

IN THE MATTER OF THE APPLICATION OF
CASES FARM INVESTMENT COMPANY FOR A
ZONING RECLASSIFICATION OF PROPERTY
LOCATED ON THE NORTHWEST SIDE OF CASES
ROAD, 500' NORTHEAST OF BARONET ROAD,
(NORTHWEST OF GARRISON FOREST ROAD)
FROM R.C. 2 TO R.C. 5
4TH ELECTION DISTRICT,
3RD COUNCILMANIC DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. CR-90-171

ORDER OF DISMISSAL

This matter comes before the Board as a Petition for Zoning Reclassification from R.C. 2 to R.C. 5 on property located on the northwest side of Cases Road, 500' northeast of Baronet Road, northeast of Garrison Forest Road in the Fourth Election District of Baltimore County.

WHEREAS, The Board of Appeals is in receipt of a letter of withdrawal of Petition filed March 9, 1990 (in copy of which is attached hereto and made a part hereof) from Charles B. Heyman, Esquire, Counsel for the Petitioner in the above-entitled case; and

WHEREAS, the said Charles B. Heyman, Esquire requests that the Petition for Zoning Reclassification filed by him be withdrawn as of March 9, 1990

IT IS HEREBY ORDERED that the day of March, 1990 by the County Board of Appeals of Baltimore County that said Petition for Zoning Reclassification be and the same is hereby WITHDRAWN and DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William J. Hackett
Clerk

John C. Friedman
Deputy People's Counsel

Michael S. Gorman
Deputy People's Counsel

CLERK OFFICE
KAPLAN, NEWMAN, GERSHBERG, GOODMAN & RELOD, P.A.
THIRTY FLOOR - SUN LIFE BUILDING
40 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21204
TELEPHONE
(410) 784-0000
FACSIMILE
(410) 784-0000
TELETYPE
(410) 784-0000
CABLE
KNGRDE
MAY 19 1990

The Honorable William J. Hackett, Chairman
County Board of Appeals
of Baltimore County
111 West Chesapeake Avenue, Room 315
Towson, Maryland 21204

RECEIVED

Re: Petition for Zoning Reclassification
Case No. CR-90-171
M/S Cases Road, 500' NE of Baronet Road (NE of Garrison
Forest Road) 4th Election District - 3rd Councilmanic
District (Case No. CR-90-171)
Local Owner(s): Cases Farm Investment Company
Contract Purchaser(s): Garrison Forest Corporation
Petition to reclassify approximately 93.5 acres of Property
from R.C. 2 to an R.C. 5 zone

Complainant

The above-entitled matter is scheduled for a hearing, beginning
Wednesday, March 14, 1990, at 10:00 A.M. The undersigned, an attorney for
the Petitioner hereby requests withdrawal of the Petition as presently
filed.

A copy of this letter is being sent to other interested parties
as set forth below, so that they will be aware of this withdrawal.

Very truly yours,

Charles B. Heyman
Charles B. Heyman

Clerk
cc: Phyllis Friedman, People's Counsel
Peter Max Zimmerman, Deputy People's Counsel
W. David L. Flinch, Director Planning & Zoning
J. Robert Haines, Zoning Commissioner
George Beall, Esquire, Roman & Harrison
Garrison Forest Corporation
Cases Farm Corporation

CLERK OFFICE
KAPLAN, NEWMAN, GERSHBERG, GOODMAN & RELOD, P.A.
THIRTY FLOOR - SUN LIFE BUILDING
40 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21204
TELEPHONE
(410) 784-0000
FACSIMILE
(410) 784-0000
TELETYPE
(410) 784-0000
CABLE
KNGRDE
MAY 19 1990

Please issue a Subpoena to the following named witness
to appear before the County Board of Appeals of Baltimore
County at the hearing for the above-captioned matter on
Wednesday, March 14, 1990, at 10:00 a.m., in Room 301, County
Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
21204, and continuing thereafter as necessary for such witness
testimony and as scheduled by the Board.

WITNESS: John J. Dillon, Jr.
Office of Planning & Zoning
4th Floor, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Bldg.
Towson, Maryland 21204
(301) 887-2188

The witness named above is hereby ordered to so appear
before the County Board of Appeals. The Board requests the
Sheriff to issue the summons set forth herein.

John C. Friedman
County Board of Appeals
of Baltimore County

Cost: \$
Summons: 19
Not served: 19

Sheriff of Baltimore County

IN THE MATTER OF THE APPLICATION OF CASES FARM INVESTMENT COMPANY FOR RECLASSIFICATION FROM R.C. 2 TO R.C. 5 ZONE M/S CASES RD., 500' NE OF BARONET RD., 4TH ELECTION DISTRICT, 3RD COUNCILMANIC DISTRICT

SUBPOENA

Please issue a Subpoena to the following named witness to appear before the County Board of Appeals of Baltimore County at the hearing for the above-captioned matter on Wednesday, March 14, 1990, at 10:00 a.m., in Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, and continuing thereafter as necessary for such witness testimony and as scheduled by the Board.

WITNESS: John J. Dillon, Jr.
Office of Planning & Zoning
4th Floor, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Bldg.
Towson, Maryland 21204
(301) 887-2188

The witness named above is hereby ordered to so appear before the County Board of Appeals. The Board requests the Sheriff to issue the summons set forth herein.

John C. Friedman
County Board of Appeals
of Baltimore County

Cost: \$
Summons: 19
Not served: 19

Sheriff of Baltimore County

IN THE MATTER OF THE APPLICATION OF CASES FARM INVESTMENT COMPANY FOR RECLASSIFICATION FROM R.C. 2 TO R.C. 5 ZONE M/S CASES RD., 500' NE OF BARONET RD., 4TH ELECTION DISTRICT, 3RD COUNCILMANIC DISTRICT

SUBPOENA

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WITNESS: Donald C. Outen
Department of Environmental Protection
and Resource Management
4th Floor, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Bldg.
Towson, Maryland 21204
(301) 887-2188

The witness named above is hereby ordered to so appear before the County Board of Appeals. The Board requests the Sheriff to issue the summons set forth herein.

John C. Friedman
County Board of Appeals
of Baltimore County

Cost: \$
Summons: 19
Not served: 19

Sheriff of Baltimore County

IN THE MATTER OF THE APPLICATION OF CASES FARM INVESTMENT COMPANY FOR RECLASSIFICATION FROM R.C. 2 TO R.C. 5 ZONE M/S CASES RD., 500' NE OF BARONET RD., 4TH ELECTION DISTRICT, 3RD COUNCILMANIC DISTRICT

SUBPOENA

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WITNESS: Donald C. Outen
Department of Environmental Protection
and Resource Management
4th Floor, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Bldg.
Towson, Maryland 21204
(301) 887-2188

The witness named above is hereby ordered to so appear before the County Board of Appeals. The Board requests the Sheriff to issue the summons set forth herein.

John C. Friedman
County Board of Appeals
of Baltimore County

Cost: \$
Summons: 19
Not served: 19

Sheriff of Baltimore County



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

March 17, 1990

Charles B. Heyman, Esquire
KAPLAN, NEWMAN, GERSHBERG,
GOODMAN & RELOD, P.A.
THIRTY FLOOR - SUN LIFE BUILDING
40 SOUTH CHARLES STREET
BALTIMORE, MD 21201

Re: Case No. CR-90-171
Cases Farm Investment Company

Dear Mr. Heyman:

As a follow-up to my conversation with your secretary on March 9 and pursuant to your correspondence of March 9 regarding the subject matter, it is our understanding that it is your intention to withdraw and discontinue the Petition for Reclassification filed in Case No. CR-90-171.

Therefore, in accordance with your request for withdrawal of petition, this Board will withdraw the subject petition and remove the scheduled hearing of March 14, 1990 (on the Board's docket). In addition, an order for dismissal will be issued by the Board in the near future.

Sincerely,

John C. Friedman
John C. Friedman
Administrative Assistant

cc: Phyllis C. Friedman, Esquire
Peter Max Zimmerman, Esquire
George Beall, Esquire

IN THE MATTER OF THE APPLICATION OF CASES FARM INVESTMENT COMPANY FOR RECLASSIFICATION FROM R.C. 2 TO R.C. 5 ZONE M/S CASES RD., 500' NE OF BARONET RD., 4TH ELECTION DISTRICT, 3RD COUNCILMANIC DISTRICT

SUBPOENA

Please issue a Subpoena to the following named witness to appear before the County Board of Appeals of Baltimore County at the hearing for the above-captioned matter on Wednesday, March 14, 1990, at 10:00 a.m., in Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, and continuing thereafter as necessary for such witness testimony and as scheduled by the Board.

WITNESS: John J. Dillon, Jr.
Office of Planning & Zoning
4th Floor, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Bldg.
Towson, Maryland 21204
(301) 887-2188

The witness named above is hereby ordered to so appear before the County Board of Appeals. The Board requests the Sheriff to issue the summons set forth herein.

John C. Friedman
County Board of Appeals
of Baltimore County

Cost: \$
Summons: 19
Not served: 19

Sheriff of Baltimore County

IN THE MATTER OF THE APPLICATION OF CAVES FARM INVESTMENT COMPANY FOR RECLASSIFICATION FROM R.C. 2 TO R.C. 5 ZONE OF BALTIMORE COUNTY. N/A/S CAVES RD., 500' NE OF BRIMMER RD., 4TH ELECTION DISTRICT, 3RD COUNCILMANIC DISTRICT

SUBMITTAL

Please issue a Subpoena to the following named witness to appear before the County Board of Appeals of Baltimore County at the hearing for the above-captioned matter on Wednesday, March 14, 1990, at 10:00 a.m., in Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, and continuing thereafter as necessary for such witness' testimony and as scheduled by the Board.

WITNESS: Donald C. Gutten
ADDRESS: Department of Environmental Protection
and Resource Management
4th Floor, County Courts Bldg.
401 Rosley Avenue
Towson, Maryland 21204

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Bldg.
Towson, Maryland 21204
(301) 887-2180

The witness named above is hereby ordered to so appear before the County Board of Appeals. The Board requests the Sheriff to issue the summons set forth herein.

