The application of the above principles to the B.C.R.R. results in a clear finding that a non-density transfer of land, all of which is contained in the same zone, which results in a larger tract with no additional development rights, is permitted. The purposes of the B.C. 2 zone are supported by testimony in this matter in reference to the reasons for the larger tract.

In actuality, the aforementioned non-buildable parcels will have no change in use and will remain their agricultural character.

After due consideration of the testimony presented, there is no evidence that the petitioners' request will be detrimental to the health, safety, or general welfare of the community if approved. Furthermore, this transfer will not change the density of the area or allow for over-development of the land, and it is the Zoning Commissioner's opinion that such transfer is within the spirit and intent of the B.C. 2 and B.C. 4 zoning regulations.

Pursuant to the advertisement, posting of the property and the public hearing on this petition held, in the opinion of the Zoning Commissioner, the relief requested in the petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of November, 1989 that the petition for Special Hearing to approve the non-density transfer of the subject property to two building lots in an R.C. 2 zone, as more particularly described in petitioner's Exhibit 1, will dated April 27, 1987 (petitioner's Exhibit 2), Evelyn Phillips, deceased, owned the subject property to her children, identified herein, for purposes of keeping the tract in the family. Mrs. Deborah Meeck, daughter of the deceased Mrs. Phillips, testified on behalf of the heirs to the Phillips, estate and the co-executors, James M. Cover and Dorothy Cover. The preferred testimony and evidence presented indicated that the original property consisted of approximately 116.7 acres of which approximately 88.21 acres were deeded out, leaving the remaining 28.5 acres more or less. The instant petition has been filed for purposes of validating this 28.5 acre parcel into two buildable lots and two non-buildable lots.

There are four children in the family who are here under the ownership of the 28-day appellate process from this order and have requested, if for whatever reason, this order is reversed, the petitioners would be required to return the original tract on an adjoining parcel which is not part of the subject tract (See Petitioner's Exhibit 2). The two children living on the out parcel and/or the adjoining parcel will each receive a non-buildable parcel to be added to their present holdings. The remaining two children will build on lots 1 and 2 as set forth in petitioner's Exhibit 1. The property is presently zoned R.C. 2 with a small portion of R.C. 4. The basic subdivision would occur in the R.C. 2 zone. Mrs. Meeck testified that it is the intent of the family to maintain the agricultural nature of this tract. She stated that the "non-buildable parcel to William Phillips" will be used for grazing cattle and the "non-buildable parcel to Franklin Phillips" and the parcel marked "unusable area" will remain in their existing state, i.e., wooded and pasture area. Petitioners' Counsel proffered that in his opinion the requested non-density transfer is within the spirit and intent of the B.C.R.R.

The issue presented herein is whether or not the consolidation of the aforementioned non-buildable parcels with the property of William Phillips, Jr. and Evelyn Phillips, and Franklin and Billy Mae Phillips, respectively, is consistent with the B.C.R.R.

Section 1A00.1 of the B.C.R.R. explains the Baltimore County Council's intent in creating the R.C. classifications. The concern was evident that agricultural land was being converted by development without sound planning considerations; i.e., that development was creating "urban

sprawl" and undesirable land use patterns. The Council wanted to protect prime agricultural land, critical watershed areas, mineral extractive sites, as well as other important natural resource areas.

To achieve this result, the R.C. classifications would: 1) discourage present land use patterns of development and create a framework for planned or orderly development; 2) provide sufficient and adequate areas for rural-suburban and related development in selected and suitable areas; 3) protect both natural and man-made resources from encroaching effects of specific forms and densities of development; and 4) protect areas desirable for more intensive future development by regulating under-utilized forms of development within these areas until such time as intensive development commences. Specifically, the R.C. 2 zone was established to encourage continued agricultural use of productive agricultural areas by preventing incompatible forms and degrees of urban uses.

The question here is one of construction of the B.C.R.R. When interpreting the zoning regulations, the restrictive language contained must be strictly construed so as to allow the landowner the least restrictive use of his property. Moyer of Baltimore v. Byrd, 62 A.24 588 (1948); Lake Adventure, Inc. v. Zoning Hearing Bd. of Dupont Township, 440 A.24 1284 (Pa.Commlth., 1982). When the language of a zoning regulation is clear and certain, there is nothing left for interpretation and the ordinance must be interpreted literally. Mongony v. Boylestown, 432 A.24 661 (Pa.1., 1981).

The meaning of the words in a statute may be controlled by the context. A statute should be so construed that all its parts harmonize with each other and render them consistent with its general object and scope. Pittman v. Housing Authority, 35 A.24 466.

The basic principles of statutory construction were comprehensively set out by the Court of Appeals in State v. Pabalis, 276 Md. 416 (1975), cert. denied, 425 U.S. 943 (1976):

> The cardinal rule in the construction of statutes is to ascertain the real and actual intention of the legislature. Butler v. Beer, Sale Dep. & Treas., 273 Md. 58, 327 A.24 673 (1974); Boucher v. Boucher, 259 Md. 395, 305 A.24 134 (1973); Moser v. State, 225 Md. 251,170 A.24 212 (1961). "Construction must be reasonably with reference to the purpose to be accomplished, Mayor v. Montgomery County, 244 Md. 95, 223 A.24 181 (1966), and in light of the evils or mischief sought to be remedied, Mitchell v. State, 115 Md. 360, 80 A.24 1020 (1911); in other words, every statutory enactment must be considered in its entirety, and in the context of the purpose underlying [its] enactment, Giant of Md. v. Maryland Alcoholic Bev. Control Comm., 254 Md. 501 at 505, 256 A.24 627 at 612 (1969). It is axiomatic and natural that of its language, since it is the language of the statute which constitutes the primary source for determining the legislative intent. Comptroller v. Supervisor of Assessments, 271 Md. 232, 315 A.24 738 (1974); Mayor v. State, supra. Where there is no ambiguity or obscurity in the language of a statute, there is usually no need to look behind the statute to ascertain the intention of the legislature. Butler v. Motor Club Insurance & Casualty, supra. Thus, where statutory language is plain and free from ambiguity and expresses a definite and settled meaning, courts are not at liberty to disregard the natural import of words with a view towards making the statute express an intention which is different from its plain meaning. Gingerich v. State, 264 Md. 609, 224 A.24 617 (1966). On the other hand, as stated in Magnetic v. State, 192 Md. 615, 65 A.24 299, 302 (1949), "[e]ndeavor to the meaning of words of a statute, where the meaning of the statutory language is clear and certain, there is nothing left for interpretation and the ordinance must be interpreted literally. Mongony v. Boylestown, 432 A.24 661 (P.1.', 1981).

> The meaning of the words in a statute may be controlled by the context. A statute should be so construed that all its parts harmonize with each other and render them consistent with its general object and scope. Pittman v. Housing Authority, 35 A.24 466.

ORDER RECEIVED FOR FILING
Date
By

IN RE: PETITION FOR SPECIAL HEARING
N/S Dair Hollow Road, 1320' NE
of the c/l of Old Quarter Road
5th Election District
3rd Councilmanic District
James A. Cover, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-76-SPH

* * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve the non-density transfer of the subject property to two building lots in an R.C. 2 zone, as more particularly described in Petitioner's Exhibit 1.

The Petitioners appeared, testified, and were represented by S. Eric Dilmanu, Esquire. Also appearing on behalf of the Petition were Howard E. Phillips, Thomas E. and Deborah Meeck, Frank E. Phillips, Cecile Osborne, Thomas C. Clavelle, and Paul Lee, Professional Engineer. There were no Protestants.

Testimony indicated that the subject property, located on the west side of Dair Hollow Road and included in the estate of Evelyn Phillips, consists of 28.498 acres more or less, is split zoned R.C. 2 and R.C. 4 and is improved with various structures as set forth on Petitioner's Exhibit 1.1. The preferred testimony and evidence presented indicated that by will dated April 27, 1987 (Petitioner's Exhibit 2), Evelyn Phillips, deceased, conveyed the subject property to her children, identified herein, for purposes of keeping the tract in the family. Mrs. Deborah Meeck, daughter of the deceased Mrs. Phillips, testified on behalf of the heirs to the Phillips, estate and the co-executors, James M. Cover and Dorothy Cover. The preferred testimony and evidence presented indicated that the original property consisted of approximately 116.7 acres of which approx-

ORDER RECEIVED FOR FILING
Date
By

imately 88.21 acres were deeded out, leaving the remaining 28.5 acres more or less. The instant petition has been filed for purposes of validating this 28.5 acre parcel into two buildable lots and two non-buildable lots.

There are four children in the family who are here under the ownership of the 28-day appellate process from this order and have requested, if for whatever reason, this order is reversed, the petitioners would be required to return the original tract on an adjoining parcel which is not part of the subject tract (See Petitioner's Exhibit 2). The two children living on the out parcel and/or the adjoining parcel will each receive a non-buildable parcel to be added to their present holdings. The remaining two children will build on lots 1 and 2 as set forth in petitioner's Exhibit 1. The property is presently zoned R.C. 2 with a small portion of R.C. 4. The basic subdivision would occur in the R.C. 2 zone. Mrs. Meeck testified that it is the intent of the family to maintain the agricultural nature of this tract. She stated that the "non-buildable parcel to William Phillips" will be used for grazing cattle and the "non-buildable parcel to Franklin Phillips" and the parcel marked "unusable area" will remain in their existing state, i.e., wooded and pasture area. Petitioners' Counsel proffered that in his opinion the requested non-density transfer is within

ORDER RECEIVED FOR FILING
Date
By

the spirit and intent of the B.C.R.R.

The issue presented herein is whether or not the consolidation of the aforementioned non-buildable parcels with the property of William Phillips, Jr. and Evelyn Phillips, and Franklin and Billy Mae Phillips, respectively, is consistent with the B.C.R.R.

Section 1A00.1 of the B.C.R.R. explains the Baltimore County Council's intent in creating the R.C. classifications. The concern was evident that agricultural land was being converted by development without sound planning considerations; i.e., that development was creating "urban

ORDER RECEIVED FOR FILING
Date
By

sprawl" and undesirable land use patterns. The Council wanted to protect prime agricultural land, critical watershed areas, mineral extractive sites, as well as other important natural resource areas.

To achieve this result, the R.C. classifications would: 1) discourage present land use patterns of development and create a framework for planned or orderly development; 2) provide sufficient and adequate areas for rural-suburban and related development in selected and suitable areas; 3) protect both natural and man-made resources from encroaching effects of specific forms and densities of development; and 4) protect areas desirable for more intensive future development by regulating under-utilized forms of development within these areas until such time as intensive development commences. Specifically, the R.C. 2 zone was established to encourage continued agricultural use of productive agricultural areas by preventing incompatible forms and degrees of urban uses.

