IN THE MATTER OF THE APPLICATION OF STEPHEN H. LITTMAN FOR A SPECIAL HEARING ON PROPERTY LOCATED ON THE NORTH SIDE OF BRICKFORD LANE, EAST SIDE CORNER GREENSPRING AVENUE (14 BRICKFORD LANE)

3RD ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 90-296-SPH

* * * * * * * * *

O P I N I O N

The Petitioner herein is seeking approval of an amendment of the Final Development Plans of "Brookwood" and "Knollcrest Farms", to permit a transfer of 1.70 acres ± (Parcel "A") from Lot 5 of the Brookwood Final Development Plan to Lot 1 of the Knollcrest Farms Final Development Plan, and to subdivide the newly configured Knollcrest Farms Lot 1 into Lots 1A and 1B; and to permit the septic area for Lot 1B "Knollcrest Farms" to be located in the DR-1 zoned portion of the Lot.

The Petitioner appeared and was represented by Howard L. Alderman, Jr., Esquire at the Special Hearing before the Board. Thomas J. Hoff, Registered Landscape Architect, testified on behalf of Petitioner, as an expert in landscape architecture and site design and, in rebuttal, Bernard F. Semon, testified on behalf of Petitioner as an expert real estate appraiser and James S. Patton testified on behalf of Petitioner as an expert land planner. Appearing as Protestants in the matter were Carolyn R. Stewart, William G. Stewart, Donald C. Abbott, Charles J. LoBianco, Dr. Donald Chambers and Perry J. Bolton. Said Protestants were represented by Stephen J. Nolan, Esquire. Richard Bolton also appeared and testified as a Protestant. Testifying as expert

witnesses on behalf of the Protestants were Edward A. Griffith as an expert real estate appraiser, and Norman Gerber, as an expert in land planning and development.

From the testimony and exhibits, the Board finds the following facts: The subject property, known as 14 Brickford Lane, also known as Lot 5 of the development known as "Brookwood", consists of 2.85 acres, more or less, split zoned D.R.1 and R.C.5 and is presently improved with Petitioner's residence. "Brookwood" is a 17-lot subdivision dating back to approximately 1976 and consists of 44.1 acres located just east of Greenspring Avenue with access via Brickford Lane. In 1988, Dr. Littman purchased Lot 1 in the development known as "Knollcrest Farms" which is located just east of Brookwood and consists of 3.1 acres. Lot 1 is presently unimproved. A portion of Lot 1 of Knollcrest Farms abuts the rear of Lot 5 of Brookwood. Petitioner intends to transfer 1.7 acres from the rear portion of Lot 5 of Brookwood (Parcel "A") to Lot 1 of Knollcrest Farms and to subdivide the property to create two lots which would be known as Lots 1A and 1B of "Knollcrest Farms" as set forth in Petitioner's Exhibit Number 2. Access to Lot 1B would be via a panhandle driveway on Hillstead Drive, through Lot 1A. The septic area for Lot 1B would be located in the D.R.1 zoned portion of the lot with the proposed dwelling being located in the R.C.5 zoned portion of the site. A Declaration of Restrictions, dated February 24, 1977, and recorded among the Land Records of Baltimore County in Liber 5728, Page 572, applies to Lot 5 in Brookwood and allows only one detached dwelling on any lot. Said restrictions are binding until July 1, 1996. A Declaration of

Covenants, Conditions and Restrictions for Knollcrest Farms, dated December 20, 1988, applies to Lot 1 in Knollcrest Farms.

Dr. Donald Chambers of 16 Brickford Lane purchased Lot 6 of Brookwood in 1977 and was the original owner. He testified that at the time of his purchase, he reviewed the Brookwood Final Development Plan and the Declaration of Restrictions for Brookwood and relied upon same.

Richard Bolton of 913 Hillstead Drive purchased Lot 4 in Knollcrest Farms in January of 1992. He testified that at the time of his purchase, he reviewed the Knollcrest Final Development Plan and the Declaration of Covenants, Conditions and Restrictions for Knollcrest Farms and relied upon same.