Linda M. Kuzman
Linda M. Kuzman
County Board of Appeals
of Baltimore County

Cost: \$ _____
Summonsed: 19
Not served: 19

Sheriff of Baltimore County

HOGAN & HARTSON

16 SOUTH CALVERT STREET
BALTIMORE, MARYLAND 21202
301/955-1700
TELECOMM: 301/955-1700
FAX: 301/955-1700

160 THURMONT STREET, NW
WASHINGTON, DC 20004-0001
301/955-1700
FAX: 301/955-1700
301/955-1700
FAX: 301/955-1700
301/955-1700
FAX: 301/955-1700

February 21, 1990

County Board of Appeals of Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Zoning Reclassification
of Caves Farm Investment Company, Owner
and Garrison Forest Corporation,
Contract Purchaser Pertaining to
Approximately 63.5 Acres Located
at the West End of Caves Valley
Filed on or about August 31, 1989

Dear Gentlemen:

Please enter my appearance as attorney for George W. Kelly, 3205 Caves Road, Owings Mills, Maryland 21117, in addition to the opponents to the petition for zoning reclassification referred to in my letters of October 13, 1989, November 30, 1989, February 6, 1990 and February 9, 1990.

Very truly yours,

George Beall
George Beall

GB/cc
15648
cc: George W. Kelly, Esquire
Peter Max Zimmerman, Esquire
Charles B. Heyman, Esquire

HOGAN & HARTSON

16 SOUTH CALVERT STREET
BALTIMORE, MARYLAND 21202
301/955-1700
TELECOMM: 301/955-1700
FAX: 301/955-1700

160 THURMONT STREET, NW
WASHINGTON, DC 20004-0001
301/955-1700
FAX: 301/955-1700
301/955-1700
FAX: 301/955-1700
301/955-1700
FAX: 301/955-1700

February 9, 1990

County Board of Appeals of Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Zoning Reclassification
of Caves Farm Investment Company, Owner
and Garrison Forest Corporation,
Contract Purchaser Pertaining to
Approximately 63.5 Acres Located
at the West End of Caves Valley
Filed on or about August 31, 1989

Dear Gentlemen:

Please enter my appearance as attorney for Harvey and Ingrid Golden, in addition to the opponents to the petition for zoning reclassification referred to in my letters of October 13, 1989, November 30, 1989 and February 6, 1990.

Very truly yours,

George Beall
George Beall

GB/cc
15548
cc: Mr. Peter Zimmerman
Charles B. Heyman, Esquire

HOGAN & HARTSON

16 SOUTH CALVERT STREET
BALTIMORE, MARYLAND 21202
301/955-1700
TELECOMM: 301/955-1700
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160 THURMONT STREET, NW
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FAX: 301/955-1700
301/955-1700
FAX: 301/955-1700
301/955-1700
FAX: 301/955-1700

February 6, 1990

County Board of Appeals of Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Zoning Reclassification
of Caves Farm Investment Company, Owner
and Garrison Forest Corporation,
Contract Purchaser Pertaining to
Approximately 63.5 Acres Located
at the West End of Caves Valley
Filed on or about August 31, 1989

Dear Gentlemen:

Please enter my appearance as attorney for Timber Valley Association, Inc., Ethel and Robert Barney, Samuel W. Palmer and Lee and Nelson Hendler, in addition to the opponents to the petition for zoning reclassification referred to in my letters of October 13, 1989 and November 30, 1989.

Very truly yours,

George Beall
George Beall

GB/cc
15448
cc: Mr. Peter Zimmerman
Charles B. Heyman, Esquire



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

December 1, 1989

George Beall, Esquire
Yogan & Harrison
111 S. Calvert Street
Baltimore, Maryland 21202

Re: Case No. CR-90-171
Caves Farm Investment Company

Dear Mr. Beall:

This letter will serve to confirm receipt of your letters of appearance on behalf of numerous protestants in the above case. Please be advised that this case has been scheduled for March 14, 1990 and a copy of the Notice of Assignment will be sent to you by the Office of the Zoning Commissioner. By copy of this letter I am advising them of your entry of appearance.

Sincerely,

Linda M. Kuzman
Linda M. Kuzman
Legal Secretary

cc: W. Carl Richards, Jr.
Zoning Office

October 23, 1989

NOTICE OF HEARING

Petition for Zoning Reclassification
Case Number: CR-90-171
N/A/S Caves Road, 500' NE of Brimmer Road (NE of Garrison Forest Road)
4th Election District - 3rd Councilmanic
Legal Counsel: Caves Farm Investment Company
Contract Purchaser: Garrison Forest Corporation

Petition to reclassify the property from an R.C. 2 to an R.C. 5 zone.

TIME: 10:00 a.m.
DATE: Wednesday, March 14, 1990
LOCATION: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

WILLIAM T. HACKETT, CLERK
County Board of Appeals

cc: Charles B. Heyman, Esq.
Caves Farm Investment Company
Garrison Forest Corporation
File
George Beall, Esquire
Mr. and Mrs. Ruth Tyler
Mr. Mitchell Kozlowski
Mr. and Mrs. George Dobb

THIS IS TO ADVISE YOU THAT YOU WILL BE HEARD AT THE COUNTY OFFICE FOR APPEALS AND PROTESTS OFFICE WITH RESPECT TO THIS CASE. ATTENTION: I AM REQUESTING THE HEARING. THIS FILE MUST BE HANDLED AND THE HEAR AND NOT ATTENDED TO THE ZONING OFFICE ON THE DAY OF THE HEARING OR THE CASE WILL NOT BE HEARD.

W.T.H.

HOGAN & HARTSON

16 SOUTH CALVERT STREET
BALTIMORE, MARYLAND 21202
301/955-1700
TELECOMM: 301/955-1700
FAX: 301/955-1700

160 THURMONT STREET, NW
WASHINGTON, DC 20004-0001
301/955-1700
FAX: 301/955-1700
301/955-1700
FAX: 301/955-1700
301/955-1700
FAX: 301/955-1700

November 30, 1989

County Board of Appeals
of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Zoning Reclassification
of Caves Farm Investment Company, Owner
and Garrison Forest Corporation,
Contract Purchaser Pertaining to
Approximately 63.5 Acres Located at the
West End of Caves Valley -- Filed on or
about August 31, 1989

Dear Ladies and Gentlemen:

Please enter my appearance as attorney for the Valleys Planning Council and the Caveswood Association. Additional opponents to the petition for zoning reclassification referenced above.

Very truly yours,

George Beall
George Beall

GB/cc
13928
cc: Phyllis Friedman, Esquire
Charles B. Heyman, Esquire
George C. Dobb, Jr., Esquire
Mitchell Kozlowski, Esquire



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

March 21, 1990

Charles B. Heyman, Esquire
Kozlowski, Esquire
Engelman & Belgrad, P.A.
Tenth Floor - Sun Life Bldg.
20 S. Charles Street
Baltimore, Maryland 21201

Re: Case No. CR-90-171
(Caves Farm Investment Company)

Dear Mr. Heyman:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals in the subject case.

Sincerely,

Linda M. Kuzman
Linda M. Kuzman
Legal Secretary

Enclosure

cc: Caves Farm Investment Company
Garrison Forest Corporation
George Beall, Esquire
Mr. and Mrs. Ruth Tyler
Mr. and Mrs. George Dobb
Mr. Mitchell Kozlowski
Mr. George W. Kelly
Mr. James Earl Kraft
People's Council for Baltimore County
P. David Fields
Pat Keller
A. Robert Haines
Ann H. Nastarowicz
James S. Dyer
W. Carl Richards, Jr.
Dorothy Clerk - Zoning
Arnold Johnson, County Attorney

VENABLE, BAETTER AND HOWARD
ATTORNEYS AT LAW

FOUR FIFTH FLOOR, INCLUDING PROFESSIONAL OFFICES
WASHINGTON, D. C. 20004

WASHINGTON, D. C. OFFICE
1400 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D. C. 20004-2929
PHONE 862-2430

NEW YORK OFFICE
100 WALL STREET
NEW YORK, N.Y. 10038
PHONE 212-605-5000

MEMPHIS OFFICE
200 MARKET STREET
MEMPHIS, TENN. 38102
PHONE 901-525-1100

WHITE'S DIRECT-TELETYPE LINE
844-7340

EDUCATION
MICHIGAN STATE UNIVERSITY
B.A. 1962

EDUCATION
MICHIGAN STATE UNIVERSITY
B.A. 1962

EDUCATION
MICHIGAN STATE UNIVERSITY
B.A. 1962

September 21, 1989

County Board of Appeals
of Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Zoning Reclassification of Caves Va
Investment Company, Owner and Garrison Forest
Corporation, Contract Purchaser, Pertaining to
Approximately 63.5 Acres Located At The West End
Caves Valley - Filed On Or About August 31, 1989

Dear Ladies and Gentlemen:

Please enter our appearances with George Beall of
Hogan & Hartson as attorneys representing Mr. and Mrs. Robert
Twyler, 2702 Caves Road, Mitchell Kolkin and Kathleen Post,
2522 Caves Road, Mr. and Mrs. George Doubb, 2700 Caves Road,
other neighbors and community associations to be named
hereinafter, in opposition to the petition submitted to above.

Please send us notices of all proceedings.

Very truly yours,
George Beall, Esq.
George Beall, Esq.
Washington, D.C., Jr.
Mitchell Kolkin

GCD/ekk
cc: Phyllis Friedman, Esq.
George Beall, Esq.
Charles B. Heyman, Esq.
7043R/65

98 SEP 22 AM 10:48
COUNTY BOARD OF APPEALS
RECEIVED

CR-90-171
**PETITION FOR ZONING RE-CLASSIFICATION
 SPECIAL EXCEPTION AND/OR VARIANCE**

TO THE COUNTY BOARD OF APPEALS 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(s) that the zoning status of this herein described property be reclassified pursuant to the Zoning Law of Baltimore County, from CR-3 to CR-90-171 and for the reasons given in the attached statement, and that the undersigned hereby request the Board of Appeals to use the herein described property for residential purposes.

and for the reasons given in the attached statement, a variance from the following sections of the Zoning Law of Baltimore County, Maryland, is requested: Sections 21-22

Property to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to not be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:
GARRISON FOREST CORPORATION
 (Type or Print Name)

Signature
 19 S. Charles Street, Suite 200
 Address
 Baltimore, Maryland 21201
 City and State

Attorney for Petitioner:
 Charles B. Heyman
 (Type or Print Name)
 Signature
 20 S. Charles Street, 10th Floor
 Address
 Baltimore, Maryland 21201
 City and State
 Attorney's Telephone No.: 539-6967

Legal Owner(s):
CAVES EARN INVESTMENT COMPANY
 (Type or Print Name)

Signature
 Leonard Farman, General Partner
 (Type or Print Name)
 Signature
 1100 Investment Building
 Address
 Baltimore, Maryland 21204
 City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
 Charles B. Heyman
 20 S. Charles Street, 10th Floor
 Baltimore, Maryland 21201
 Address
 539-6967 Phone No.



