph sent to Board of Appeals - no copy in Zoning file]
- Protestant's Exhibit No. 4 - Undated color photograph [Original photograph sent to Board of Appeals - no copy in Zoning file]
- Protestant's Exhibit No. 5 - Undated color photograph [Original photograph sent to Board of Appeals - no copy in Zoning file]
- ☒ 17. Petitioner's Exhibits 1 to 4
- Petitioner's Exhibit No. 1 - Copy of Plat of Houses on the Hill, drawn 6/20/83
- Petitioner's Exhibit No. 2 - Declaration of Covenants, Reservations and Restrictions
- Petitioner's Exhibit No. 3 - Letter from Charles A. Wheeler, State of Maryland Water Supply Permits, to Dale H. Peak, dated 9/17/80, with enclosure
- Petitioner's Exhibit No. 4 - Letter from Robert A. Morton, P.E., Chief, Baltimore County Bureau of Public Services, to James R. Peak, dated 1/19/81

Case No. 86-430-SPH W/S of Cleghorn Rd., 680' N of the
c/l of existing Padonia Rd.
8th Election District
James Peak - Petitioner

- ☒ 18. Letter of Appeal from Appellant/Protestant, Maury Fine dated 6/5/86
- ☒ 19. Appeal notification letter from the Zoning Commissioner to all parties, dated 6/16/86

Mr. Maury N. Fine Appellant/Protestant
12208 Cleghorn Road
Cockeysville, Maryland 21030

Gary S. Wase, Esquire Attorney for Protestant Maury Fine
Suite 310
2360 West Joppa Road
Lutherville, Maryland 21093

Daniel J. Hanley, Esquire Attorney for Petitioner, James Peak
206 Washington Avenue
Towson, Maryland 21204

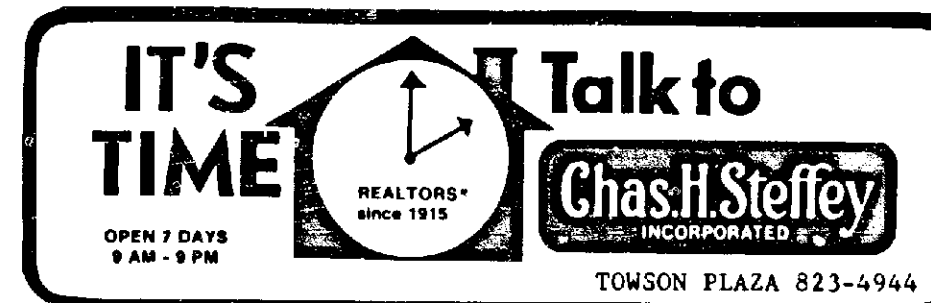
Mr. James Peak Appellee/Petitioner
12212 Cleghorn Road
Cockeysville, Maryland 21030

Phyllis C. Friedman, Esquire People's Counsel

Norman E. Gerber Request Notification
James Roswell " "
Arnold Jablon " "
Jean M. H. Jung " "
James E. Dyer " "

NANCY MERRITT
12214 CLEGHORN RD
COCKEYSVILLE, MD 21030

- 2 -



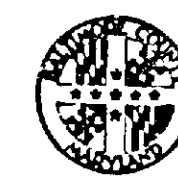
736 W. PADONIA RD.

\$170,000.00 with 5.9 acres \$135,000.00 with 3+ acres
This newly renovated 5 bedroom, 2 bath home has old world charm, part of which was built in 1945 and the older section in approx. 1868.

The first level has a 23x15 living room with random width floors. Charming dining room 17x13 with real fireplace and heatator. Panelled library 17x11.2, full bath 3 bedrooms w/new carpet in (2). Kitchen with barbeque and wall oven.
The second level has 1 bedroom 17x14.2 with walk-in cedar closets full bath and outside entrance, built-in bureau, great for a studio.
The lower level has a 15.6 x 14 bedroom, 27.6 xll family room, laundry, basement with 5 zone new furnace, new wiring, new well, new septic tank.

Treed lot with privacy, orchard, walnut and chestnut trees, 5 car garage, swimming pool, bomb shelter. Key box on property side door.
LISTING 18KAT: Vinny MacHutt, G.R.I.
Residence phone: 771-4676
M.L.S. NUMBER: 43960-1

EXHIBIT 2



County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180

June 24, 1986

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 86-430-SPH JAMES PEAK
FOR SPH-PROPOSED AMENDMENT TO PARTIAL DEVELOPMENT PLAN OF "HOUSES ON THE HILL"
W/S OF CLEGHORN ROAD 680'
N. OF C/L OF EXISTING PADONIA ROAD
8th DISTRICT
5/13/86 - D.Z.C. GRANTED PETITION
ASSIGNED FOR: WEDNESDAY, OCTOBER 22, 1986 at 10 a.m.