William G. Stewart and Carolyn R. Stewart of 12 Brickford Lane, Donald C. Abbott of 903 Hillstead Drive and Charles J. LoBianco of 911 Hillstead Drive all testified against the proposed relief.

Perry J. Bolton, a co-developer of Brookwood, testified that the spirit and intent of the original Brookwood development was to limit the development to 17 lots and that he never intended for any further subdivision to take place in Brookwood.

The Amendment of an approved development plan upon request by an owner of a lot within a subdivision is governed by Section 1B01.3A. 7.c. of the Baltimore County Zoning Regulations (BCZR). Subsection c.(4) requires the Board to certify that the amendment is in keeping with the spirit and intent of the BCZR and other Baltimore County land use and development requirements and that the amendment does not violate the spirit and intent of the original

plan.

Based on the above findings of fact, the Board concludes, as a matter of law, that the relief sought by the Petitioner would not be in keeping with the spirit and intent of the BCZR and clearly would violate the spirit and intent of the original development plan for Brookwood and Knollcrest. The Brookwood Declaration and Perry Bolton's testimony referred to above, persuade the Board that the express intent of the Brookwood developers was to permit only one detached dwelling on any lot in the development. The Declaration of Restrictions continue to apply to the Petitioner's property (Lot 5). Moreover, there is convincing testimony from the Protestants who purchased lots in Brookwood that they relied on the "one detached dwelling" restriction when they purchased their lots. The Board finds that the purchasers of other lots in Brookwood and Knollcrest Farms had every right to rely upon the original development plan and the applicable restrictions.

O R D E R

IT IS THEREFORE this 18th day of Novenber, 1992 by the County Board of Appeals of Baltimore County

ORDERED that the Petition for Special Hearing to approve an amendment of the Final Development Plans of "Brookwood" and "Knollcrest Farms" to permit a transfer of 1.70 acres ± (Parcel "A") from Lot 5 of the Brookwood Final Development Plan to Lot 1 of the Knollcrest Farms Final Development Plan, and to subdivide the newly configured Knollcrest Farms Lot 1 into Lots 1A and 1B; and to permit the septic area for Lot 1B "Knollcrest Farms" to be located

in the DR-1 zoned portion of the Lot, be and is hereby DENIED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Judson H. Lipowitz
Judson H. Lipowitz

C. William Clark
C. William Clark

IN RE: PETITION FOR SPECIAL HEARING
N/S Brickford Lane. E/S Corner Greenspring Avenue
(14 Brickford Lane)
3rd Election District
3rd Councilmanic District

Stephen H. Littman
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-296-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve an amendment to the Final Development Plan of "Brookwood" to transfer 1.25 acres, more or less, designated as Parcel "A" to Knollcrest Farms; an amendment to the Final Development Plan of "Knollcrest Farms" to add Parcel "A" to Lot 1 thereof; to subdivide Lot 1 into Lots 1A and 1B; and to permit the septic area for Lot 1B to be located in the D.R.-1 zoned portion of the property, all as more particularly described in Petitioner's Exhibit 1.

The Petitioner appeared, testified and was represented by Robert A. Hoffman, Esquire. Also appearing on behalf of the Petition were Thomas J. Hoff, Registered Landscape Architect, and Bernard F. Semon, Real Estate Appraiser. Appearing as Protestants in the matter were Mr. William G. and Caroline Stewart, Dr. Donald and Jacqueline Chambers, and Perry J. Bolton. The Protestants were represented by Stephen J. Nolan, Esquire. Appearing as an expert witness on behalf of the Protestants were William N. Bafitis, Professional Engineer, and Larry Pilson, Supervisor of Land Development, Baltimore County Department of Environmental Protection and Resource Management (DEPREM).