Land Planning
 Engineering
 Landscape Architecture
 Surveying
 Computer Design
 Drafting

Reception
 To Accompany Zoning Petition
 63.50 Acres Parcel
 Northwest of Caves Road
 Northwest of Garrison Forest Road
 Fourth Election District, Baltimore County, Maryland

Beginning for the same in the centerline of Caves Road at the end of a line measured Northeasterly 500 feet, more or less, along said centerline from its intersection with the centerline of Baromet Road, thence leaving said point of beginning and running and binding on said centerline of Caves Road, the two following courses and distances, viz: (1) North 49 degrees 57 minutes 43 seconds East 48.78 feet, and thence (2) North 34 degrees 32 minutes 43 seconds East 5.68 feet, thence leaving said centerline of Caves Road and running the 43 following courses and distances, viz: (3) North 64 degrees 29 minutes 57 seconds West 160.99 feet, thence (4) North 68 degrees 30 minutes 57 seconds West 144.98 feet, thence (5) Northerly by a line curving to the right with a radius of 324.05 feet for a distance of 109.99 feet (the arc of said curve being subtended by a long chord bearing North 51 degrees 21 minutes 57 seconds West

Page 1 of 4

CR-90-171

191.11 feet), thence (6) North 34 degrees 12 minutes 57 seconds West 254.43 feet, thence (7) North 33 degrees 22 minutes 37 seconds West 177.32 feet, thence (8) North 31 degrees 47 minutes 37 seconds West 211.41 feet, thence (9) North 68 degrees 30 minutes 23 seconds East 246.94 feet, thence (10) North 68 degrees 29 minutes 43 seconds West 240.90 feet, thence (11) North 26 degrees 33 minutes 17 seconds West 1018.85 feet, thence (12) South 69 degrees 37 minutes 43 seconds West 385.73 feet, thence (13) South 21 degrees 40 minutes 35 seconds East 197.49 feet, thence (14) South 03 degrees 15 minutes 48 seconds West 217.89 feet, thence (15) South 74 degrees 54 minutes 06 seconds West 1465.03 feet, thence (16) South 49 degrees 13 minutes 19 seconds West 609.17 feet, thence (17) South 08 degrees 36 minutes 27 seconds East 442.57 feet, thence (18) South 38 degrees 32 minutes 43 seconds West 142.27 feet, thence (19) South 28 degrees 45 minutes 24 seconds West 212.17 feet, thence (20) South 75 degrees 02 minutes 55 seconds West 673.82 feet, thence (21) South 20 degrees 42 minutes 48 seconds West 237.07 feet, thence (22) South 39 degrees 17 minutes 05 seconds West 709.25 feet, thence (23) South 64 degrees 53 minutes 34 seconds East 659.45 feet, thence (24) North 07 degrees 57 minutes 09 seconds East 415.15 feet, thence (25) North 42 degrees 23 minutes 24 seconds East 465.81 feet, thence (26) North 42

Page 2 of 4

degrees 23 minutes 24 seconds East 227.06 feet, thence (27) North 36 degrees 37 minutes 43 seconds East 437.82 feet, thence (28) North 19 degrees 14 minutes 43 seconds East 137.94 feet, thence (29) North 47 degrees 49 minutes 55 seconds East 272.23 feet, thence (30) North 47 degrees 49 minutes 55 seconds East 272.23 feet, thence (31) North 61 degrees 48 minutes 21 seconds East 590.99 feet, thence (32) North 67 degrees 14 minutes 43 seconds East 41.92 feet, thence (33) South 50 degrees 42 minutes 07 seconds East 634.29 feet, thence (34) South 34 degrees 49 minutes 57 seconds East 50.10 feet, thence (35) South 51 degree 34 minutes 17 seconds East 111.47 feet, thence (36) North 64 degrees 27 minutes 23 seconds East 165.90 feet, thence (37) North 27 degrees 39 minutes 43 seconds East 267.17 feet, thence (38) North 52 degrees 44 minutes 43 seconds East 102.10 feet, thence (39) North 83 degrees 14 minutes 43 seconds East 140.82 feet, thence (40) South 24 degrees 39 minutes 47 seconds East 211.77 feet, thence (41) North 60 degrees 53 minutes 43 seconds East 285.11 feet, thence (42) South 34 degrees 13 minutes 57 seconds East 234.80 feet, thence (43) Southeasterly by a line curving to the left with a radius of 374.05 feet for a distance of 223.92 feet (the arc of said curve being subtended by a long chord bearing South 51 degrees 21 minutes 57 seconds East 220.59 feet), thence (44) South 64 degrees 30 minutes 57 seconds East 143.23 feet, and thence (45) South 64 degrees 29 minutes 57

Page 3 of 4

LAW OFFICES
 KAPLAN, REYMAN, GREENBERG, ENGELMAN & BELONRAD, P.A.
 20 SOUTH CHARLES STREET
 BALTIMORE, MARYLAND 21204
 (410) 538-6967
 TELEPHONE
 (410) 538-6967
 TELETYPE
 (410) 538-6967

March 20, 1990

Mr. G. Stevenson
 Zoning Office, Room 213
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

RE: Petition for Zoning Re-Classification
 Case No.: CR-90-171

Dear Mr. Stevenson:

Enclosed please find check in the amount of \$703.77, payable to Baltimore County, Maryland as advertising and posting fee in the above matter.

Please send a receipt to the undersigned.

Sincerely,

Charles B. Heyman

CR:rb
 Enclosure

RECEIVED
 MAR 21 1990
 ZONING OFFICE

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (410) 887-3333
 J. Robert Holmes
 Zoning Commissioner

March 16, 1990

Garrison Forest Corporation
 19 S. Charles Street
 Baltimore, Maryland 21201

AND
 Caves Farm Investment Company
 1100 Investment Building
 Towson, Maryland 21204

ATTN: LEONARD FARMAN

AND
 Charles B. Heyman, Esq.
 20 S. Charles Street
 Baltimore, Maryland 21201

Re: Petition for Zoning Re-Classification
 CASE NUMBER: CR-90-171

Gentlemen:

Records indicate a balance due of \$703.77 for advertising and posting pertaining to the above referenced matter.

Please be advised that an Order of Dismissal will not be issued until these funds are paid. Further, this matter will be forwarded to the Law Office, should payment not be received within two weeks of the date of this letter.

Your anticipated cooperation in forwarding your check to the Zoning Office, 111 W. Chesapeake Avenue, Towson, Maryland 21204, Attention: Mrs. Stephenson, is appreciated.

Very truly yours,

J. Robert Holmes
 ZONING COMMISSIONER
 BALTIMORE COUNTY

JRH:gs

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (410) 887-3333
 J. Robert Holmes
 Zoning Commissioner

3/4/90

Garrison Forest Corporation
 19 S. Charles Street, Suite 200
 Baltimore, Maryland 21201

Re: Petition for Zoning Re-Classification
 CASE NUMBER: CR-90-171
 19 S. Charles Street, Suite 200 (SE of Garrison Forest Road)
 6th Election District - 3rd Council District
 Legal Owner(s): Caves Farm Investment Company
 Contract Number(s): Garrison Forest Corporation
 Hearing scheduled: Wednesday, March 14, 1990 at 10:00 a.m.

Dear Petitioner(s):

This is to advise you that \$703.77 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 RECLASSIFICATION AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' MEETING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and mail it to Mr. G. Stevenson, Zoning Office, Room 213, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

Very truly yours,

J. Robert Holmes
 Zoning Commissioner

cc: Charles B. Heyman, Esq.
 File

CERTIFICATE OF PUBLICATION
JOHNS DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

C.R. 90-171

Diocese: 4.4 Date of Posting: February 14, 1990
 Pasted for: Proclamation of the
 Position: Canon Law, Baltimore County
 Location of property: 1111 N. Chesapeake Road, 111 N. Chesapeake Road, N.E. of
Garrison Forest Golf Club
 Location of Sign: N.W. side of Garrison Forest Road at Chesapeake Road to
subject property
 Remarks:
 Posted by: S. J. Zake Date of return: February 22, 1990
 Number of Pages: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 15, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb. 15, 1990.

THE JEFFERSONIAN.

S. J. Zake
Publisher



Warm up to the luxury of Chase Lea.
 Introducing Chase Lea Apartments
 in Orange Park, Florida
 • Special luxury apartments with swimming pools, including 1000 sq. ft. in size
 • Customized, completely furnished cradles in every room
 • Fully furnished facilities including
 • Swimming pool, tennis courts, clubhouse, and more
 • Owner managed by
 • The J. M. Crow Co., one of the nation's most respected builders and developers.
 • Priced with income between \$17,000-\$35,000 given special consideration.
Chase Lea
 MODEL OPEN: Mon-Sat, 10A-6P. Closed Sun.
 DIRECTIONS: From Bethel Rd. 20, take Route 1, left to 1st on P.O. Box Rd. Right on P.O. Box Rd. to Chase Lea Leasing office.
 (301) 363-8050
 A Transamerica Crow Co. Community
 14 February 1990 / Homeowner's Digest #1

NOTICE OF HEARING

Petition for Zoning Reclassification
 Case Number: CR-90-171
 3015 Chase Road, 3015 N. of Garrison Forest Road
 415 Election District - 3rd Commission
 Legal Owner(s): Chase Farm Investment Company
 Contract Purchase(s): Garrison Forest Corporation

Petition to reclassify the property from an R.C. 2 to an R.C. 5 zone.