cc: Daniel J. Hanley, Esquire Counsel for Petitioner
Mr. James Peak Petitioner
Gary S. Wase, Esquire Counsel for Protestant-Appellant
Mr. Maury N. Fine Protestant-Appellant
Nancy Merritt Requested Notification
~~Phyllis C. Friedman~~ (not 10/24) People's Counsel
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer

Edith T. Eisenhart, Adm. Secretary

Mr. James Peak
12212 Cleghorn Road
Cockeysville, Maryland 21030

March 21, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
W/S Cleghorn Rd., 680' N of the c/l of
Existing Padonia Rd.
8th Election District
James Peak - Petitioner, Maury Fine - Owner
Case No. 86-430-SPH

TIME: 1:30 p.m.

DATE: Tuesday, April 22, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

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

No. 018372

DATE: 2/12/86 ACCOUNT: 01-615-000

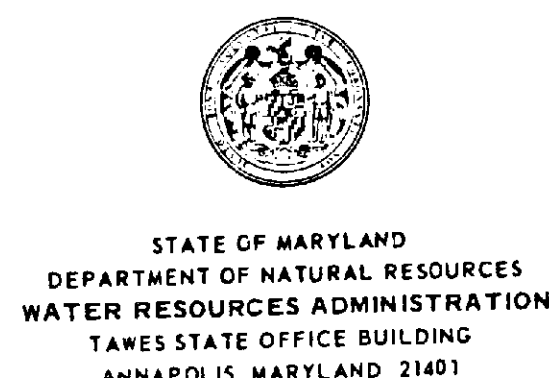
AMOUNT: \$ 35.00

RECEIVED FROM: Towson Peak

FOR: SPH #294

VALIDATION OR SIGNATURE OF CASHIER

Thomas C. Andrews
DIRECTOR



September 17, 1980

CERTIFIED MAIL
Return Receipt Requested

Dale H. Peak
Kirkwood Shop Road
White Hall, MD 21161

RE: State Water Appropriation Permit
No. BABOGAP031

Dear Sir:

Enclosed is your validated State Water Appropriation Permit. The permittee is responsible for complying with all permit conditions. Accordingly, you are advised to carefully read the Permit and become thoroughly familiar with its requirements. The above referenced permit is located in a Critical Groundwater Yield Area (see permit condition number 11) and as a result, special well testing procedures are required. Enclosed is a copy of the current testing requirements.

If you find the Permit unacceptable, you may appeal within 30 days of the effective date, pursuant to the provisions of Title 1 of the Natural Resources Article, Annotated Code of Maryland (1974 Volume) as amended. The appeal must be in writing and must specify the basis of the request for review.

If you have any questions, please contact this office at 269-3675.

Sincerely,

Charles A. Wheeler, Chief
Water Supply Permits

CAW:mcs
Enclosure
cc:

STATE OF MARYLAND

DEPARTMENT OF NATURAL RESOURCES
WATER RESOURCES ADMINISTRATION

WATER APPROPRIATION AND USE PERMIT

PERMIT NUMBER: BABOGAP031

EFFECTIVE DATE: SEPTEMBER 22, 1980

EXPIRATION DATE: SEPTEMBER 22, 1990

FIRST APPROPRIATION: SEPTEMBER 22, 1980

DALE H. PEAK

HEREINAFTER REFERRED TO AS THE "PERMITTEE", IS AUTHORIZED BY THE WATER RESOURCES ADMINISTRATION, HEREINAFTER REFERRED TO AS THE "ADMINISTRATION", PURSUANT TO THE PROVISIONS OF TITLE 8 OF THE NATURAL RESOURCES ARTICLE, ANNOTATED CODE OF MARYLAND (1974 VOLUME) AS AMENDED, TO APPROPRIATE AND USE WATERS OF THE STATE SUBJECT TO THE FOLLOWING CONDITIONS:

1. ALLOCATION - AVERAGE 4,200 GALLONS; MAXIMUM 7,000 GALLONS. THE AVERAGE IS CALCULATED AS THE TOTAL YEARLY PUMPAGE DIVIDED BY 365 DAYS. THE MAXIMUM IS CALCULATED AS THE AVERAGE DAY OF THE HIGHEST MONTH FOR WELLS AND SPRINGS, AND THE HIGHEST DAILY USE FOR ALL OTHER SOURCES.