Testimony indicated that the subject property, known as 14 Brickford Lane, also known as Lot 5 of the development known as "Brookwood", consists of 2.85 acres more or less, split zoned D.R. 1 and R.C. 5 and is

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Date 11/18/92
By [illegible]

presently improved with Petitioner's residence. Dr. Littman testified he purchased the subject property in 1983, and that he was not the first owner. Testimony indicated that Brookwood is a 17-lot subdivision dating back to approximately 1976 and consists of 44.1 acres located just east of Greenspring Avenue with access via Brickford Lane. In 1988, Dr. Littman purchased Lot 1 in the development known as "Knollcrest Farms" which is located just east of Brookwood. Said property is presently unimproved. A portion of Lot 1 of Knollcrest Farms abuts the rear of Lot 5 of Brookwood. Testimony indicated Petitioner purchased the property with the hope of removing 1.7 acres from the rear portion of Lot 5 of Brookwood and adding same to Lot 1 of Knollcrest Farms which originally consisted of 3.1 acres. Dr. Littman testified the additional acreage would provide him with sufficient land to subdivide the property to create two lots which would be known as Lots 1A and 1B of "Knollcrest Farms" as set forth in Petitioner's Exhibit 1, Page 2. Testimony indicated that access to Lot 1B would be via a panhandle drive on Hillstead Drive, through Lot 1A. Dr. Littman testified the septic area for Lot 1B would be located in the D.R. 1 zoned portion of the lot with the proposed dwelling being located in the R.C. 5 zoned portion of the site. Dr. Littman argued the proposed subdivision would not create any detriment to the health, safety or general welfare of the community. Further, it was Dr. Littman's and Mr. Hoff's opinion there is currently sufficient landscaping on Lot 5 around the property line to protect the adjoining property owners to the north, Mr. & Mrs. Stewart, and the property owners to the south, Dr. & Mrs. Chambers. Dr. Littman testified that he would not be developing the subject property until at least July 1996 due to covenants placed on Lot 5 that were recorded at the time of development of Brookwood. The covenants do not expire until June

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By [illegible]

or July 1996. He testified that at this time he is not sure whether or not the lots will be developed and sold off or used for his personal residence.

The Protestants called Larry Pilson and William Bafitis to testify on their behalf. Mr. Pilson strongly recommended that Lot 1B, if developed, be connected to the metropolitan sewer system rather than to establish a private sewer reserve area. Mr. Pilson noted the proximity of a stream and well area to the subject property. Mr. Bafitis testified that in his opinion the granting of the amendment would not be in keeping with the spirit and intent of the Final Development Plan of Brookwood and as such, the relief requested should be denied.

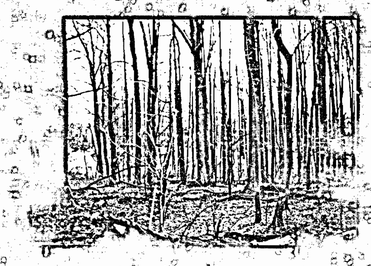
Dr. Donald Chambers of 16 Brickford, testified he purchased his property, also known as Lot 6 of Brookwood, in 1977 and was the original owner. He testified that at the time of his purchase, he reviewed the development plan and private covenants for Brookwood and relied upon same. Both Dr. Chambers and Mr. Stewart argued that to permit the proposed transfer would be detrimental to their property potentially both monetarily as well as to their use and enjoyment of their property and not within the spirit and intent of the development plan for Brookwood.