TIME: 10:00 a.m.
 DATE: Wednesday, March 14, 1990
 LOCATION: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

WILLIAM F. HARTLEY, CHAIRMAN
 County Board of Appeals

cc: Charles R. Heyman, Esq.
 Chase Farm Investment Company
 Garrison Forest Corporation
 File

THIS IS TO ADVISE YOU THAT YOU WILL BE HEARD BY THE BOARD OF APPEALS FOR ZONING AND PETITION COMMISSIONS ON THIS DATE APPROXIMATELY A WEEK BEFORE THE HEARING. THIS FEE MUST BE PAID AND THE SIGN AND POST RETURNED TO THE BOARD OFFICE ON THE DAY OF THE HEARING OR THE ORDER WILL NOT BE ISSUED.

W.F.H.

Item 2, Cycle II
 C.R. 90-171

STATEMENT OF REASON

1. The total property owned or controlled by petitioner is approximately 290 acres. The request is for the rezoning of approximately 3.5 acres. The remaining, approximately 286.5 acres will remain RC-2.

2. The Rezoning Request is a Documented Site Plan proposal. This proposal is not presented to the County Council at the time of the rezoning. Furthermore, the Council cannot classify property subject to rezoning with a Documented Site Plan as the Board of Appeals is permitted to do by Section 2-58 of the County Code.

3. The RC-2 boundaries as now drawn and within which the subject property is situated, are in error and arbitrary, since encompassed have been subdivided and developed as if in an RC-5 subdivision. The RC-2 zoning, as now established, is topographically and functionally similar to said contiguous developed property.

4. Almost all of the acreage, which is the subject of the rezoning, is situated on the perimeter of the total property and immediately adjacent to the property developed as if in an RC-5 subdivision. The rezoning of this acreage is in an RC-5 subdivision, and functionally similar to said contiguous developed property.

5. Failure to grant the requested limited rezoning and retention of the present zoning constitutes a taking without justification.

6. The requested rezoning presents a unique opportunity to retain open space. The addition of this acreage to the approximately 900 acres in the Chase Valley close to be retained as permanent open space.

GARRISON FOREST GOLF CLUB

REZONING REQUEST

ENVIRONMENTAL IMPACT STATEMENT

October 21, 1989

NOTICE OF HEARING

Petition for Zoning Reclassification
 Case Number: CR-90-171
 3015 Chase Road, 3015 N. of Garrison Forest Road
 415 Election District - 3rd Commission
 Legal Owner(s): Chase Farm Investment Company
 Contract Purchase(s): Garrison Forest Corporation

Petition to reclassify the property from an R.C. 2 to an R.C. 5 zone.

TIME: 10:00 a.m.
 DATE: Wednesday, March 14, 1990
 LOCATION: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

WILLIAM F. HARTLEY, CHAIRMAN
 County Board of Appeals

cc: Charles R. Heyman, Esq.
 Chase Farm Investment Company
 Garrison Forest Corporation
 File

THIS IS TO ADVISE YOU THAT YOU WILL BE HEARD BY THE BOARD OF APPEALS FOR ZONING AND PETITION COMMISSIONS ON THIS DATE APPROXIMATELY A WEEK BEFORE THE HEARING. THIS FEE MUST BE PAID AND THE SIGN AND POST RETURNED TO THE BOARD OFFICE ON THE DAY OF THE HEARING OR THE ORDER WILL NOT BE ISSUED.

W.F.H.

County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315
 111 W. CHESAPEAKE AVENUE
 TOWSON, MARYLAND 21204
 (301) 887-3180

March 21, 1990

Charles R. Heyman, Esquire
 Esquire, Esquire, Esquire,
 Esquire & Belgrade, P.A.
 Tenth Floor - Sun Life Bldg.
 20 S. Charles Street
 Baltimore, Maryland 21201

Re: Case No. CR-90-171
 (Chase Farm Investment Company)

Dear Mr. Heyman:

Enclosed please find a copy of the Order of Denial issued this date by the County Board of Appeals in the subject case.

Sincerely,

Indira M. Kuzman
 Linda M. Kuzman
 Legal Secretary

Enclosure

cc: Chase Farm Investment Company
 Garrison Forest Corporation
 George B. Taylor, Esquire
 Mr. and Mrs. Bobb Tyler
 Mr. and Mrs. George Goup
 Mr. Mitchell Kohn/Dr. Kathleen Fontone
 Mr. George W. Kelly
 Mr. James Carl Krawt
 People's Counsel for Baltimore County
 P. David Fields
 Pat Keller
 J. Robert Haines
 Ann M. Hatterwick
 James E. Dyer
 W. Carl Richards, Jr.
 Docket Clerk - Zoning
 Arnold Jablon, County Attorney

RECEIVED
 MAR 22 1990
 ZONING OFFICE



Have I closed this file today?
 Yes, I have.
 CR-90-171
 A-THAN CONSTRUCTION CO

receipt

Number: 9-01-150
 N= 1840

CR-90-171

Please make checks payable to: Baltimore County

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
(301) 887-3353

October 27, 1989



Donald F. Reasman
County Executive

Mr. William Hockett,
Chairman, Board of Appeals
County Office Building
Towson, Maryland 21204

Zoning Reclassification Cycle II
(CR-90-171)

Property Owner:
Case No./Hearing Date:
Contract Purchaser:
Location:
Existing Zoning:
Election District:
Councilmanic District:
Access:
Proposed Zoning:

Oct. 1989 - April 1990
Caves Farm Investment Co.
CR-90-171; March 14, 1990
Garrison Forest Corp.
NW/4 Caves Road, 500' NS of
Baroness Road
R.C. 2
4th
3rd
63.50
R.C. 5

Dear Mr. Hockett:

The requested zoning change from R.C. 2 to R.C. 5 is not expected to cause a major increase in traffic generation.

Very truly yours,

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

MSF/lw

MICROFILMED

RECEIVED
OCT 31 1989

ZONING OFFICE

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
(301) 887-3353

OCTOBER 11, 1989



Donald F. Reasman
County Executive

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

RE: Property Owner: CAVES FARM INVESTMENT COMPANY
Location: NE OF GARRISON FOREST ROAD
Item No.: NORTHERN SECTOR Zoning Agenda: OCTOBER, 1989 - APRIL, 1990
2
CASE NO. CR-90-171

Continued:

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.

5. All 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", 1988 edition prior to occupancy.

REVIEWER: *John E. Dyer* Noted and Approved
Planning Group
Special Inspection Division

Capt. W. M. Bragg
Fire Prevention Bureau

JR/YER

OCT 17 1989

MICROFILMED

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Planning Commissioner

Your petition has been received and accepted for filing this 30th day of August, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Caves Farm Investment Company, et al
Petitioner's Attorney: Charles B. Heyman

MICROFILMED

Page 2

If you have any questions concerning the enclosed comments, please feel free to contact the Zoning Office at 887-3391 or the commenting agency.

Very truly yours,

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

JED:lw

Enclosures

cc: Caves Farm Investment Co.
Garrison Forest Corporation

MICROFILMED

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Planning Commissioner

March 6, 1990

Charles B. Heyman, Esquire
20 S. Charles Street, 10th Floor
Baltimore, MD 21201

RE: Item No. 2
Case No. 890-171
Petitioner: Caves Farm Investment Company, et al
Reclassification Petition

Dear Mr. Heyman:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October-April reclassification cycle (Cycle V). It has been reviewed by the zoning office as to form and content, and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition form, descriptions, beliefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office on or before October 26, 1989. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of the fact that the submitted site plan does not indicate a proposed use at this time, the comments from this Committee are general in nature. If the request is granted and an additional hearing is required at a later date, more detailed comments will be submitted at that time.

MICROFILMED

PUBLIC NOTICE

RECLASSIFICATION AND REDISTRICTING PETITIONS ACCEPTED FOR
FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1989 —
APRIL, 1990 ZONING RECLASSIFICATION CYCLE II

WESTERN SECTION

- Property Owner: Parkway 344 Ventures
Case No. Hearing Date: R 90-175, March 7, 1990
Contract Purchaser:
Location: S.E. of Hwy 100, near Hwy 100 & 101
Existing Zoning: R-10
Easement District: 10
Comprehensive District: 10
Acres: 1.00
Proposed Zoning: R-10 — G.S.A.

NORTHERN SECTION

- Property Owner: Caves Farm Investments Company
Case No. Hearing Date: R 90-171, March 14, 1990
Contract Purchaser: Caves Farm Investments Company
Location: 100 S. Caves Road, 500' NE of Barnard Road
Existing Zoning: R-10
Easement District: 10
Comprehensive District: 10
Acres: 12.00
Proposed Zoning: R-10 — G.S.A.

- Property Owner: Thomas J. & Frances Z. Dinnario
Case No. Hearing Date: R 90-172, March 21, 1990
Contract Purchaser:
Location: 100 S. Caves Road, 500' NE of Barnard Road
Existing Zoning: R-10
Easement District: 10
Comprehensive District: 10
Acres: 12.00
Proposed Zoning: R-10 — G.S.A.

CENTRAL SECTION

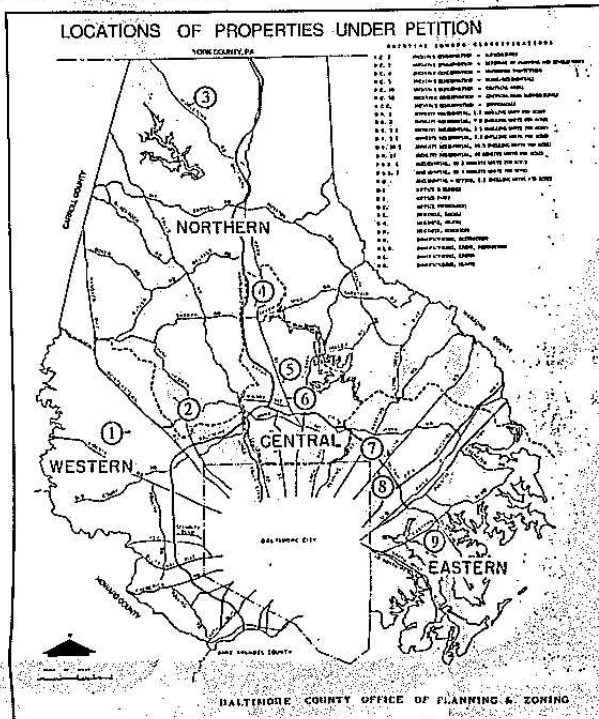
- Property Owner: Deane Howard Doolittle
Case No. Hearing Date: R 90-173, March 27, 1990
Contract Purchaser:
Location: 100 S. Caves Road, 500' NE of Barnard Road
Existing Zoning: R-10
Easement District: 10
Comprehensive District: 10
Acres: 12.00
Proposed Zoning: R-10 — G.S.A.