2. USE - THE WATER IS TO BE USED FOR INDIVIDUAL WELLS

3. SOURCE - THE WATER SHALL BE WITHDRAWN FROM FOURTEEN(14) WELLS IN THE WISSAHICKON FORMATION (LOWER PELTIC SCHIST)

4. LOCATION - THE POINT(S) OF WITHDRAWAL SHALL BE LOCATED AT "HOUSES ON THE HILL" SUBDIVISION, HAPPY HOLLOW AND PADONIA ROADS, MD GRID COORDINATES N 593 / E 892, BALTIMORE COUNTY, MARYLAND

CONTINUED ON PAGE TWO

PAGE NUMBER TWO
PERMIT NUMBER BABOGAP031

5. RIGHT OF ENTRY - THE PERMITTEE SHALL ALLOW AUTHORIZED REPRESENTATIVES OF THE ADMINISTRATION ENTRY INTO THE PERMITTEE'S FACILITIES TO CONDUCT INSPECTIONS AND EVALUATIONS NECESSARY TO ASSURE COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS PERMIT. THE PERMITTEE SHALL PROVIDE SUCH ASSISTANCE AS MAY BE NECESSARY TO EFFECTIVELY AND SAFELY CONDUCT SUCH INSPECTIONS AND EVALUATIONS.
6. PERMIT RENEWAL - IN ORDER TO RECEIVE AUTHORIZATION TO CONTINUE OPERATION BEYOND THE EXPIRATION DATE, THE PERMITTEE SHALL REQUEST AN EXTENSION OF THE PERMIT IN WRITING TO THE ADMINISTRATION NO LATER THAN SIX MONTHS PRIOR TO THE EXPIRATION DATE.
7. PERMIT SUSPENSION OR REVOCATION - THIS PERMIT MAY BE SUSPENDED OR REVOKED BY THE ADMINISTRATION IN THE EVENT OF A VIOLATION OF THE TERMS OR CONDITIONS OF THE PERMIT OR REGULATIONS PROMULGATED PURSUANT TO TITLE 8 OF THE NATURAL RESOURCES ARTICLE, ANNOTATED CODE OF MARYLAND (1974 VOLUME) AS AMENDED.
8. CHANGE OF OPERATIONS - ANY ANTICIPATED FACILITY, WHICH MAY RESULT IN A NEW OR DIFFERENT USE OR A CHANGE IN APPROPRIATION OF WATER SHALL BE REPORTED TO THE ADMINISTRATION BY THE PERMITTEE BY SUBMISSION OF A NEW APPLICATION OR BY WRITTEN NOTICE.
9. TRANSFER OF PERMIT - THIS PERMIT MAY BE TRANSFERRED PROVIDED THAT PRIOR TO ANY SUCH TRANSFER, (a) THE PERMITTEE NOTIFIES THE ADMINISTRATION OF THE NAME AND ADDRESS OF THE TRANSFERREE, AND (b) THE TRANSFEREE NOTIFIES THE ADMINISTRATION IN WRITING OF TRANSFEREE'S AGREEMENT TO BE BOUND BY ALL OF THE TERMS AND CONDITIONS OF THE PERMIT.
10. INITIATION OF WITHDRAWAL - THE PERMIT SHALL EXPIRE IF THE PRIVILEGE GRANTED IS NOT EXERCISED WITHIN TWO (2) YEARS FROM THE DATE HEREOF, EXCEPT THAT UPON WRITTEN REQUEST BY THE PERMITTEE PRIOR TO THE EXPIRATION DATE, THIS TIME LIMIT MAY BE EXTENDED FOR GOOD CAUSE AT THE DISCRETION OF THE ADMINISTRATION. THE PRIVILEGE GRANTED SHALL BE DEEMED TO HAVE BEEN EXERCISED IF A WELL IS DRILLED AND PUT INTO DOMESTIC USE ON AT LEAST ONE LOT.
11. PREREQUISITE FOR WELL APPROVAL - THE ADMINISTRATION HAS DETERMINED THAT THIS PROJECT IS IN A CRITICAL GROUNDWATER YIELD AREA AND THEREFORE, A WATER WELL SHALL BE DRILLED AND TESTED ON EACH LOT PRIOR TO THE START OF CONSTRUCTION ON THAT LOT. THE TESTING SHALL BE IN ACCORDANCE WITH THE TESTING REQUIREMENTS PROVIDED BY THE ADMINISTRATION, AND APPLICABLE AT THE TIME THE WELL IS TESTED. THE LOT PURCHASER SHALL BE PROVIDED WITH A COPY OF THE WELL COMPLETION REPORT AND THE ADMINISTRATION'S CERTIFICATION THAT THE REQUIRED TESTING HAS BEEN PERFORMED AND THAT THE WELL HAS MET THE APPLICABLE REQUIREMENTS.

BY AUTHORITY OF THOMAS C. ANDREWS
WATER RESOURCES ADMINISTRATION

CHARLES A. WHEELER, CHIEF
WATER SUPPLY PERMITS