The question here is one of construction of the B.C.R.R. When interpreting the zoning regulations, the restrictive language contained must be strictly construed so as to allow the landowner the least restrictive use of his property. Moyer of Baltimore v. Byrd, 62 A.24 588 (1948); Lake Adventure, Inc. v. Zoning Hearing Bd. of Dupont Township, 440 A.24 1284 (Pa.Commlth., 1982). When the language of a zoning regulation is clear and certain, there is nothing left for interpretation and the ordinance must be interpreted literally. Mongony v. Boylestown, 432 A.24 661 (P.1.', 1981).

The meaning of the words in a statute may be controlled by the context. A statute should be so construed that all its parts harmonize with each other and render them consistent with its general object and scope. Pittman v. Housing Authority, 35 A.24 466.

ORDER RECEIVED FOR FILING
Date
By

ORDER RECEIVED FOR FILING
Date 6-2-89
By

PETITION FOR SPECIAL HEARING
90-76-SPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve ----- and enter an order in addition to 2 buildable lots (specified by right) ----- 2 additional parcels for non-density purposes (in a R-C-2 zone) ----- to be added to existing lots----------

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

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

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

Legal Owner(s):

JESSE A. COVER
(Type or Print Name)

Signature

Dairy Cover
Type or Print Name)

Signature

Contract Purchaser:

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

R-01
ACCOUNT
AMOUNT $ 50.00
RECEIVED Jesse A. Cover
FOR: Petition for Special Hearing
90-76-SPH
VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

MAP NUMBER
IE
E.S.
B.L.
D.A.
D.T.
D.D.
L.A.
DATE 12-20-89

Beginning for the same at a point being located in or near the center of Dair Hollow Road, said point also being located northerly 1120 feet ± from the center of Old Quarter Road, thence leaving said center of Dair Hollow Road N 27°00' W 264.00 feet, (1) N 63°00' E 458.63 feet, (2) N 60°00' W 557.04 feet, (3) N 26°00' W 29.50 feet, (4) N 52°26'09" E 1997.57 feet, and (10) N 79°00' E 30.00 feet to the center of Dair Hollow Road, thence binding in or near the center of Dair Hollow Road by a curve to the left (11) R=600 feet, L=191.79 feet, (12) S 18°26'19" W 354.83 feet, and by a curve to the left (13) R=2000 feet, L=27.21 feet, thence leaving said center of Dair Hollow Road (14) N 88°43'30" W 248.75 feet, (15) S 09°16'30"W 616.89 feet, (16) S 88°43'30" E 223.71 feet to the center of Dair Hollow Road, thence binding in or near the center of Dair Hollow Road (17) S 09°16'30" W 7.77 feet, and by a curve to the left (18) R=900 feet, L=69.29 feet to the point of beginning.

Containing 28.498 acres of land more or less.

J.O. 89-003
May 19, 1989

Gerald — Jerome — Jo Ann

#151

Gail E. Engineering Inc.
201 W. Pennsylvania Ave.
Towson, Maryland 21204
301-821-5141

DESCRIPTION
28.498 ACRE PARCEL
WILLIAM R. PHILLIPS, JR PROPERTY
WEST SIDE DAIR HOLLOW ROAD
FIFTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

#151

CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Hearing to approve an amended 90-76-SPH with Dark Hollow Road, 1120' NE of of Old Quarter Road (Phillips Property) 2nd Councilmanic Petitioner(s): James A. Cover, et ux (Personal Representative of the Estate of Evelyn Phillips) Hearing Date: Wednesday, Sept. 6, 1989 at 9:30 a.m.

Special Hearing: to approve and permit in addition to 2 buildable lots (permitted by right) 2 additional lots (Lot 1 & Lot 2) to be added to the existing lot.

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

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

TJS/008 Aug. 10.

THE JEFFERSONIAN

TOWSON, MD., August 10, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on August 10, 1989.

THE JEFFERSONIAN
TOWSON TIMES,

S. Zahe Ordens

Publisher

PO 15154
req M31083
co 90-76-SPH
price $100.05

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-76-SPH

District: 5th Date of Posting: August 16-89

Posted for: Special Hearing

Petitioner: James A. Cover, et ux

Location of property: W/S Dark Hollow Road, 1120' E of Old Quarter Road

Location of Signs: West side of Dark Hollow Road approx. 600' northwest of Old Quarter Road on property

Remarks:

Posted by: A. J. Cover Date of return: August 18-89
Signature

Number of Signs: 1

PETITIONER'S EXHIBIT 2

LAST WILL AND TESTAMENT

OF

EVELYN PHILLIPS

KNOW ALL MEN BY THESE PRESENTS, That I, EVELYN PHILLIPS, of Baltimore County, in the State of Maryland, being of sound and disposing mind, memory and understanding, do hereby make, publish and declare this as and for my Last Will and Testament, hereby revoking all other prior Wills and Codicils heretofore by me made.

FIRST

I direct my Co-Executors, hereinafter named, to pay all of my just debts and funeral expenses as soon as possible after my death, including erecting a suitable marker f r my grave.

SECOND

Upon my death, I direct my Co-Executors, hereinafter named, after payment of all expenses to distribute the rest and residue of my estate unto my children, namely, HOWARD EDWARD PHILLIPS, SR., CAROL L. OSBORNE, FRANK E. PHILLIPS and DEBORAH MUECK, share and share alike, per stirpes, and not per capita, so that if one or any of my children shall predecease me leaving issue at the time of my death, such issue shall stand in the place of and take per stirpes, the share which his or her parent would have taken, had such parent survived me.

LAW OFFICES
BONARD & KNIGHT
SUITE 204
36 MARKET PLACE
BALTIMORE, MARYLAND
21202
(301) 752-6633

MICROFILMED

PETITIONER'S EXHIBIT 3

PETITION

WE THE UNDERSIGNED, residents of the area of Dark Hollow Road favor and do not oppose the request of the Phillips family to be able to construct housing in accordance with the density they have and to allow the transfer of density without any increase in the number of housing units.

NAME	ADDRESS
M. E. Wm & Dorothy V. Hines	4815 Old Quarter Rd
Robert & Sandy Hoppt	15900 Dark Hollow Rd
Lester and Sarah Hoppt	15910 Dark Hollow Rd
Thomas W. Hoppt	15914 Dark Hollow Road
Richard B. Walter	15923 Dark Hollow Rd
William Ott	16015 Dark Hollow Rd.
Virginia Ott	16015 DARK Hollow RD
Harry E. Meinrath	16019 Dark Hollow RD.
Bob Herrick	16017 Dark Hollow Rd
Roger Grosser	16025 Dark Hollow Rd
Ann C. Garner	16035 Dark Hollow Rd
Manuel Edmonds	16002 Dark Hollow Rd.
Kenneth Lemon	16002 Dark Hollow Rd.
Estelle G. Grosser	16005 Dark Hollow Rd
[illegible]	16005 Dark Hollow Rd
Mr & Mrs Ralph R[illegible]	16001 Dark Hollow Rd.
Mr & Mrs Larry Johnson	4924 Old Quarter Rd
[illegible]	4925 Old Quarter Rd. Simon Md
Louis J. Hoffman	5004 Old Quarter
Mr. & Mrs. L. Sowko	16141 Taxton Rd.
Mr & Mrs Earl Norman	15907 Dark Hollow Rd
Mr & Mrs Thomas Dell	16303 Dark Hollow Rd
Mr & Mrs Ralph W. Walter	[illegible] Dark Hollow Rd

MICROFILMED

PETITION

WE THE UNDERSIGNED, residents of the area of Dark Hollow Road favor and do not oppose the request of the Phillips family to be able to construct housing in accordance with the density they have and to allow the transfer of density without any increase in the number of housing units.

NAME	ADDRESS
Robert Fleming	15601 Dark Rd. Upperco
Maj. Ret. Rudolph R. Williams	15823 Dark Hollow Rd Upperco
Emma M. Hughes	15815 Dark Hollow Road
Lilian Frada	15903 Dark Hollow RD
[illegible]	15[illegible] Dark Hollow Rd Upperco Md
Alan Hughes	16013 Dark Hollow Rd
Ann + Scott Smallwood	16011 Dark Hollow Rd.

90-76SPH

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Howard E. Phillips	915 CENTURY ST. HAMPSTEAD MD
Thomas L. Mueck	611 SOMERSET RD. Sparrows Md.
Frank E. Phillips	16012 Dark Hollow Rd Upperco Md
Carole A. Osborne	15818 DARK HOLLOW RD. Upperco Md.
Dorothy J. Cover	7214 Waldman Ave. Balto Md 21219
Janiva Cover	7214 Waldman Ave Baltimore Md 21219
Thomas C. Clowell	15810 Dark Hollow Rd. Upperco Md. 21155