- Property Owner: F. L. Doolittle, et al.
Case No. Hearing Date: R 90-174, April 4, 1990
Contract Purchaser:
Location: 100 S. Caves Road, 500' NE of Barnard Road
Existing Zoning: R-10
Easement District: 10
Comprehensive District: 10
Acres: 12.00
Proposed Zoning: R-10 — G.S.A.

- Property Owner: George F. Vargis
Case No. Hearing Date: R 90-175, April 11, 1990
Contract Purchaser:
Location: 100 S. Caves Road, 500' NE of Barnard Road
Existing Zoning: R-10
Easement District: 10
Comprehensive District: 10
Acres: 12.00
Proposed Zoning: R-10 — G.S.A.

EASTERN SECTION

- Property Owner: The 1st Partnership
Case No. Hearing Date: R 90-176, April 18, 1990
Contract Purchaser:
Location: 100 S. Caves Road, 500' NE of Barnard Road
Existing Zoning: R-10
Easement District: 10
Comprehensive District: 10
Acres: 12.00
Proposed Zoning: R-10 — G.S.A.



LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above

BY ORDER OF
WILLIAM HACKETT,
CHAIRMAN, COUNTY BOARD OF APPEALS
FOR BALTIMORE COUNTY AND
P. DAVID FIELDS
DIRECTOR OF PLANNING AND ZONING

PUBLIC NOTICE

RECLASSIFICATION AND REDISTRICTING PETITIONS ACCEPTED
FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL, 1989 —
OCTOBER, 1989 ZONING RECLASSIFICATION CYCLE I

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Easement District: 10
Comprehensive District: 10
Acres: 1.00
Proposed Zoning: R-10 — G.S.A.

- Property Owner: Caves Farm Investments Company
Case No. Hearing Date: R 90-171, March 14, 1990
Contract Purchaser: Caves Farm Investments Company
Location: 100 S. Caves Road, 500' NE of Barnard Road
Existing Zoning: R-10
Easement District: 10
Comprehensive District: 10
Acres: 12.00
Proposed Zoning: R-10 — G.S.A.

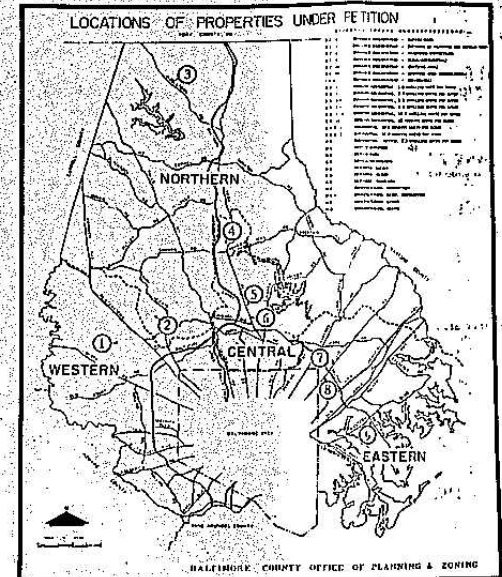
- Property Owner: Thomas J. & Frances Z. Dinnario
Case No. Hearing Date: R 90-172, March 21, 1990
Contract Purchaser:
Location: 100 S. Caves Road, 500' NE of Barnard Road
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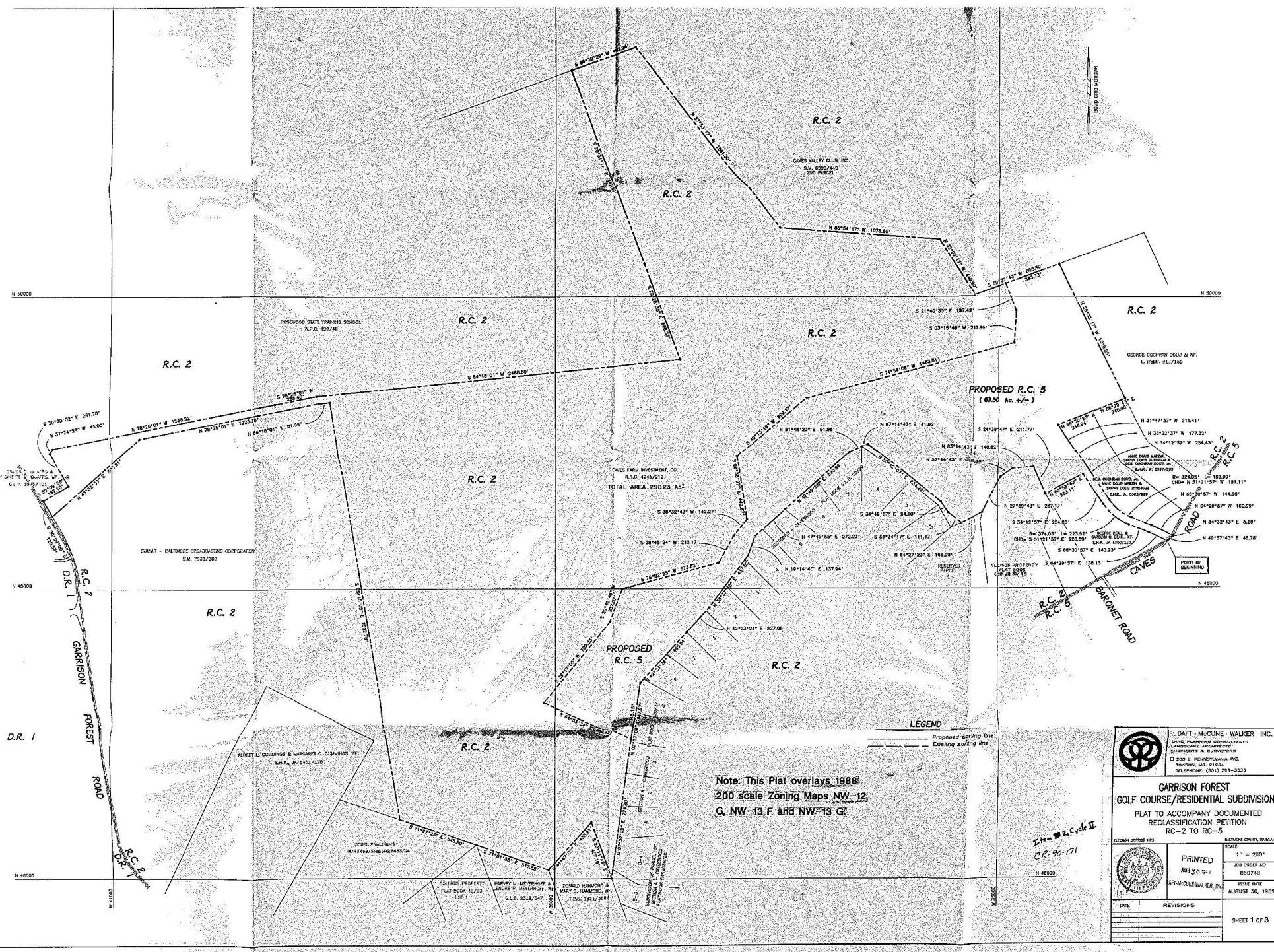


LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above

BY ORDER OF
WILLIAM HACKETT,
CHAIRMAN, COUNTY BOARD OF APPEALS
FOR BALTIMORE COUNTY AND
P. DAVID FIELDS
DIRECTOR OF PLANNING AND ZONING

Copy of Ad ran in Northwest STAR on 11-8-89.

Copy of Ad ran in NE Times Reporter/Booster on 11-2-89.





DAFT - MCCUNE - WALKER INC.
 LAND PLANNING ARCHITECTURE
 ENGINEERING & SURVEYING
 800 E. PENNSYLVANIA AVE.
 TORONTO, ONT. M5G 1S4
 TELEPHONE: (416) 298-3333

**GARRISON FOREST
 GOLF COURSE/RESIDENTIAL SUBDIVISION**

PLAT TO ACCOMPANY DOCUMENTED
 RECLASSIFICATION PETITION
 RC-2 TO RC-5

SECTION 22 OF 23



DATE: _____

PRINTED
 AUG 20 1992

DAFT-MCCUNE-WALKER, INC.