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, to permit the request would be inconsistent with the underlying purpose of the development plans which is to "provide for the disclosure of plans to prospective residents and to protect those who have made decisions based on such plans from inappropriate changes therein,..." (see Section 1B01.3 of the B.C.Z.R.), and should therefore be denied. Clearly, the testimony and evidence presented indicated the adjoining property owners purchased their property

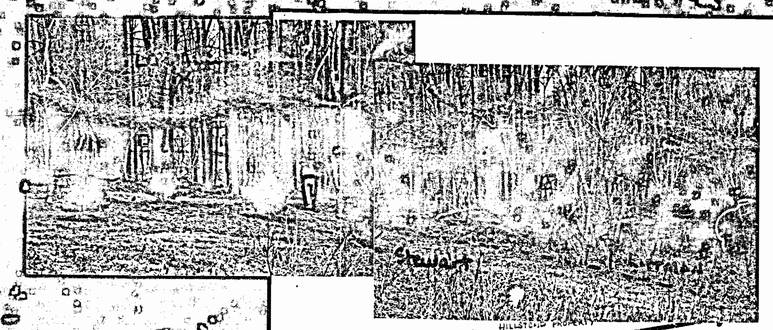
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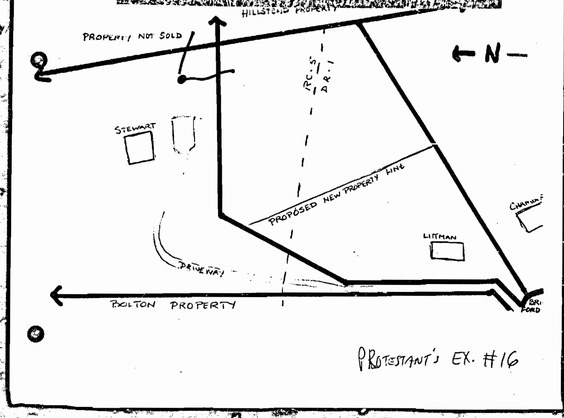
Protestant's Ex # 11 (Pages 1-16) 2018/01











PROTESTANT'S EX. #16

Protestant's Ex. #15

NORMAN E. GERBER, AICP

35 Pickburn Court
Cockeysville, MD 21030

Business (410)667-4543 — **Home** (410)667-4232

PROFESSIONAL EXPERIENCE

Preparation of Master Plans and Land Use Regulations

- Prepared comprehensive, policy, small-area, facility and revitalization plans, capital programs and capital budgets.
- Prepared zoning and development ordinances, agricultural land preservation and historic district regulations and growth management programs.
- Conducted demographic, transportation, economic and market studies.

Implementation of Plans and Programs

- Reviewed and approved new development.
- Enforced zoning, agricultural and historic preservation regulations.
- Negotiated plan and facilities projects with community groups, local and state legislative bodies and private sector business.

Other

- Testified before local, state and national boards, commissions and legislatures on the behalf of plans and programs.
- Testified before boards of appeals, circuit courts and the U. S. Tax Court of Appeals on land use issues.
- Prepared RFP's, grant applications, selected consultants and administered contracts.

WORK EXPERIENCE

2/88 to present — NORMAN E. GERBER, AICP, Cockeysville, MD
Principal
Private practice as planning consultant specializing in land planning, preparation of land use regulations property evaluation and expert testimony in zoning and development issues.

2/89 to 10/90 — The City of Laurel, Laurel, MD
The Office of Planning and Zoning
Director
Administered the planning program and enforced the zoning code.

Protestant's Ex # 19

3775s:3
LFH/tlf
12/12/88

1989 PAGE 69

KNOLLCREST FARMS

DECLARATION
OF
COVENANTS, CONDITION AND RESTRICTIONS

THIS DECLARATION ("Declaration") is made this 20th day of December, 1988, by KNOLLCREST FARMS CORPORATION, a Maryland corporation (the "Declarant"); KENNETH R. GIFT and RAYMOND A. BROOKHART (the "Trustees"); and LOYOLA FEDERAL SAVINGS AND LOAN ASSOCIATION, a federal savings and loan association (the "Beneficiary").