MICROFILMED

SUZANNE MENSH
CLERK OF CIRCUIT CT.
FOR BALTIMORE COUNTY

RECVD AND RECORDED
08/30/90

LIBER 8582 PAGE 478

PREV BAL	84.00
CUSTMR	1 #
C RC/F	46.00
	0 #
DEED	3 #
SM CLERK	46.00
TRAN FWD TL	46.00
BAL FWD	130.00

1990RECEIPT
#90090 C001 R02 T12:43

7.267

SUZANNE MENSH
CLERK OF CIRCUIT CT.
FOR BALTIMORE COUNTY

RECVD AND RECORDED
08/30/90

LIBER 8582 PAGE 459

PREV BAL	.00
CUSTMR	1 #
C RC/F	46.00
	0 #
DEED	0 #
SM CLERK	46.00
TRAN FWD TL	46.00
BAL FWD	46.00

1990RECEIPT
#90089 C001 R02 T12:42

6.996

SUZANNE MENSH
CLERK OF CIRCUIT CT.
FOR BALTIMORE COUNTY

RECVD AND RECORDED
08/30/90

8582-488

PREV BAL	130.00
CUSTMR	1 #
C RC/F	42.00
	0 #
DEED	0 #
SM CLERK	42.00
TRAN FWD TL	42.00
BAL FWD	172.00

1990RECEIPT
#90091 C001 R02 T12:43

SUZANNE MENSH
CLERK OF CIRCUIT CT.
FOR BALTIMORE COUNTY

RECVD AND RECORDED
08/30/90

PREV BAL	172.00
CUSTMR	1 #
PAYMENT	172.00
	0 #
CHECK	146.00
	0 #
CHECK	18.00
	0 #
CASH	8.00
BAL FWD	.00

1990RECEIPT
#90092 C001 R02 T12:43

6.439

SUZANNE MENSH
CLERK OF CIRCUIT CT.
FOR BALTIMORE COUNTY

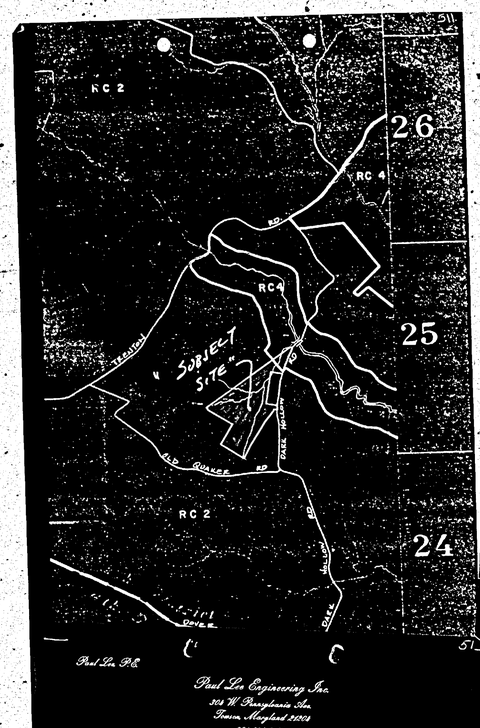
RECVD AND RECORDED
08/30/90

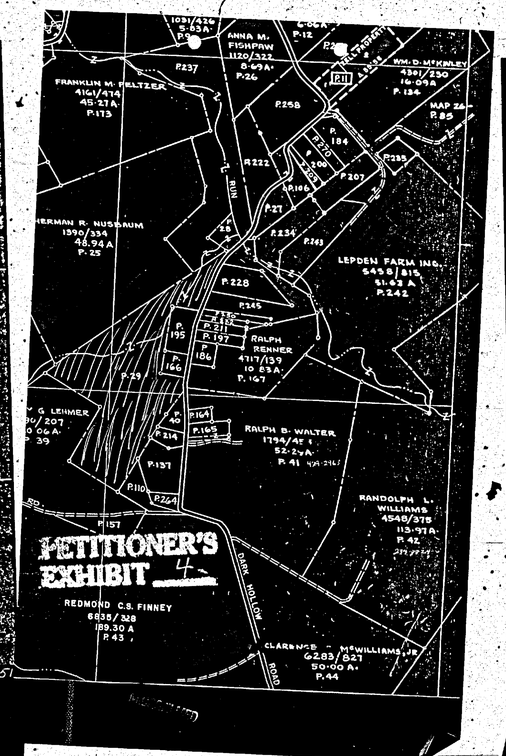
LIBER 8582 PAGE 469

PREV BAL	46.00
CUSTMR	1 #
C RC/F	38.00
	0 #
DEED	0 #
SM CLERK	38.00
TRAN FWD TL	38.00
BAL FWD	84.00

1990RECEIPT
#90089 C001 R02 T12:42

5.876 Ac.





Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towns, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

July 25, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
CASE NUMBER: 90-76-SPH
W/S Dark Hollow Road, 1120' NE of c/l of Old Quarter Road
5th Election District - 3rd Councilmanic
Petitioner(s): James A. Cover, et ux
(Personal Representative of Estate of Evelyn Phillips)
HEARING SCHEDULED: WEDNESDAY, SEPTEMBER 6, 1989 at 9:30 a.m.

Special Hearing: To approve and permit in addition to 2 buildable lots (permitted by right) 2 additional parcels for non-density purposes (in a RC-2 zone) to be added to existing lots.

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

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRHrgs

cc: James A. Cover, et ux
S. Eric DiNenna, Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

DATE 8-11-89

Mr. & Mrs. James A. Cover
P. O. Box 10508
Towson, Maryland 21285-0508

Re: Petition for Special Hearing
CASE NUMBER: 90-76-SPH
W/S Dark Hollow Road, 1120' NE of c/l of Old Quarter Road
5th Election District - 3rd Councilmanic
Petitioner(s): James A. Cover, et ux
(Personal Representative of Estate of Evelyn Phillips)
HEARING SCHEDULED: WEDNESDAY, SEPTEMBER 6, 1989 at 9:30 a.m.

Dear Mr. & Mrs. Cover:

Please be advised that $ 125.05 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

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

No. 074537

DATE 9/6/89 ACCOUNT R-01-615-000
AMOUNT $ 125.05
RECEIVED FROM: James A. Cover, et ux
FOR: Posting & Adv. for 9/6/89 Hearing 90-76-SPH
B 81E*****1250:5a 5064F
VALIDATION OR SIGNATURE OF CASHIER

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
301-823-5544

May 22, 1989

Mr. Carl Richards
Zoning Department
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: William R. Phillips Property
Dark Hollow Road

Dear Mr. Richards:

As per our meeting with Mr. Eric DiNenna, please find enclosed herewith 2 copies of the plat showing the original property of William R. Phillips, Jr. Please note that I have tabulated on the plan all of the parcels that have been deeded out from the original tract with the name of the present owners and the acreages. On parcels which have been transferred numerous times, I have listed the date of the original conveyance along with the deed reference.

The original property consisted of approximately 116.7 acres of which approximately 88.21 acres were deeded out, leaving a remainder of 28.5 acres +. It is this 28.5 acres of ground for which we are petitioning a Special Hearing in order to divide the property into two buildable lots and two non-buildable lots in order to conform to the request made by Mr. Phillips in his last will and testament.

There are four children in the family, two of which presently live either on an out parcel from the original tract or an adjoining parcel which was not part of the original tract. These two children will receive a non-buildable parcel to be added to their present holdings. The remaining two children will build on their lots.

The property is presently zoned RC2 with a small portion of RC4. The basic subdivision would occur in the RC2 zone.

As you will note from my deed information, the latest conveyance out of the original tract was February 11, 1975. All of the conveyed properties are legal lots due to the date of their conveyances.

Engineers — Surveyors — Site Planners

Mr. Carl Richards
May 22,1989
Page 2

I am also enclosing copies of all of the aforementioned deeds to verify these findings.

If there are any questions, please do not hesitate to contact this office.

Yours sincerely,

Paul Lee

Paul Lee

PL:tl
Enclosures
cc: Mr. S. Eric DiNenna
Mrs. Deborah Mueck

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

February 2, 1990

S. Eric DiNenna, Esquire
DiNenna, Mann and Breschi
P.O. Box 10508
Towson, Maryland 21204

RE: Case 90-76-SPH
James A. Cover, et ux, Petitioners

Dear Mr. DiNenna:

I am in receipt of your letter dated January 24, 1990 and I understand your client's need for additional time to comply with the restrictions.

Please be advised that I will grant an extension of time until September 1, 1990 for compliance with Restriction #2.

Very truly yours,

J. Robert Haines
Zoning Commissioner

JRH:mmn

August 20, 1990

Baltimore County Zoning commissioner
Office of Planning & zoning
Towson, Maryland 21204

J. Robert Haines
Zoning Commissioner

Re: Case 90-76-SPH
James A. Cover, et ux, Petitioners

Dear Mr. Haines:

I have enclosed copies of the deeds and the receipt for the recording of the deeds.
As you can see by the copies we have complied with restriction #2.

Should you have any questions, please let me know.

Sincerely,

Deborah G. Mueck

Deborah G. Mueck
in cooperation with the executors

James Cover
Dorothy Cover

RECEIVED
AUG 31 1990
ZONING OFFICE

RECEIVED SEP 13 1990

DiNENNA, MANN & BRESCHI
ATTORNEYS AT LAW

S. ERIC DiNENNA, PA
JAMES L. MANN, JR. PA
GEORGE A. BRESCHI, PA

GERALDINE A. KLAUSKE
FRANCIS X. BORGERDING

P. O. BOX 10508
SUITE 600
MERCANTILE-TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(301) 296-6820
TELEFAX (301) 296-0884

February 16, 1989

RECEIVED
FEB 17 1989
ZONING OFFICE

Carl Richards
Zoning Commissioner's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Zoning Meeting
Dorothy and James Cover
My File No.: 88-87

Dear Carl:

This is to confirm our conversation wherein a meeting has been set with you on Friday, February 24, 1989, at 11:30 A.M. to discuss the above-captioned matter.

Unfortunately, on Thursday, February 16, 1989, we thought we had a meeting scheduled but due to the conflict of the C.R.G. meetings, we were unable to meet.

By copy of this letter I am asking Mr. Lee to send you a copy of the plat that you may review prior to our meeting.

Very truly yours,

S. ERIC DiNENNA

SED:bk
cc: Paul Lee Engineering, Inc.
Ann M. Nastarowicz, Deputy Zoning Commissioner
Ms. Debra Mueck

PLEASE NOTE NEW MAILING ADDRESS:

P. O. Box 10508
Towson, Maryland 21285-0508

Mar - Pull File
See me

DiNENNA, MANN & BRESCHI
ATTORNEYS AT LAW

E. ERIC DiNENNA, P.A.
JAMES L. MANN, JR. P.A.
GEORGE A. BRESCHI, P.A.

GERALDINE A. KLAUBER
FRANCIS X. BORGERDING, JR.

P.O. BOX 10908
TOWSON, MARYLAND 21285-0908

SUITE 600
MERCANTILE-TOWSON BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(301) 296-6820
TELEFAX (301) 296-6884

RECEIVED
JAN 26 1990
ZONING OFFICE

January 24, 1990

J. Robert Haines
Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

RE: Case No.: 90-76-SPH
Petitioners: James A. Cover, et ux.

Dear Mr. Commissioner:

Please refer to your decision concerning the above-captioned matter dated November 7, 1989.

Upon granting the Petition, you made conditioned upon certain restrictions namely No. 2, wherein "a new deed incorporating a reference to this case and the restriction and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Zoning Commissioner for inclusion in the case file."

Needless to say, the thirty (30) day appeal period had to be awaited which left only thirty (30) days for the accomplishment of Restriction No. 2. Subsequently, engineers and surveyors must do a survey of the property in order that this be effectuated.

I have been advised by Mr. Paul Lee of Paul Lee Engineering that the survey of the property as well as the preparation of deeds and other aspects of this development cannot be accomplished within the next six (6) months.

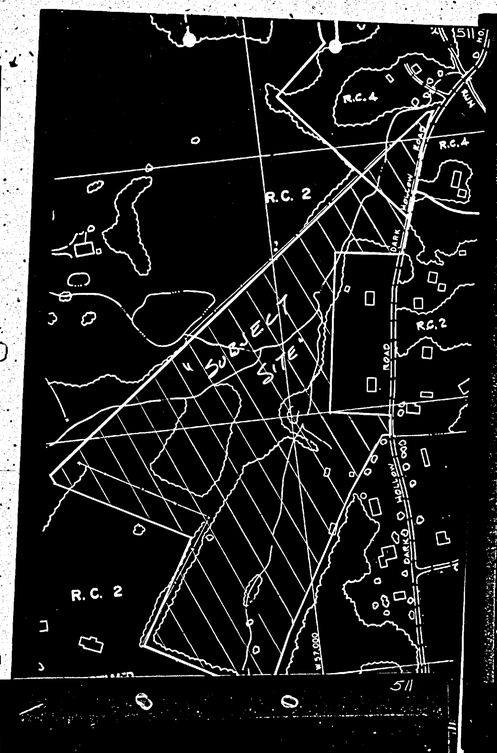
Accordingly, I would respectfully request an extension of the sixty (60) day period for a period of six (6) months from the date of this letter.