REVISIONS

NO.	DATE	REVISIONS

SHEET 1 OF 3

PROPOSED GOLF COURSE

ILLUSTRATIVE SITE RESTRICTION PLAN

1" = 100'

R.C. 2

R.C. 2

WETLAND AREA

R.C. 2

R.C. 2

PROPOSED R.C. 5
(83.20 Ac. +/-)

CLUBHOUSE

R.C. 2

CAVES FARM INVESTMENT CO.
(R.S.G. 4245/212)

R.C. 2

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BALTIMORE COUNTY, MARYLAND

PUBLIC NOTICE

RECLASSIFICATION AND REDISTRICTING PETITIONS ACCEPTED
FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL, 1989 -
OCTOBER, 1989 ZONING RECLASSIFICATION CYCLE I

WESTERN SECTOR

1. Property Owner: [Name]
Case No./Filing Date: [Date]
Current Zoning: [Zoning]
Proposed Zoning: [Zoning]

NORTHERN SECTOR

2. Property Owner: [Name]
Case No./Filing Date: [Date]
Current Zoning: [Zoning]
Proposed Zoning: [Zoning]

CENTRAL SECTOR

3. Property Owner: [Name]
Case No./Filing Date: [Date]
Current Zoning: [Zoning]
Proposed Zoning: [Zoning]

EASTERN SECTOR

4. Property Owner: [Name]
Case No./Filing Date: [Date]
Current Zoning: [Zoning]
Proposed Zoning: [Zoning]

WESTERN SECTOR

5. Property Owner: [Name]
Case No./Filing Date: [Date]
Current Zoning: [Zoning]
Proposed Zoning: [Zoning]

NORTHERN SECTOR

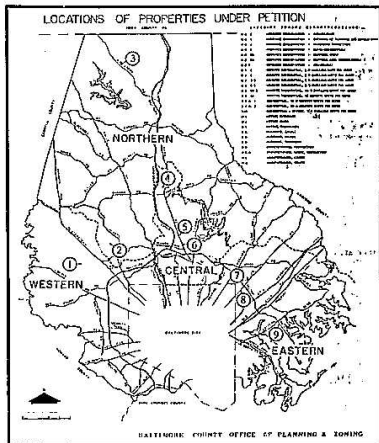
6. Property Owner: [Name]
Case No./Filing Date: [Date]
Current Zoning: [Zoning]
Proposed Zoning: [Zoning]

CENTRAL SECTOR

7. Property Owner: [Name]
Case No./Filing Date: [Date]
Current Zoning: [Zoning]
Proposed Zoning: [Zoning]

EASTERN SECTOR

8. Property Owner: [Name]
Case No./Filing Date: [Date]
Current Zoning: [Zoning]
Proposed Zoning: [Zoning]



LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above

BY ORDER OF
WILLIAM HACKETT,
CHAIRMAN, COUNTY BOARD OF APPEALS
FOR BALTIMORE COUNTY AND
P. DAVID FIELDS
DIRECTOR OF PLANNING AND ZONING

11 November, 1989 / Northwest Star / Page 13 / 11/89

Microfilm

Copy of All runs in Northwest Star on 11-8-89.

BALTIMORE COUNTY, MARYLAND

PUBLIC NOTICE

RECLASSIFICATION AND REDISTRICTING PETITIONS ACCEPTED FOR
FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE OCTOBER, 1989 -
APRIL, 1990 ZONING RECLASSIFICATION CYCLE II

WESTERN SECTOR

1. Property Owner: [Name]
Case No./Filing Date: [Date]
Current Zoning: [Zoning]
Proposed Zoning: [Zoning]

NORTHERN SECTOR

2. Property Owner: [Name]
Case No./Filing Date: [Date]
Current Zoning: [Zoning]
Proposed Zoning: [Zoning]

CENTRAL SECTOR

3. Property Owner: [Name]
Case No./Filing Date: [Date]
Current Zoning: [Zoning]
Proposed Zoning: [Zoning]

EASTERN SECTOR

4. Property Owner: [Name]
Case No./Filing Date: [Date]
Current Zoning: [Zoning]
Proposed Zoning: [Zoning]

WESTERN SECTOR

5. Property Owner: [Name]
Case No./Filing Date: [Date]
Current Zoning: [Zoning]
Proposed Zoning: [Zoning]

NORTHERN SECTOR

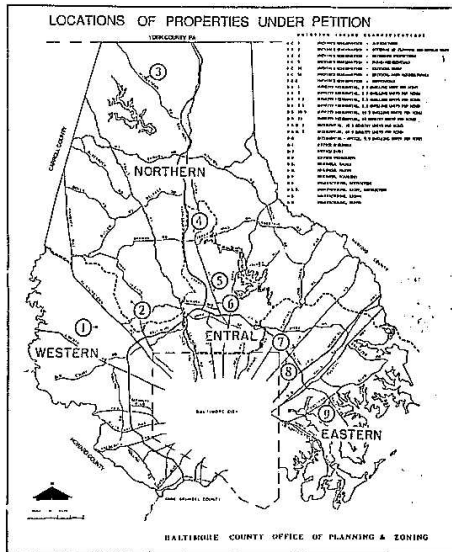
6. Property Owner: [Name]
Case No./Filing Date: [Date]
Current Zoning: [Zoning]
Proposed Zoning: [Zoning]

CENTRAL SECTOR

7. Property Owner: [Name]
Case No./Filing Date: [Date]
Current Zoning: [Zoning]
Proposed Zoning: [Zoning]

EASTERN SECTOR

8. Property Owner: [Name]
Case No./Filing Date: [Date]
Current Zoning: [Zoning]
Proposed Zoning: [Zoning]



LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above

BY ORDER OF
WILLIAM HACKETT,
CHAIRMAN, COUNTY BOARD OF APPEALS
FOR BALTIMORE COUNTY AND
P. DAVID FIELDS
DIRECTOR OF PLANNING AND ZONING

November 1, 1989 THE NORTHEAST TIMES REPORTER Page 29

Copy of All runs in NE Times Reporter/Reporter on 11-2-89.



DMW ENVIRONMENTAL SERVICES INC.

GARRISON FOREST GOLF CLUB

REZONING REQUEST

ENVIRONMENTAL IMPACT STATEMENT



420 Virginia Avenue • Towson, Maryland 21204 • (301) 298-5222 • Fax (301) 296-4725

Project Description

The Garrison Forest Golf Club proposes to develop 20 homesites on 63.5 acres of land in conjunction with the creation of an 18-hole golf course on a 130-acre site in the southwestern part of Caves Valley, in Baltimore County, Maryland.

The homesites, each a minimum of two acres, are located along the southern part of Caves Valley, just below the Caveswood subdivision. Access to this area is to be from Caves Valley Road.

2a Evaluation of the Effects of the Proposed Action on the Environment

Any part of the proposed residential development that might adversely affect the environmental setting and natural resources less than this geographic area must be recognized, and minimized or avoided. Areas of concern have been identified and are listed below. Potential adverse effects have been addressed, along with proposed and/or anticipated mitigating measures. The areas identified are as follows:

- Stream/wetland disturbance
- Water usage/sewage disposal
- Forest removal
- Air quality/Noise
- Loss of wildlife habitat
- Traffic

Stream/Wetland Disturbance

Non-point source pollutants from runoff, point source pollutants from septic disposal areas, sediment delivery to streams, thermal pollution as a result of forest removal, and loss of stream and wetland habitat through drainage or fill activities can adversely affect stream and wetland systems. For this project, any adverse effects will be minimized, or avoided, through site design considerations in the planning stages of this residential subdivision; appropriate sediment and erosion control implementation; and post-construction stabilization.

A small stream, and wetland areas associated with its base flow, have been identified on this property. This stream, an unnamed tributary of the North Branch of Caves Falls, is a first order Class III trout stream. The Maryland Department of Natural Resources (DNR) and Trout Unlimited consider the North Branch of Caves Falls among one of the best trout stream systems in the state.

Site design considerations

Stream buffers and setbacks have been established in the proposed development area in accordance with Baltimore County's Regulations for the Protection of Stream Quality, Streams, Wetlands and Floodplains. These regulations establish a Forest Buffer Easement based on the greatest of the following: 100 feet from the centerline of the stream; 25 feet from the outer wetland boundary; or 25 feet from the 100-year floodplain reservation or easement boundary. This Forest Buffer also takes into account average slopes equal to or greater than 1:25 within 150 feet of the stream. A setback of 35 feet from the outer edge of the Forest Buffer is also required for the primary or principal structure on a lot.

No clearing, grading, construction or disturbance of vegetation is to occur in the Forest Buffer Easement except in the area of two minor road crossings. Federal and State permits for these crossings must be obtained. Determination of the amount of disturbance and a methodology for stabilization and replacement of lost wetland habitat may also be required. It is estimated that the total area of disturbance will be less than 0.5 AC. In accordance with State regulation, the installation of road crossings for Class III streams cannot occur from October 1 through April 30.

Sediment control - construction phase

The construction phase of the proposed development constitutes the most critical time during which erosion and subsequent sediment delivery to streams may occur. Clearing and grading expose surface soils to erosion, and heavy rainfalls can transport these soils to adjacent waterways unless proper controls are implemented and maintained. The use of multiple barriers to soil transport from construction areas is proposed. Proper installation of these barriers will be required, and frequent inspection and repair of all sediment control measures will be undertaken during the construction phase, and until stabilization and revegetation is established. Inspections will occur as often as necessary during both building lot development and individual home construction.

coliforms, fecal coliforms and fecal streptococci from septic tank effluent" (Salvatore, 1982). On-site disposal systems also serve to recharge local groundwater, which is important in an area dependent on wells for drinking water.

As an alternative to on-site sewage disposal systems, a community packaged wastewater treatment plant and collection system may be considered. Such a wastewater treatment plant would be permitted and monitored by the State, and would require a certified operator to operate and maintain the facility. For such a system effluent quality must meet predetermined levels of pollutant removal, and discharge of the treated effluent and management of the sludge must be properly addressed.

A package wastewater treatment plant, with a collection system serving 20 home lots costs about \$300,000. This is significantly higher than the cost of \$100,000 to \$200,000 each to install on-site sewage disposal systems for these homes. A treatment system to purify the water for disposal by irrigation is estimated at \$100,000 to \$600,000. In addition, staffing and maintenance costs for a treatment plant would be approximately \$80,000 annually. Based on the relative cost-effectiveness of these two methods and on the cited discharge issues, on-site systems are considered the preferred alternative.

In addition to these cost considerations, it is the stated policy of Baltimore County not to encourage private community wastewater treatment facilities. An amendment to the Water Supply and Sewerage Plan also would be required to authorize the community system.

Forest Removal

Individual trees and groups of trees are primarily found within the hedgerow that separates the agricultural fields on the project site. There is a more contiguous forest along the southern property boundary. Also, large clusters of trees surround the existing buildings on this property. Given these conditions there will not be extensive forest removal for this proposed development.

Loss of Wildlife Habitat

The construction phase of this proposed residential development will temporarily disrupt the existing patterns of wildlife in the area. The removal of herbaceous vegetation, trees, and shrubs within the hedgerow areas will dislocate some animal species to adjacent wooded areas. Noise from construction equipment may temporarily disturb wildlife as well.

Also, discharge from sediment control basins will be directed through vegetated areas before entering any stream channel or watercourses. This practice will minimize the possibility of the thermal pollution, and allows for the entrapment of sediment.