Thank you for your cooperation.

Very truly yours,

E. ERIC DiNENNA

SED:cjc
cc: Dorothy and James A. Cover
c/o Debra Hueck
Mr. Paul Lee



P 166 511

LIBER 1030 FOLIO 61

FEE-SIMPLE DEED—CODE—City or County

This Deed, Made this 7th day of October in the year one thousand nine hundred and eighty five, by and between NANCY K. PHILLIPS, now known as NANCY K. LEMMON and EVELYN D. PHILLIPS, GRANTORS of Baltimore County in the State of Maryland, of the first part, and NANCY K. PHILLIPS, now known as NANCY K. LEMMON, GRANTEE, Party of the second part, of the second part, and DORIS A. ARMACOST, CHERRY LYNNE LEISTER, HOWARD EDWARD PHILLIPS, JR. AND WILLIAM ROBERT PHILLIPS, GRANTEES, Of the Third Part.

Witnesseth, That in consideration of the sum of NO CONSIDERATION

RECD
FOR RECORD 19.00
PAID 19.00
PHILLIPS CONL 002 T11:22
11/30/85

the said GRANTORS do grant and convey unto the said NANCY K. LEMMON, for and during the term of her natural life, with the powers hereinafter fully set out, and with remainder over as hereinafter provided

heirs and assigns, in fee simple, all lot of of ground, situate, lying and being in the 8th Election District- Balto. Co., State of Md., aforesaid, and described as follows, that is to say:—

Beginning for the same at a pipe 15 feet northwest of the centerline of the present roadbed of Dark Hollow Road, said pipe being north 22 degrees 24 minutes east 81.54 feet from an old boundary stone marked 3 at the end of the north 83 3/4 degrees west 27 1/2 perches line as described in the first parcel of a deed from Henry W. Armacost and wife to William R. Phillips, Jr. and wife, dated February 19, 1946, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1435 folio 169, etc., run thence along the northwest side of Dark Hollow Road as now surveyed by magnetic bearings of 1963, north 35 degrees 45 minutes east 208.71 feet to a pipe, thence by a line of division north 74 degrees 15 minutes west 208.71 feet to a pipe, thence by a line of division parallel with Dark Hollow Road, south 35 degrees 45 minutes west 208.71 feet to an iron fence post, thence by another line of division and parallel with the second line of the parcel being described herein south 74 degrees 15 minutes east 208.71 feet to the place of beginning. CONTAINING one acre of land, more or less.

BEING the same lot of ground which the Grantors acquired from Pat Holding Company, a body corporate State of Maryland, by deed dated June 12, 1974 and recorded among the Land Records of Baltimore County, Md. in Liber 5656 Folio 490. One of the Grantors, William R. Phillips having departed this life prior hereto.

STATE DEPARTMENT OF ASSESSMENTS & TAXATION
CLERK MAIN

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

TRANSFER TAX NOT REQUIRED
[illegible]
Director of Finance

LIBER 4663 PAGE 321

FEE-SIMPLE DEED—CODE—City or County

This Deed, Made this 22nd day of August in the year one thousand nine hundred and sixty-six, by and between Thomas C. Harford and Margaret Harford, his wife

of the first part, and William R. Phillips, Jr. and Evelyn D. Phillips, his wife of the second part.

Witnesseth, that in consideration of the sum of Five Dollars ($5.00) and other good and valuable considerations

the said Thomas C. Harford and Margaret Harford, his wife

AUG 22 1966

do hereby grant and convey unto the said William R. Phillips, Jr. and Evelyn D. Phillips, his wife, as tenants by the entireties, their assigns, the survivor of them, and the

heirs and assigns, of the survivor.

in fee simple, all that lot(s) of ground, situate, lying and being in Baltimore County State of Maryland, and described as follows, that is to say:—

Beginning for the outlines to include the same at a stake at the end of the South 39 degrees 52 minutes West 255.15 foot line of the 6.982 acres parcel described and reserved in a deed from Henry C. Wallot and wife and Lester P. Hampt and wife to Ralph B. Walter and wife, dated November 15, 1949, recorded among the Land Records of Baltimore County in Liber T. B. S. No. 1739 folio 455 etc., running thence binding on that parcel as now surveyed by magnetic bearing s of 1940 as given in that deed and along land now belonging to William R. Phillips, South 35 degrees 6 minutes West 30 feet to a pipe and continuing the same course, South 35 degrees 6 minutes West 100 feet to a stake, thence by a line of division South 70 degrees 22 minutes East 229.7 feet to a pipe 20 feet West of the centerline of Dark Hollow Road, thence continuing the same course, South 70 degrees 22 minutes East 17.7 feet and to intersect the North 8 degrees 31 minutes East 645.4 foot line as described in the above mentioned deed, running thence binding on that deed and in the Dark Hollow Road the three following lines, North 8 degrees 31 minutes East 82.5 feet to a nail, North 3 degrees 4 minutes East 90 feet to a nail and North 1 degree 52 minutes 30

AUG 22 1966

520

Philip Prop
Publ. Co. Rd

To Cal Rolland
from Paul Lee

LIBER 4568 PAGE 277

FEE-SIMPLE DEED—CODE 2—City or County

This Deed, Made this 6th day of January in the year one thousand nine hundred and sixty-six, by and between WILLIAM R. PHILLIPS, JR. and EVELYN D. PHILLIPS, his wife of Baltimore County in the State of Maryland, of the first part, and FRANKLIN ELLIS PHILLIPS and BILLIE MAE PHILLIPS, his wife of the second part.

Witnesseth, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said William R. Phillips, Jr. and Evelyn D. Phillips, his wife do grant and convey unto the said Franklin Ellis Phillips and Billie Mae Phillips, his wife, as tenants by the entireties, their assigns, the survivor, and the heirs and assigns of the survivor.

heirs and assigns, in fee simple, all that lot or parcel of ground, situate, lying and being in Baltimore County, State of Maryland, aforesaid, and described as follows, that is to say:—

Beginning for the same at a pipe 15 feet northwest of the centerline of the present roadbed of Dark Hollow Road at the easternmost corner of property belonging to Howard E. Phillips and wife, said pipe being north 17 degrees 37 minutes 15 seconds east 290.26 feet from a stone marked 3 at the end of the north 83-3/4 degrees west 27-1/2 perches line as described in the first parcel of a deed from Henry W. Armacost and wife to William R. Phillips, Jr. and wife, dated February 19, 1946, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1435, folio 169, etc., running thence along the northwest side of Dark Hollow Road the two following lines as now surveyed by magnetic bearings of 1963, north 35 degrees 45 minutes east 253.20 feet and north 24 degrees 54 minutes 52 seconds east 156.98 feet to a stake, thence by a line of division as now surveyed, north 74 degrees 15 minutes west 233.71 feet to a stake, thence by another line of division south 54 degrees 45 minutes west 208.18 feet to a stake at the northernmost corner of the aforementioned property belonging to Howard E. Phillips and wife, thence binding on the northernmost line of that property reversely south 74 degrees 15 minutes east 208.71 feet to the place of beginning.

CONTAINING two (2) acres of land, more or less.

BEING part of the land and premises which by a Deed dated February 19, 1946, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1435, folio 169, etc., was granted and conveyed by Henry W. Armacost and wife to William R. Phillips, Jr. and wife, the Grantors herein.

TRANSFER TAX NOT RECEIVED
1-7-66
Bernard E. Bond
Director of Finance
By: [illegible]
Authorized Signature

ORIGINAL TRACT

149

101763 } , THIS DEED Made this 15th day of February in the year
Henry W Armacost & Wf } nineteen hundred and forty-six by Henry W Armacost (sometimes
Deed To } known as Harry W Armacost) and Alice O Armacost his wife parties
William R Phillips Jr & Wf } of the first part Grantors to William R Phillips Jr and Evelyn
Ulm 20.00 Sub 20.00 } D Phillips his wife parties of the second part Grantees all
---------- of Baltimore County in the State of Maryland

WITNESSETH, that in consideration of the sum of Five Dollars and other good and valuable considerations the receipt whereof is hereby acknowledged the said Harry W Armacost and Alice O Armacost his wife do hereby grant and convey unto the said William R Phillips Jr and Evelyn D Phillips his wife to the survivor of them their assigns and to the heirs and assigns of the survivor of them as tenants by the entireties in fee simple all those three lots or parcels of land (the first two being contiguous) situate lying and being in the Fifth Election District of Baltimore County State of Maryland and particularly described as follows

BEGINNING for the first thereof at four bounded White Oak trees being the beginning trees of a tract of land called "Point Look Out" and running thence North 79 degrees East 14 perches to a stone marked with the letters S B thence North 50 degrees East 20 perches to the end of the North 78 degrees West 50 perches line of Elizabeth Fowble's land thence bounding on said land reversely the two following courses South 78 degrees West 50 perches to a stone set up in the ground marked with the letter "P" South 51 1/2 degrees East 6 perches to a stone marked with the letter "A" set up in the ground on the North 88 3/4 degrees East 88 perches line of a lot of parcel of land heretofore conveyed by Magdalena Bush and Benjamin Bush and wife to George Cullison and running thence bounding on the outlines thereof reversely the three following courses South 22 3/4 degrees West 47 perches South 42 degrees East 30 6/10 perches South 3 degrees West 18 perches to a stone marked with the letter "W" thence North 88 degrees West 45 perches North 45 3/4 degrees West 24 1/8 perches South 48 1/8 degrees West 49 3/4 perches North 81 1/4 degrees West 14 1/4 perches North 83 3/4 degrees West 27 1/8 perches to the end of the North 35 3/4 degrees East 15 1/2 perches line of a lot of land heretofore laid out for Elizabeth Fowble thence bounding on said line reversely the five following courses South 35 3/4 degrees West 15 1/2 perches South 31 degrees West 25 perches South 87 degrees West 18 perches North 80 1/8 degrees West 30 1/8 perches North 31 3/4 degrees East 33 1/4 perches to a stone marked with the figure "1" set up in the ground at the end of the second line of a lot of land heretofore conveyed by Andrew Walter and wife to Henry Sprecht thence bounding thereon reversely the two following courses North 80 degrees West 19 19/20 perches North 60 degrees West 16 perches then North 26 degrees West 8 4/10 perches until it intersects the end of the fourth line of a lot of land heretofore conveyed by John F Fowble and wife to Charles Hoenell and thence by a straight line to the first place of beginning

Containing 86 3/4 acres of land more or less

BEING all and the same lot or parcel of land which by deed dated May 24 1869 and recorded among the Land Records of Baltimore County in Liber S H A No 88 Folio 871 was granted and conveyed by Benjamin B Bush et al to Martha Armacost

See also

1 Deed from Martha Armacost and husband to Harry W Armacost dated October 9 1899 and recorded among the aforesaid Land Records in Liber H S H No 841 Folio 834

149

101763 } , THIS DEED Made this 15th day of February in the year
Henry W Armacost & Wf } nineteen hundred and forty-six by Henry W Armacost (sometimes
Deed To } known as Harry W Armacost) and Alice O Armacost his wife parties
William R Phillips Jr & Wf } of the first part Grantors to William R Phillips Jr and Evelyn
Ulm 20.00 Sub 20.00 } D Phillips his wife parties of the second part Grantees all
---------- of Baltimore County in the State of Maryland

WITNESSETH, that in consideration of the sum of Five Dollars and other good and valuable considerations the receipt whereof is hereby acknowledged the said Harry W Armacost and Alice O Armacost his wife do hereby grant and convey unto the said William R Phillips Jr and Evelyn D Phillips his wife to the survivor of them their assigns and to the heirs and assigns of the survivor of them as tenants by the entireties in fee simple all those three lots or parcels of land (the first two being contiguous) situate lying and being in the Fifth Election District of Baltimore County State of Maryland and particularly described as follows

BEGINNING for the first thereof at four bounded White Oak trees being the beginning trees of a tract of land called "Point Look Out" and running thence North 79 degrees East 14 perches to a stone marked with the letters S B thence North 50 degrees East 20 perches to the end of the North 78 degrees West 50 perches line of Elizabeth Fowble's land thence bounding on said land reversely the two following courses South 78 degrees West 50 perches to a stone set up in the ground marked with the letter "P" South 51 1/2 degrees East 6 perches to a stone marked with the letter "A" set up in the ground on the North 88 3/4 degrees East 88 perches line of a lot or parcel of land heretofore conveyed by Magdalena Bush and Benjamin Bush and wife to George Cullison and running thence bounding on the outlines thereof reversely the three following courses South 22 3/4 degrees West 47 perches South 42 degrees East 30 6/10 perches South 3 degrees West 18 perches to a stone marked with the letter "W" thence North 88 degrees West 45 perches North 45 3/4 degrees West 24 1/8 perches South 48 1/8 degrees West 49 3/4 perches North 81 1/4 degrees West 14 1/4 perches North 83 3/4 degrees West 27 1/8 perches to the end of the North 35 3/4 degrees East 15 1/2 perches line of a lot of land heretofore laid out for Elizabeth Fowble thence bounding on said line reversely the five following courses South 35 3/4 degrees West 15 1/2 perches South 31 degrees West 25 perches South 87 degrees West 18 perches North 80 1/8 degrees West 30 1/8 perches North 31 3/4 degrees East 33 1/4 perches to a stone marked with the figure "1" set up in the ground at the end of the second line of a lot of land heretofore conveyed by Andrew Walter and wife to Henry Sprecht thence bounding thereon reversely the two following courses North 80 degrees West 19 19/20 perches North 60 degrees West 16 perches then North 26 degrees West 8 4/10 perches until it intersects the end of the fourth line of a lot of land heretofore conveyed by John F Fowble and wife to Charles Hoenell and thence by a straight line to the first place of beginning

Containing 86 3/4 acres of land more or less

BEING all and the same lot or parcel of land which by deed dated May 24 1869 and recorded among the Land Records of Baltimore County in Liber S H A No 88 Folio 871 was granted and conveyed by Benjamin B Bush et al to Martha Armacost

See also

1 Deed from Martha Armacost and husband to Harry W Armacost dated October 9 1899 and recorded among the aforesaid Land Records in Liber H S H No 841 Folio 834

P 186 511

FEE-SIMPLE DEED—CODE—City or County

LIBER 5867 PAGE 619

This Deed, Made this 22nd day of March in the year nineteen hundred and seventy-eight, by and between

KELLEY BROTHERS, INC., a Maryland Corporation

and in the State of Maryland of the first part, and

RONALD J. EVANS and EDITH E. EVANS, his wife

of the second part.

3-22-78	Z021326	****5250
3-22-78	Z021325C	****2520
3-22-78	Z021325D	****2520
3-23-78	Z021-C7	****8320

WITNESSETH, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged,

the said party of the first part

do sa grant and convey unto the said parties of the second part, as tenants by the entirety, their assigns, and unto the survivor of them, his or her heirs, personal representatives, and assigns, in fee simple, all that property

in the 5th Election District of Baltimore County, State aforesaid, and described as follows, that is to say:—

BEGINNING for the same at a pipe 15 feet southeast of the centerline of the present roadbed of Dark Hollow Road, said pipe being North 22 degrees 42 minutes 30 seconds East, 228.18 feet to an old boundary stone marked 3 at the end of the North 83-3/4 degrees West 27-1/2 perches line as described in the first parcel of a Deed from Henry W. Armacost and wife to William R. Phillips, Jr. the wife dated February 19, 1946, and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1435, folio 169, etc., running thence along the southeast side of Dark Hollow Road as now surveyed by magnetic bearing of 1963 North 35 degrees 45 minutes East, 208.71 feet to a pipe 15 feet southeast of the centerline, thence by a line of division South 74 degrees 15 minutes East, 208.71 feet to a pipe, thence by a line of division parallel with the first line of the parcel being described herein, South 35 degrees 45 minutes West, 208.71 feet to a pipe, thence by another line of division parallel with the second line of the herein described parcel, North 74 degrees 15 minutes West, 208.71 feet to the place of beginning, containing 1 acre of land, more or less.

BEING the same property described in Book E.H.K. Jr. No. 3456, page 216.

225 6 7477 27 754.50 MC

P. 197 511

LIBER 6313 PAGE 479

Real Estate Title Company

Agent; Lawyers Title, Richmond, Virginia

FEE SIMPLE DEED REV. 1-80

App. No. 121272

This Deed, Made this 28th day of July in the year one thousand nine hundred and eighty-one by and between

RICHARD J. SIMMONS and MARGARET H. SIMMONS, HIS WIFE

of Baltimore County in the State of Maryland, of the first part, and

SCOTT E. SMALLSHOOK AND ANN G. SMALLSHOOK, HIS WIFE

of the second part.

WITNESSETH that in consideration of the sum of $ 65,000.00, which is the actual consideration paid or to be paid, the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore County State of Maryland, and described as follows:

BEGINNING for the same at a pipe 15 feet southeast of the center line of the present road-bed of Dark Hollow Road at the end of the north 13 degrees 45 minutes east 208.71 feet line as described in a Deed from William R. Phillips, Jr. and wife to Thomas P. Osborne and wife, dated February 12, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4458 folio 330, etc., running thence along the southeast side of Dark Hollow Road as now surveyed by magnetic bearings, north 13 degrees 43 minutes east 100.00 feet to a stake, thence by a line of division, south 74 degrees 13 minutes east 435.60 feet to a stake, thence by 2 other lines of division as now surveyed, south 13 degrees 43 minutes west 100.00 feet to a stake and north 74 degrees 13 minutes west 208.71 feet line of the above described deed, the south 74 degrees 13 minutes east 208.71 feet line of the above described deed, thence binding on that deed reversely by continuing the same course, north 74 degrees 13 minutes west 208.71 feet to the place of beginning, containing one (1.000) acre of land, more or less. The improvements thereon being known as No. 16011 Dark Hollow Road.

BEING the same lot of ground which by Deed dated May 28, 1970 and recorded among the Land Records of Baltimore County in Liber OTG No. 5097 folio 202 was granted and conveyed by Joseph F. Tracey and Dorothy E. Tracey, his wife unto Richard J. Simmons and Margaret H. Simmons, his wife, the within grantors.

STATE DEPARTMENT OF ASSESSMENTS & TAXATION

CLERK DATE

AGRICULTURAL TRANSFER TAX NOT APPLICABLE

SIGNATURE DATE

B050****27500** B3GSA

P. 195 511

LIBER 4568 PAGE 2[illegible]

FEE SIMPLE DEED — BOOK — CTU of County — 18

This Deed, Made this 6th day of January in the year one thousand nine hundred and sixty-six by and between

WILLIAM R. PHILLIPS, JR. and EVELYN D. PHILLIPS, his wife

of Baltimore County in the State of Maryland, of the first part, and

FRANKLIN ELLIS PHILLIPS and BILLIE MAE PHILLIPS, his wife

of the second part.

Witnesseth, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said William R. Phillips, Jr. and Evelyn D. Phillips, his wife do grant and convey unto the said Franklin Ellis Phillips and Billie Mae Phillips, his wife, as tenants by the entireties, their assigns, the survivor, and the heirs and assigns of the survivor, heirs and assigns, in fee simple, all that lot or parcel of ground, situate, lying and being in Baltimore County, State of Maryland aforesaid, and described as follows, that is to say:—

Beginning for the same at a pipe 15 feet northwest of the centerline of the present roadbed of Dark Hollow Road at the easternmost corner of property belonging to Howard E. Phillips and wife, said pipe being north 17 degrees 37 minutes 15 seconds east 290.28 feet from a stone marked "E" at the end of the north 83-3/4 degrees west 27-1/2 perches line as described in the first parcel of deed from Henry W. Armacost and wife to William R. Phillips, Jr. and wife, dated February 19, 1946, and recorded among the Land Records of Baltimore County in Liber No. 1435, folio 169, etc., running thence along the northwest side of Dark Hollow Road the two following lines as now surveyed by magnetic bearings of 1963, north 15 degrees 45 minutes east 253.20 feet and north 24 degrees 54 minutes 52 seconds east 158.98 feet to a stake, thence by a line of division as now surveyed, north 74 degrees 15 minutes west 233.71 feet to a stake, thence by another line of division south 15 degrees 45 minutes west 408.18 feet to a stake at the northernmost corner of the aforementioned property belonging to Howard E. Phillips and wife, thence binding on the northernmost line of that property reversely south 74 degrees 15 minutes east 208.71 feet to the place of beginning.

CONTAINING two (2) acres of land, more or less.

BEING part of the land and premises which by a Deed dated February 19, 1946, and recorded among the Land Records of Baltimore County in Liber [illegible] No. 1435, folio 169, etc., was granted and conveyed by Henry W. Armacost and wife to William R. Phillips, Jr. and wife, the Grantors herein.

TRANSFER TAX REQUIRED

Director of Finance

P. 214 511

LIBER 4972 PAGE 592

FEE SIMPLE DEED — INDIVIDUAL GRANTOR AND GRANTEE — 80

This Deed, Made this 1st day of March in the year one thousand nine hundred and sixty-nine, by and between

WILLIAM R. PHILLIPS, JR. and EVELYN D. PHILLIPS, his wife, of the first part, and

WILLIAM A. COLE and VIRGINIA E. COLE, his wife,

of the second part.