Post-construction phase

Once the homesites and roadways are constructed, the maintenance of grass swales, vegetated buffer strips, and other best management practices will be ensured by a set of protective covenants recorded prior to the sale of homesites. These covenants will inform the homeowner of the maintenance requirements consisting the homeowner to best management practices regarding maintenance, landscaping, drainage, and maximum acres of allowable site disturbances.

Water Usage/Sewage Disposal

The proposed 20 homesites will be served by individual wells and on-site sewage disposal systems. An alternative would be to provide public water and/or sewage services. However, this proposed development is located in an area of no planned service. This alternative is, therefore, not feasible.

Wells and water usage

All proposed homesites are located in a transition area between the Caves Valley floor and the valley walls. The valley floor is underlain by Cockeysville schist, an important and excellent water-bearing rock. The valley walls are underlain by the Wissahickon formation, a mica schist which is a much less productive formation for supplying drinking water supplies.

State regulation requires a minimum of one gallon per minute, or 1,440 gallons per day (gpd) for residential wells. The average household usage rate for Baltimore County is 205.6 gpd. Using the Baltimore County average, the 20 homes will collectively utilize 4112 gpd. The acreage included for the proposed residential development is 63.5 acres. A recharge of 900 gallons per acre per day has been estimated for the Baltimore County area (BGS Bulletin 17, Blomquist, Ferguson and Martin, 1946). Comparing this figure with the estimated daily residential withdrawal rate, the water usage for this development will not affect the long-term productivity of the groundwater resource, nor will it curtail the beneficial use of this resource.

that noise from construction activities will not exceed 90 dBA during daytime hours and 55 dBA at night. "dBA" is a measure of noise in decibels. For comparison, 60 dBA is the noise level of loud conversational speech; 80 dBA is the noise equivalent of a heavy truck passing by at 100 feet; and 100 dBA is the noise level encountered in a boiler room (National Environmental Health Association).

Traffic

Access to the 20 proposed homesites within the RD-3 documented plan area will be provided by means of an access road from Caves Road. The lower will generate an average daily traffic of 248 trips per day (124 trips/day) with a peak hour flow of 28 trips. Neither the average daily traffic flow nor the peak hour flow is expected to have a major impact on Caves Road.

The "No-Build" Option

The no-build option would avoid all adverse environmental impacts which might result from the construction of the proposed residential development at the requested density. However, the proposed twenty residential lots, in conjunction with the offering the balance of the site as a golf course, would restrict any additional development. Establishment of a perpetual conservation easement on the total property, together with self-imposed restrictions, assures no additional development. The developer's proposal to develop 20 individual residential lots at minimum two acre size is the subject of a pending rezoning/reclassification petition and documented site plan.

The long-term effects of the proposed residential development on wildlife habitat should be minimal since a large part of this area is presently under agricultural activity, and habitat is limited. Species which would utilize the edges of woods and the surrounding acreage set aside as part of the Forested Buffer Easement. With the exception of the two minor road crossings, the wildlife corridors around the stream and bordering wetland will remain undisturbed.

To protect the high quality cold water fishery in streams on the property, installation of all road crossings will be done in accordance with time of year restrictions. Crossing will be designed to assure no impediment to the movement of fish and to provide a natural stream bed beneath the crossing structures.

Air quality and Noise

Probable adverse impacts to air quality from the proposed action will be limited to potential fugitive dust during construction, noticeable emissions from vehicles used by the residents, other vehicles servicing the residences, and emissions from home heating units.

State and County laws and regulations require contractors to control fugitive dust during construction by spraying water on bare soil surfaces to prevent soil particles from becoming airborne (COMAR 26.11.06.02D, Particulate Matter from Materials Handling and Construction). Dust is more important during roadway construction than during house construction. Not all "excavates" will be under construction at the same time, which will minimize soil exposure. This air quality concern is removed as soon as the construction sites are stabilized and revegetated.

The anticipated number of vehicles for the 20 homes is no less than 40. All vehicles in Baltimore County built after 1972 are required to have an annual vehicle emissions inspection and to be maintained to keep levels of hydrocarbons and carbon monoxide below standards established by state regulation (COMAR 26.11.20.02D, Motor Vehicle Emission Standards).

Emissions from home heating units are not expected to have any significant adverse impacts to air quality. Based on the cumulative effect of these sources of air pollution, this 20 lot development will not result in any significant air quality problems.

"Noise pollution" is recognized by Federal, State and local agencies as an environmental impact with public health implications and which requires regulatory controls. The construction phase of the housing development may result in some noise impacts. State regulation (COMAR 26.02.01, Environmental Noise Standards) addresses this concern. This regulation states

As an alternative to individual wells, a community water supply system could provide water for the 20 homesites. Such a system assures a safe, potable supply of water. The water supply must meet Safe Drinking Water Act Standards, and must be periodically tested for the presence of bacteria, nitrates, and certain volatile organic chemicals. Installation of a community system would entail drilling one or more wells and providing a treatment and distribution system from a centralized water supply.

A package treatment plant to serve the 20 homes is estimated at \$500,000. Annual operating and maintenance costs are estimated at \$100,000. This is a cost not incurred if individual wells are constructed. Based on the relative cost-effectiveness of these two methods, individual wells are considered the preferred alternative.

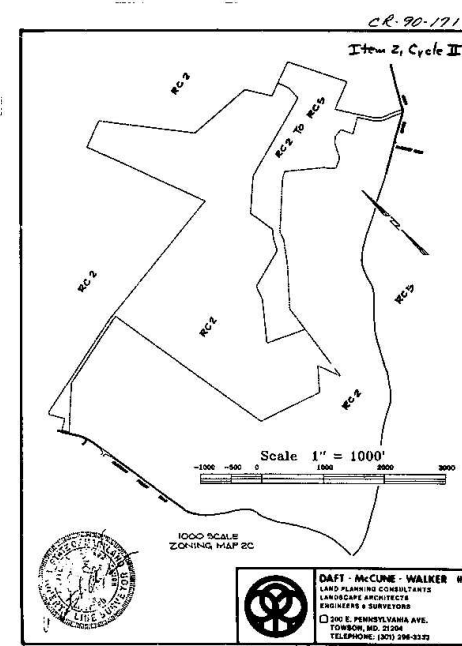
Revisions to the Water Supply and Sewerage Plan for Baltimore County would be required to facilitate a community system. Such revisions for residential use are currently not favored by the Department of Environmental Protection and Resource Management.