Witnesseth, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said William R. Phillips, Jr. and Evelyn D. Phillips, his wife, do hereby grant and convey unto the said William A. Cole and Virginia E. Cole, his wife, as tenants by the entireties, their assigns, the survivor, and the heirs and assigns of the survivor, in fee simple, all that lot(s) of ground, situate, lying and being in the Fifth Election District of the County of Baltimore, State of Maryland, and described as follows, that is to say:—

Beginning for the same at an Iron rod 15 feet southeast of the center line of the present road bed of Dark Hollow Road at the end of the north 15 degrees 45 minutes 100.00 foot line as described in a deed from William R. Phillips, Jr. and wife to Thomas P. Wiskiles and wife, dated September 22, 1966, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4676, folio 100, etc., running thence along the southeast side of Dark Hollow Road as now surveyed, north 23 degrees 45 minutes east 100.00 feet to a pipe, thence by two lines of division as now surveyed, south 74 degrees 15 minutes east 253.20 feet to a pipe, and south 15 degrees 45 minutes west 10.22 feet to a pipe at the end of the south 82 degrees 25 minutes 45 seconds west 221.46 foot line in a deed from William R. Phillips, Jr. and wife to Ralph L. Renner, thence binding on that deed by continuing the same course, south 15 degrees 45 minutes west 82.78 feet to a pipe at the end of the south 74 degrees 15 minutes east 435.60 foot line in the first above mentioned deed, thence binding on that deed reversely north 74 degrees 15 minutes west 435.60 feet to the place of beginning.

CONTAINING 0.986 of an acre of land, more or less.

BEING part of the first parcel of land conveyed by deed dated February 19, 1946, and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 1435, folio 169, from Henry W. Armacost and wife to William R. Phillips, Jr. and Evelyn D. Phillips, his wife.

P. 243 511

LIBER 5458 PAGE 812

FEE SIMPLE DEED — INDIVIDUAL GRANTOR AND GRANTEE — 80

This Deed, Made this 14th day of June, in the year one thousand nine hundred and seventy-four, by and between

William R. Phillips, Jr. and Evelyn Phillips, his wife, Grantors, parties of the first part, and

Lepdon Farm, Inc., a body corporate of the State of Maryland, Grantee, party of the second part.

Witnesseth, that in consideration of the sum of five dollars ($5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged,

the said William R. Phillips and Evelyn Phillips, his wife, Grantors

do hereby grant and convey unto the said Lepdon Farm, Inc., a body corporate, Grantee,

heirs and assigns its successors and assigns,

in fee simple, all that lot(s) of ground, situate, lying and being in

Baltimore County the fifth (5th) election district of, State of Maryland, and described as follows, that is to say:—

Beginning for the same at a stone found at the end of the 9th or North 50° 32' 16" West line as now surveyed which by deed dated February 19, 1946 and recorded among the land records of Baltimore County, Maryland in Liber R.R.G. 1435 at folio 169, was granted and conveyed by Henry W. Armacost and wife to William R. Phillips, Jr. and wife, thence

1. North 6° 25' 40" East 210.81 feet to a pipe found, thence,
2. North 55° 43' 36" East 511.39 feet to a pipe found, thence running with the Southeastern boundary line of Joseph F. Rechlord property
3. North 57° 22' 13" East 206.12 feet to a pipe now set, thence
4. South 35° 49' 49" East 214.06 feet to a pipe now set, thence by a line of division through now surveyed Parcel 1, the following course and distance
5. South 47° 18' 57" West 968.12 feet to a point, thence
6. North 50° 32' 16" West 159.15 feet to the point of beginning

Containing in Area 4.895 Acres

P. 245 511

LIBER 5483 PAGE 531

FEE SIMPLE DEED—CODE—City or County

This Deed, Made this 14th day of October in the year one thousand nine hundred and seventy-four, by and between

William R. Phillips, Jr. and Evelyn D. Phillips, his wife

of Baltimore County in the State of Maryland, of the first part, and

Roger Clayton Targer and Ann Christine Targer, his wife, as tenants by the entireties

of the second part.

Witnesseth, That in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged

the said William R. Phillips, Jr. and Evelyn D. Phillips, his wife

do grant and convey unto the said Roger Clayton Targer and Ann Christine Targer, his wife, as tenants by the entireties, their

heirs and assigns, in fee simple, all that of ground, situate, lying and being in

Fifth Election District, Baltimore County, State of Maryland, aforesaid, and described as follows, that is to say:—

Beginning for the same at a limestone found marking the beginning of the first or North 74 degrees East 14 perches line of the first parcel or tract of land which by deed dated February 19, 1946 and recorded among the Land Records of Baltimore County, Maryland in Liber R.R.G. 1435 at Folio 169, was granted and conveyed by Henry W. Armacost and Alice O. Armacost, his wife to William R. Phillips, Jr. and Evelyn D. Phillips, his wife, thence running with said line, as now surveyed,

1. North 81° 31' 37" East 224.31 feet to an iron pin found at the end of the seventh or North 81° 25' 40" East 172.35 feet line of that parcel or tract of land which by deed dated February 20, 1973 and recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. 5337 at Folio 498 was granted and conveyed by William R. Phillips, Jr. and wife to David Reynes and wife, thence running with and binding on the seventh and sixth lines, reversely, and as now surveyed the following two (2) courses and distances;

2. South 01° 22' 28" West 172.33 feet to a pipe found on the east bank of Little Piney Run, thence

3. South 51° 37' 37" East 238.49 feet to a stone found with an "X" cut on the west side of Little Piney Run, thence leaving said Reynes property and running for new lines of division the following two (2) courses and distances

4. South 50°33'28" East 318.30 feet to a pipe set on the east side of Little Piney Run, thence

5. South 16° 47' 53" East 172.60 feet to a pipe set; and said pipe being the beginning of the sixth or South 83°53'43" West 391.44 feet line of that parcel or tract of land which by deed dated November 7, 1966 and recorded among the land records of Baltimore County, Maryland in Liber O.T.G., 4717 at Folio 139 was granted and conveyed by William R. Phillips, Jr. and wife to Ralph Renner and wife, thence running with part of the said sixth line, as now surveyed;

6. South 83°53'43" West 400.90 feet to a pipe found at the end of the third or South 74°15'00" East 178.46 feet line of that parcel or tract of

P. 228 511

LIBER 5273 PAGE 669

FEE-SIMPLE DEED — INDIVIDUAL GRANTOR AND GRANTEE — 80

JA-6-72 Z657112C ****7450
JA-6-72 Z657112C ****3950
JA-6-72 Z657111C ****2650
JA-6-72 Z657112C ****500

This Deed, Made this 2nd day of June in the year one thousand nine hundred and seventy-two, by and between William R. Phillips, Jr. and Evelyn D. Phillips, his wife, grantors, of Baltimore County, State of Maryland, of the first part, and Roger Clayton Targer and Anne Christine Targer, his wife, grantees, of the second part.

Witnesseth, that in consideration of the sum: FIVE DOLLARS ($5.00) and other good and valuable considerations, the receipt for which is hereby acknowledged, the said William R. Phillips, Jr. and Evelyn D. Phillips, his wife, grantors, do hereby grant and convey unto the said Roger Clayton Targer and Anne Christine Targer, his wife, their heirs and assigns, in fee simple, all that parcel of ground, situate, lying and being in The Fifth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:—

Beginning for the same at a pipe now set 15 feet southeast of the center line of the present roadbed of Dark Hollow Road, said point of beginning being located 1[illegible] feet along the northeast side of Dark Hollow Road from a pipe at the end of the first or north 83° 48' 00" East 100.74 foot line as described in a deed from William R. Phillips, Jr. and wife to William A. Cole and Wife by deed dated March 11, 1969, and recorded among the land Records of Baltimore County, Maryland in O.T.G. Liber No. 4872, folio 182, thence, as now surveyed for a new line of division, north 74° 15' 00" East 16.00 feet to a pipe in the centerline of Dark Hollow Road, thence reversely with the centerline of said road, (1) North 37° 00' 00" East 116.17 feet to a pipe, thence leaving said center line for four new lines of division the following courses and distances, (2) South 74° 15' 00" East 16.00 feet to a pipe, thence continuing along same direction, (3) South 74° 15' 00" East 300.00 feet to a pipe, (4) South 16° 15' 15" East 328.11 feet to a pipe, (5) South 74° 15' 00" West 715.00 feet to the point of beginning.

Containing 2.0681 acres of land, more or less.

Being a part of the first parcel of land which by deed dated February 19, 1946 and recorded among the Land Records of Baltimore County, Maryland in Liber 1435, folio 169 was granted and conveyed by Henry W. Armacost and Alice O. Armacost, his wife, to William R. Phillips, Jr. and Evelyn D. Phillips, his wife, in fee simple.

118.50 ACS

P. 250 511

LIBER 5513 PAGE 486

FEE-SIMPLE DEED—CODE—City or County

This Deed, Made this Eleventh day of February in the year one thousand nine hundred and seventy-five, by and between

William R. Phillips, Jr. and Evelyn D. Phillips, his wife

of Baltimore County in the State of Maryland, of the first part, and

William A. Cole and Virginia E. Cole, his wife

of the second part.

Witnesseth, That in consideration of the sum of FIVE DOLLARS ($5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said William R. Phillips, Jr., and Evelyn D. Phillips, his wife, grantors do grant and convey unto the said William A. Cole and Virginia E. Cole, his wife, their heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in 5th election district, Baltimore County/Annapolis, and described as follows, that is to say:— State of Maryland

Beginning for the same at a pipe on the southeast side of Dark Hollow Road at the end of the first or North 21 degrees 53 minutes, 38 seconds East 30.79 feet line as described in a deed dated September 28, 1973 and recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. 5302 at Folio 99, running thence along the southeast side of Dark Hollow Road as now surveyed

1. North 25 degrees 53 minutes, 38 seconds East 55.79 feet to a pipe set 15 feet southeast of the centerline of the present roadbed of Dark Hollow Road, thence leaving the said southeast side of said road by two (2) new lines of division,
2. South 74 degrees, 15 minutes, East 584.16 feet to a pipe set, thence
3. South 15 degrees, 45 minutes West 50.00 feet to a pipe found in the ninth (9 South 83 degrees, 25 minutes, 45 seconds West 591.44 foot line as described in a deed dated November 7, 1966 and recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. 4717 at Folio 139, conveyed by William R. Phillips, Jr. and wife to Ralph Renner and wife, thence running with and binding reversely on the second and third lines of the first mentioned conveyance,
4. North 74 degrees, 15 minutes West 593.11 feet to the place of beginning, containing 0.673 acres of land more or less.

BEING part of that first parcel of land conveyed by Henry W. Armacost and Alice O. Armacost, his wife to William R. Phillips, Jr. and Evelyn D. Phillips, his wife by deed dated February 19, 1946, and recorded among the Land Records of Baltimore County, Maryland in Liber R.R.G. 1435 at Folio 169.

6.00 ACS

P. 242 511

LIBER 5458 PAGE 815

THIS DEED, Made this 14th day of June, 1974, by and between WILLIAM R. PHILLIPS, JR., and EVELYN PHILLIPS, his wife, Grantors, parties of the first part, and LEPDON FARM, INC., a body corporate of the State of Maryland, Grantee, party of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars ($5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said WILLIAM R. PHILLIPS, JR. and EVELYN PHILLIPS, his wife, Grantors, do hereby grant and convey unto the said LEPDON FARM, INC., a body corporate, Grantee, its successors and assigns, in fee simple, all those lots of ground, situate, lying and being in the Fifth (5th) Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE same, as a first parcel, at a pipe set at the beginning of the 5th or South 52 1/2 West, 43 perches line of that 1st parcel or tract of land, which by deed dated February 19, 1946 and recorded among the Land Records of Baltimore County, Maryland in Liber R.R.G. 1435 at Folio 169, was granted and conveyed by Henry W. Armacost and wife to William R. Phillips, Jr., and wife, thence running with and binding on the 5th, 6th, 7th, 8th and 9th lines of the above mentioned conveyance, the following 3 courses and distances as now surveyed.

1. South 38° 33' 47" West 775.50 feet to a pipe now set, thence
2. South 35° 44' 11" East 500.32 feet to a pipe now set, thence
3. South 03° 07' 43" West 198.00 feet to a pipe now set on the South side of Little Piney Run, thence
4. North 61° 52' 17" West 460.00 feet to a pipe now set, thence
5. North 60° 16' 21" West 569.23 feet to a pipe now set, thence running with the Eastern most boundary of Ralph Renner property. The following 2 courses and distances as now surveyed
6. North 45° 26' 13" East 219.95 feet to a pipe now set, thence
7. North 02° 08' 53" West 210.29 feet to a pipe now set at the Southeastern most corner of the Ralph Targer property thence running along the Northeastern boundary of the Targer property.

124.360 ACS

9/4

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: August 22, 1989

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

PK

James A. Cover, Item 511
SUBJECT: Zoning Petition No. 90-76-SPH

The petitioner requests a special hearing to permit two parcels for non-density purposes (in a RC-2 zone) to be added to existing lots.

The location was subject to a zoning issue during the comprehensive zoning process. A request was made to change the zoning from RC-2 to RC-4 so that the property could be subdivided into four lots. At that time, the office felt the desire of the petitioner could best be addressed through the special hearing process.

Although subdivision of agricultural, forest and rural open space is always a concern, it is possible this issue can be resolved and the resources protected to the degree possible if the following guidelines are met:

1. Record deed restrictions on the two non-buildable lots and forward a copy of such deeds to be maintained in the zoning file;

2. Dwellings should be located in a manner to permit the maximum retention of agricultural value to the remainder of the property and adjacent properties;

3. When possible, the dwelling should not be located on prime or productive soils; and

4. Building setbacks should be a minimum of 100 feet from a lot line which borders farmland in active use or housing prime or productive soils.

PK/JL/sf

AUG 2 3 1989

MICROFILMED

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

July 24, 1989

Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

RECEIVED
AUG 3 1989
ZONING OFFICE

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 493, 511, 513, 516, 517, 519, 520, 521, 522, 524, 528, 529, 530, 531, 532, and 533.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF/lab

MICROFILMED

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2586
(301) 887-4500

Paul H. Reincke
Chief

JUNE 14, 1989

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Dennis F. Rasmussen
County Executive

RE: Property Owner: JAMES A. COVER

Location: WS DARK HOLLOW ROAD, 1,120' N OF CENTER-LINE OF OLD QUARTER ROAD

Item No.: 511 Zoning Agenda: JUNE 13, 1989

Gentlemen:

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

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt Jay Kelly 6-15-89
Planning Group
Special Inspection Division

Noted and Approved: Capt Wm Brady
Fire Prevention Bureau

JK/KER

JUN 1 9 1989

MICROFILMED

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 22, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for June 13, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 493, 514, 517, 520, 521, 522, 524, 528, 529, 531, and 532.

For Item 511, the minimum panhandle width for one lot is 20 feet, not 10 feet as shown on the plan.

For Items 513, 516 and 533 the previous County Review Group Comments still apply.

For Item 519, all lots must have in-fee frontage to a public road.

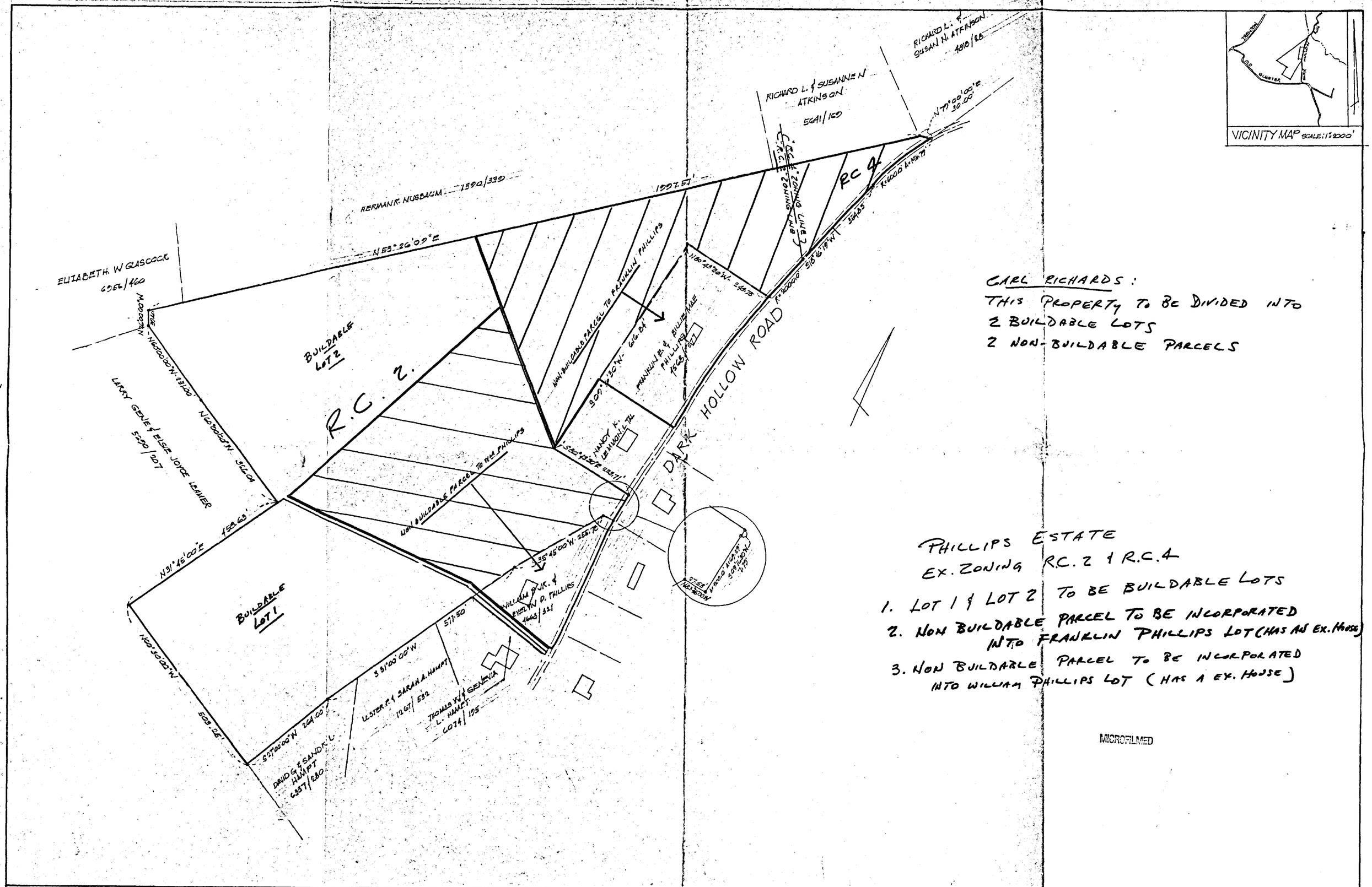
For Item 530, comments are attached.

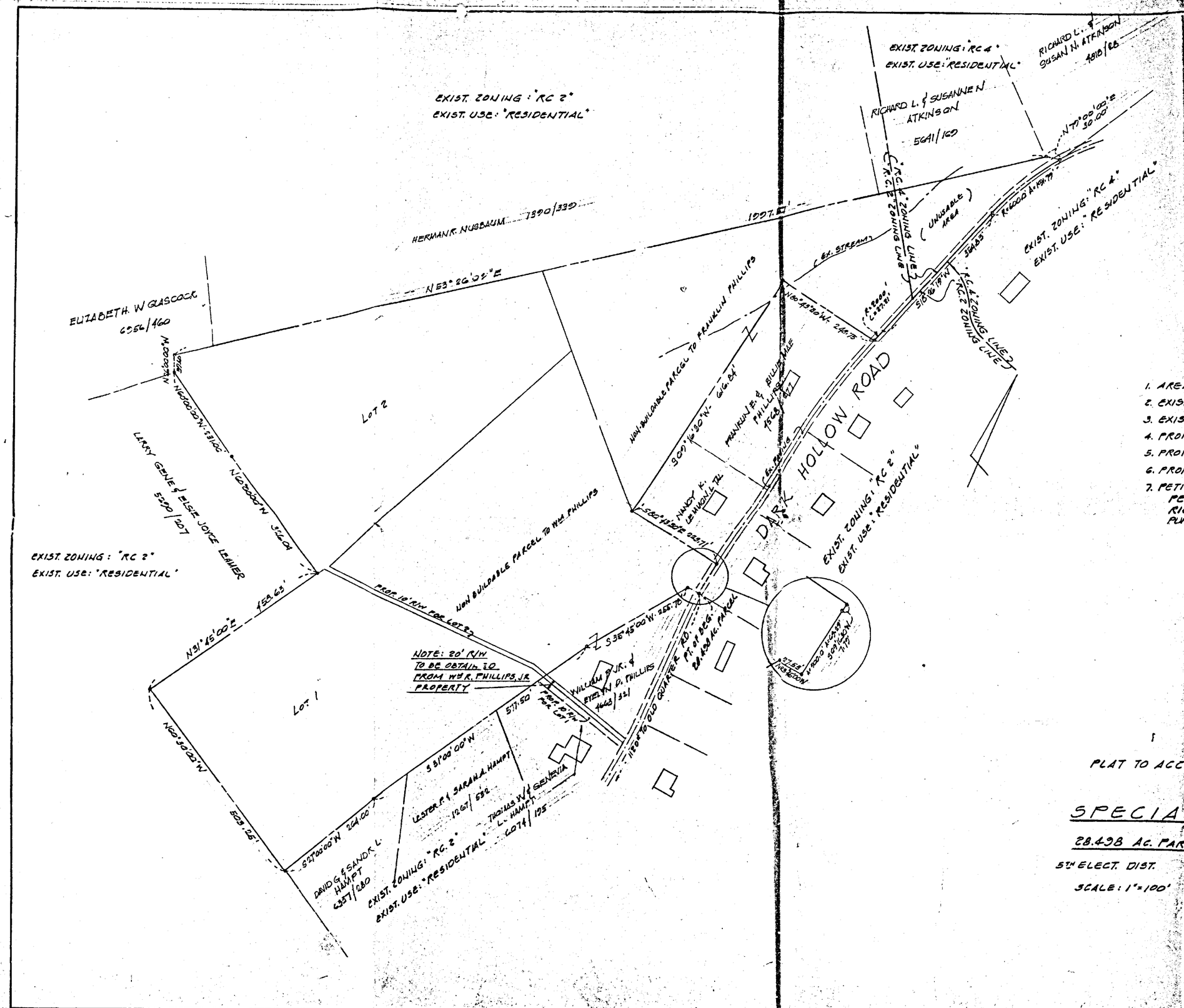
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Encl.