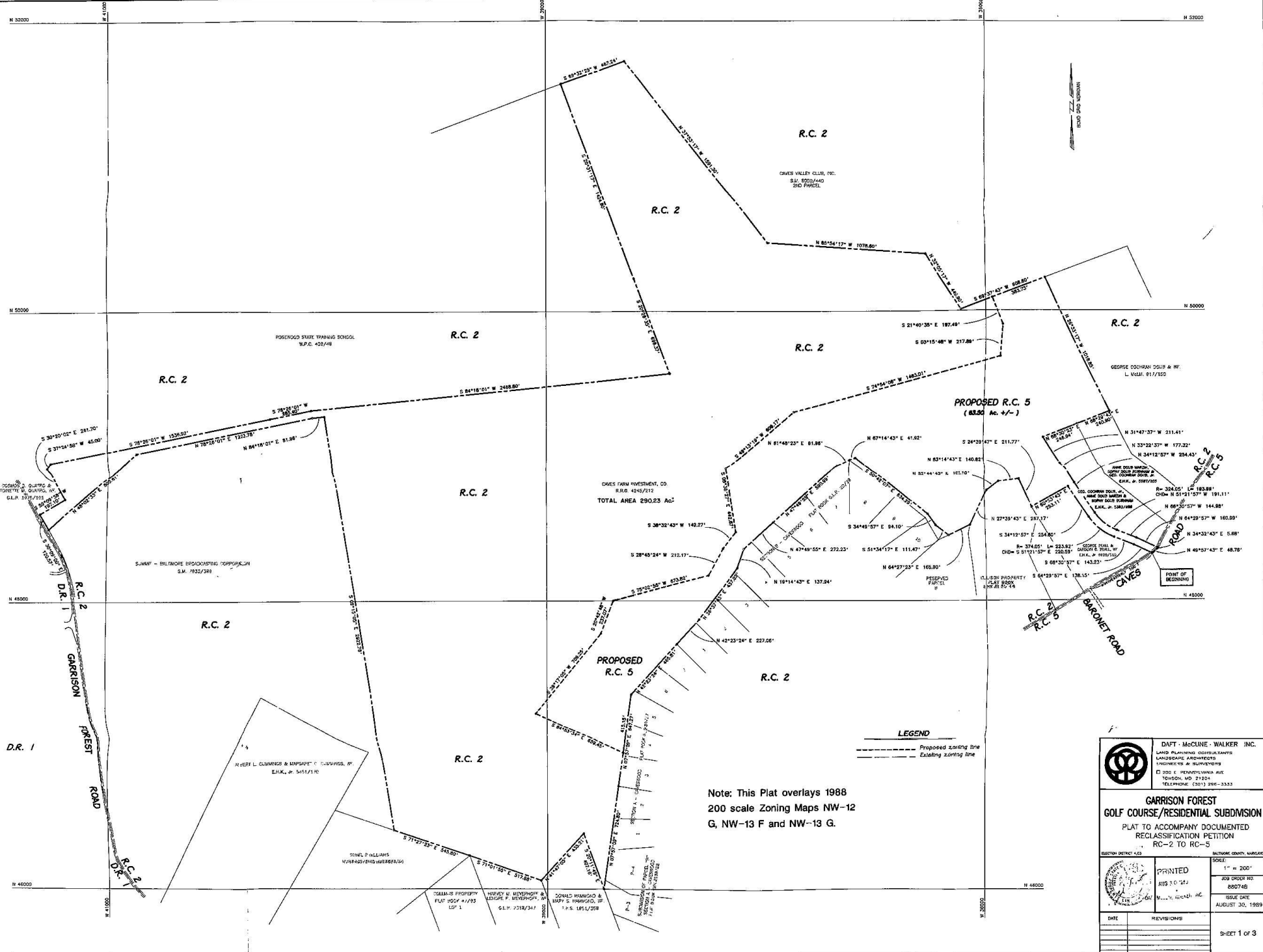
On-site sewage disposal systems

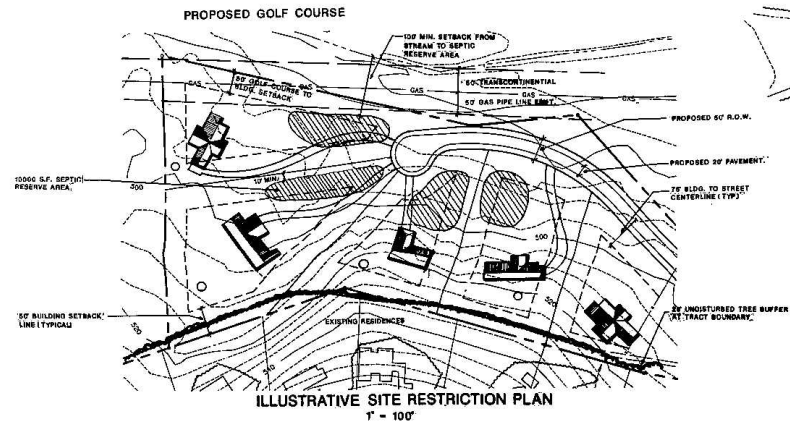
Location of the homesites on the Wissahickon Formation avoids the potentially adverse environmental effects of wastewater effluent reaching the Cockeysville marble aquifer. This action is in conformance with the Baltimore County Master Plan, 1979-1990, Element 1, adopted November 19, 1979, which recommends that development in "rural and agricultural areas should be located 'on lands or then those underlain by the Cockeysville marble aquifer'". Schist typically underlies the soil materials which are quite suitable for the installation of on-site sewage disposal systems.

proper siting of the on-site sewage disposal systems is assured by County percolation testing and plan approval. County staff trained in soil science and environmental health, field-test soils in the designated disposal area and specify system design. In addition, the septic reserve area is large enough to construct two replacement disposal systems should the first begin to malfunction.

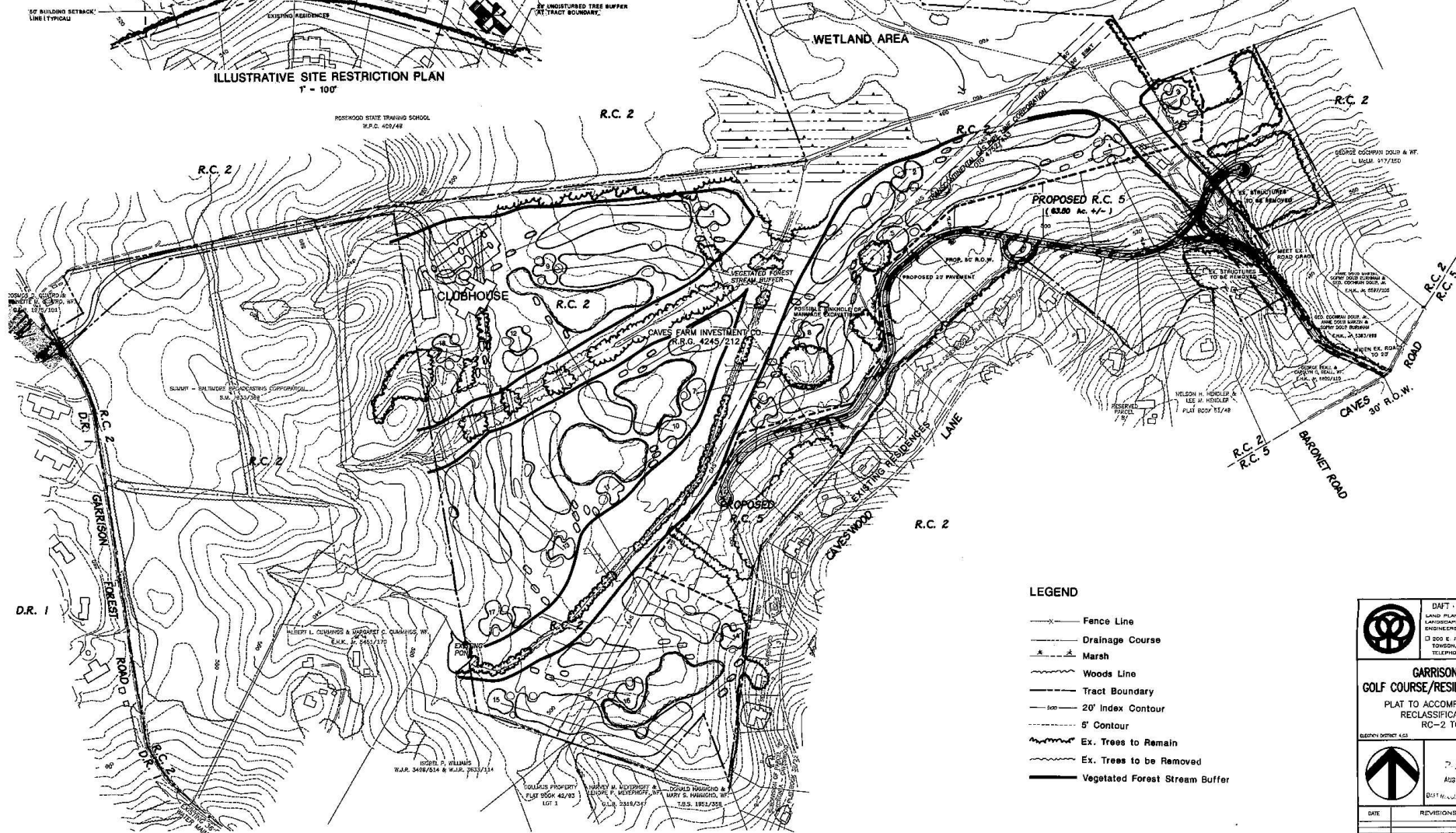
Many studies have been performed on the effectiveness of on-site sewage disposal systems in the interception and retention of household wastewater (see for example, Salvatore, J.A., Environmental Engineering and Sanitation, Third Edition, 1982). These studies show that, with proper siting and installation and proper maintenance and use by the homeowner, these systems provide effective removal of "total dissolved solids, biological oxygen demand, soluble organic carbon, ammonia nitrogen, iron,







LOCATION MAP
1" = 2000'



	DAFT - McCUNE - WALKER, INC. LAND PLANNING CONSULTANTS LANDSCAPE ARCHITECTS ENGINEERS & SURVEYORS 300 E. PENNSYLVANIA AVE. TOWSON, MD. 21204 TELEPHONE: (301) 298-3333	
	GARRISON FOREST GOLF COURSE/RESIDENTIAL SUBDIVISION PLAT TO ACCOMPANY DOCUMENTED RECLASSIFICATION PETITION RC-2 TO RC-5	
	DATE	REVISIONS
	DATE	REVISIONS
SHEET 2 OF 3		

Additional Requirements

3. The exceptional natural amenities, unique layout for the property and adjacent golf course usage provide the opportunity for creative custom homes and a superior living environment.
- Specific and general guidelines will facilitate the architectural review process by providing the criteria against which designs will be evaluated by the Architectural Review Committee (ARC). It shall be the sole interpreter of these a guidelines and may add additional criteria if appropriate to preserve the natural character and integrity of the adjacent golf course usage.
- These criteria and restrictions shall be enforced via covenants, deed restrictions, easements, changes and liens to be by a similar legal instrument recorded in a covenant running with the land and binding all owners.
2. Home owners shall submit the following to the ARC for prior review:
- Site plan showing location of the following elements:
 - Significant landscaping features
 - Garage
 - Swimming pools, tennis courts and similar
 - percol areas including walkways, patios, decks and driveways
 - Courtesy approved sewage system location
 - Well
 - Proposed limits of clearing, including full stabilizing tree removal
 - Any factors or other improvements requiring specific ARC review and approval
 - Floor plan
 - Architectural elevations, details and building materials
3. All dwellings shall be designed to the fullest extent possible to blend into the natural surroundings of each lot. The following items are specifically prohibited from use:
- Aluminum, plywood and vinyl siding
 - Storage of boats and recreational vehicles not contained within approved garages
 - Exposed concrete block
4. The following structures and or site improvements shall be subject to specific ARC review and prior approval:
- Frame structures except for pool area fencing required to meet code
 - Free habitar structures (log houses and pens)
 - Roof-mounted antennas
 - Inception surfaces (roof or ground mounted)
 - Gasbores not attached to patio structures
5. In addition to applicable zoning restrictions, maximum and minimum criteria of uniform application shall be established by the Gasbore Forest Developer (subject to later modification by the ARC) for the following elements:
- Building footprint
 - Building height
 - Courty size
 - Comfirmed pavement including driveways, walkways, patios and decks
6. No more than 36 per cent of existing tree coverage may be removed from any lot, exclusive of steep slopes and buffers.
- Appendix A.1.1. prepared by David McCreary-Walker, Inc. for Gasbore Forest Golf Course, INC.**

If the above requirements have not been satisfied within three (3) years following the date of the Prisoner's Zoning Reclassification on the property pursuant to the Prisoner shall revert to the previous classification. Prisoners further acknowledge that the Zoning Reclamation pursuant to this Prisoner shall not become effective until:

- (a) the golf course Special Exception applied for pursuant to item 1 above shall have been approved;
- (b) the Office of Planning and Zoning shall have received a request for funding for construction of the golf course clubhouse and a separate budget for construction of the golf course and amenities that there are sufficient financial resources to complete the golf course substantially in accordance with the concept shown on Sheet 2; and
- (c) the Office of Planning and Zoning, in the good faith exercise of reasonable judgment, shall have approved the tier 1 "limited purpose fair

- [illegible]

GARRISON FOREST
GOLF COURSE/RESIDENTIAL SUBDIVISION
PLAT TO ACCOMPANY DOCUMENTED
RECLASSIFICATION PETITION
RC-2 TO RC-5

CLERK DISTRICT 423		BALDWIN COUNTY, MISSISSIPPI	
	PRINTED A48 5 3 7 23	1" = 200'	SHEET 3 of 9
		JOB ORDER NO. S80748	
		ISSUE DATE AUGUST 30, 1988	
DATE	REVISED-DATE		