MICROFILMED


VICINITY MAP SCALE: 1" = 2000'
CARL RICHARDS:
THIS PROPERTY TO BE DIVIDED INTO
2 BUILDABLE LOTS
2 NON-BUILDABLE PARCELS
PHILLIPS ESTATE
EX. ZONING R.C. 2 & R.C. 4
1. LOT 1 & LOT 2 TO BE BUILDABLE LOTS
2. NON BUILDABLE PARCEL TO BE INCORPORATED INTO FRANKLIN PHILLIPS LOT (HAS AN EX. HOUSE)
3. NON BUILDABLE PARCEL TO BE INCORPORATED INTO WILLIAM PHILLIPS LOT (HAS A EX. HOUSE)
MICROFILMED
DARK HOLLOW ROAD
R.C. 2
R.C. 4
BUILDABLE LOT 1
BUILDABLE LOT 2
NON BUILDABLE PARCEL TO FRANKLIN PHILLIPS
NON BUILDABLE PARCEL TO WM PHILLIPS
ELIZABETH W. GLASCOCK 6056/160
HERMAN R. NUSBAUM 1390/339
RICHARD L. & SUSANNE N. ATKINSON 5641/160
RICHARD L. & SUSAN N. ATKINSON 4818/86
LARRY GENE & ELSIE JOYCE LEHMER 5200/107
FRANKLIN E. & BILLIE MAE PHILLIPS 1568/417
NANCY K. LEMMON 1/2
WILLIAM D. JR. & EVELYN D. PHILLIPS 4443/321
DAVID G. & SANDRA L. HAMPT 6337/280
LESTER R. & SARAH A. HAMPT 1267/532
THOMAS W. & GENEVIA L. HAMPT 6074/195
N 63° 26' 09" E
1997.57'
N 79° 00' 00" E 30.00'
N 31° 16' 00" E 158.63'
N 60° 30' 00" W
509.05'
S 27° 00' 00" W 264.00'
S 31° 00' 00" W
571.50'
S 55° 45' 00" W 255.70'
S 60° 43' 30" W 248.75'
S 16° 16' 19" W 356.85'
R = 200.00' L = 69.79'
R = 600.00' L = 69.59'
57.53' N 63° 26' 09" E
S 01° 00' 00" W 71.70'



GENERAL NOTES

1. AREA OF PROPERTY = 28.438 ACRES±
2. EXISTING ZONING OF PROPERTY = "RC-2 & RC-4"
3. EXISTING USE OF PROPERTY = "VACANT"
4. PROPOSED ZONING OF PROPERTY = "RC-2 & RC-4"
5. PROPOSED USE OF PROPERTY = "RESIDENTIAL"
6. PROPERTY TO BE SERVED BY PRIVATE SEWER & WATER
7. PETITIONER REQUESTING A SPECIAL HEARING TO PERMIT IN ADDITION TO 2 BUILDABLE LOTS (PERMITTED BY RIGHT) 2 ADDITIONAL PARCELS FOR NON-DENSITY PURPOSES (IN A RC-2 ZONE) TO BE ADDED TO EXISTING LOTS.

PLAT TO ACCOMPANY PETITION

FOR

SPECIAL HEARING

28.438 AC. PARCEL - W.S. DARK HOLLOW RD.

5TH ELECT. DIST.

SCALE: 1"=100'

BALTIMORE COUNTY, MD.

MAY 18, 1989

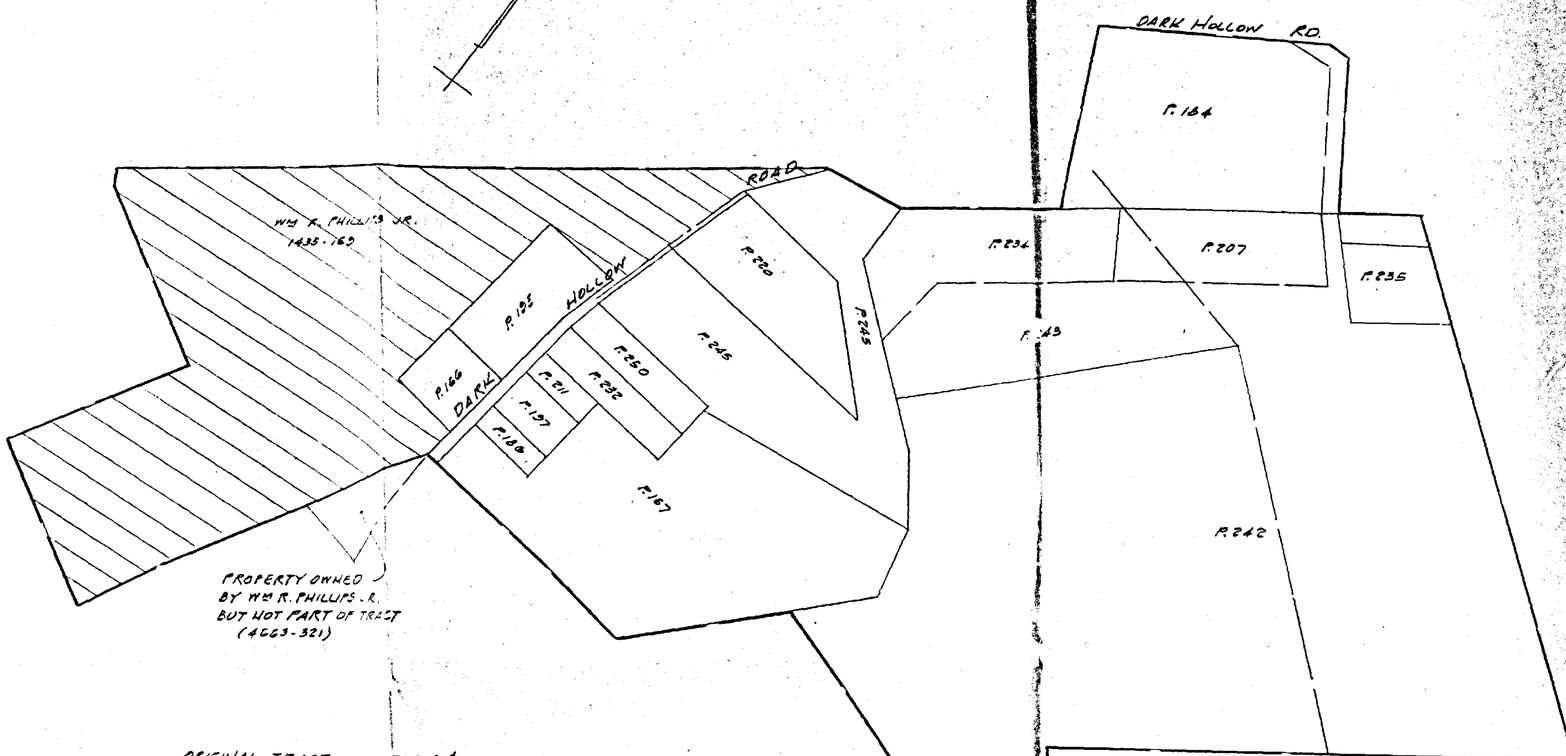
PETITIONER'S EXHIBIT 1

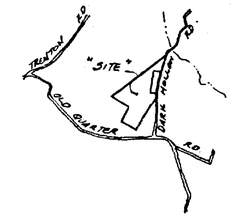
511

MICROFILMED

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204

89-003





VICINITY MAP
SCALE: 1" = 2000'

ORIGINAL TRACT: 116.708 Ac.±
PROPERTY OWNER: WILLIAM R. PHILLIPS, JR. (1433-163)

REMAINING AREA = 116.708 - 88.21 = 28.498 Ac.±

PARCELS DEEDED OUT OF PROPERTY

PARCEL NO.	PRESENT OWNER	DATE OF ORIGINAL CONVEYANCE	ACRES
166	NANCY LEMMON 7030-661	JUNE 11, 1963 - 4160-430	1.0±
167	RALPH REHNER 4717-135 - NOV. 7, 66		10.827±
186	RONALD EVANS 5867-619	FEB. 12, 1968 - 4458-530	1.0±
197	SCOTT SMALLBROOK 6313-479	SEPT. 22, 1966 - 4675-130	1.0±
211	WILLIAM COLE	MAR. 13, 1969 - 4972-592	0.986±
228	ROGER C. YARGER	JUNE 2, 1972 - 5273-669	3.048±
232	WILLIAM COLE	AUG. 17, 1972 - 5302-090	0.617±
235	THOMAS MERRYMAN	OCT. 5, 1972 - 5309-764	1.30±
242	LEPDEN FARMS	JUNE 14, 1974 - 5458-815	51.63±
243	" "	JUNE 27, 1974 - 5458-812	3.63±
245	ROGER C. YARGER	OCT. 14, 1974 - 5483-531	5.498±
250	WILLIAM COLE	FEB. 11, 1975 - 5513-486	0.675±
164	WILLIAM MERRICK	MAY 7, 1965 - 4456-114	5.0±
195	FRANKLIN E. PHILLIPS	JAN. 6, 1966 - 4568-277	2.0±
		TOTAL =	88.21±

LEGEND

——— ——— ORIGINAL TRACT

▨ AREA RETAINED BY OWNER

P.166, P.195 ··· PROPERTY DEEDED OUT OF ORIGINAL TRACT

PETITIONER'S EXHIBIT 5

DEEDPLAT OF
WILLIAM R. PHILLIPS JR. PROPERTY
DARK HOLLOW ROAD

5TH ELECT. DIST. BALTIMORE COUNTY, MD.

SCALE: 1" = 200 MAY 15, 1989

MICROFILMED

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

89-003