EXPLANATORY STATEMENT

A. The Declarant is the owner in fee simple of all that real property situate in Baltimore County, Maryland, containing 17.119 acres of land, more or less, and being all of that real property (hereafter defined and referred to as the "Property") subjected to the force and effect of that plat entitled "Knollcrest Farms", which Plat is recorded among the Land Records of Baltimore County, Maryland, in Plat Book S.M. 59, folio 83, (such plat being hereinafter defined as the "Record Plat"). The Property is a all that same parcel of land which by Deed dated February 16, 1988, and recorded among the Land Records of Baltimore County, Maryland, in Liber SM No. 7794, Folio 079, was granted and conveyed by Thomas Obrecht and Susan Souders Obrecht unto Declarant.

B. The Declarant desires to subject the Property, including the Lots (as hereafter defined) located therein to the covenants, conditions, restrictions, easements and reservations hereafter set forth which are for the purpose of protecting the value and desirability of the Property and the Lots, and all improvements constructed thereon.

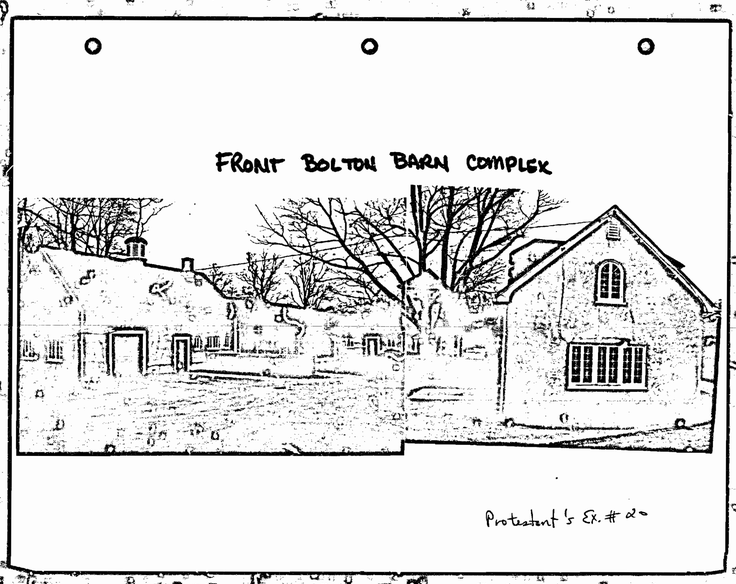
C. The Trustees are the trustees under a Deed of Trust dated February 16, 1988, and recorded among the Land Records of Baltimore County, Maryland, in Liber SM No. 7794, Folio 082 from Declarant to Trustees (the "Deed of Trust"). The Beneficiary is the holder of a Promissory Note secured by the Deed of Trust. The Trustees and the Beneficiary are joining in this Declaration for the purpose of consenting to and subordinating the lien of the Deed of Trust to the legal operation and effect of this Declaration.

RECORDING FEE 104.00
CH CLERK 104.00
#17032 COM1 RCT 12/27/88

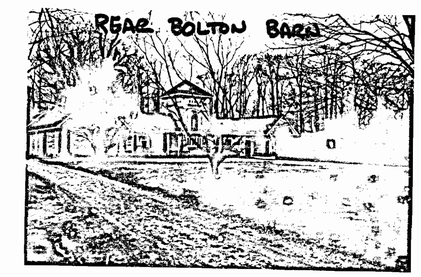
NOW, THEREFORE, the Declarant, the Trustees and the Beneficiary hereby declare that the Property shall be held, occupied, sold and conveyed subject to the covenants,

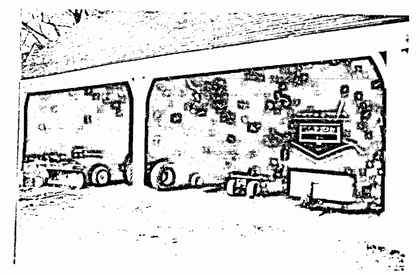
TRANSFER TAX
AMT. COLLECTED
SIGNATURE AP 12/27/88

AGRICULTURAL TRANSFER TAX
AMT. COLLECTED
SIGNATURE AP 12/27/88

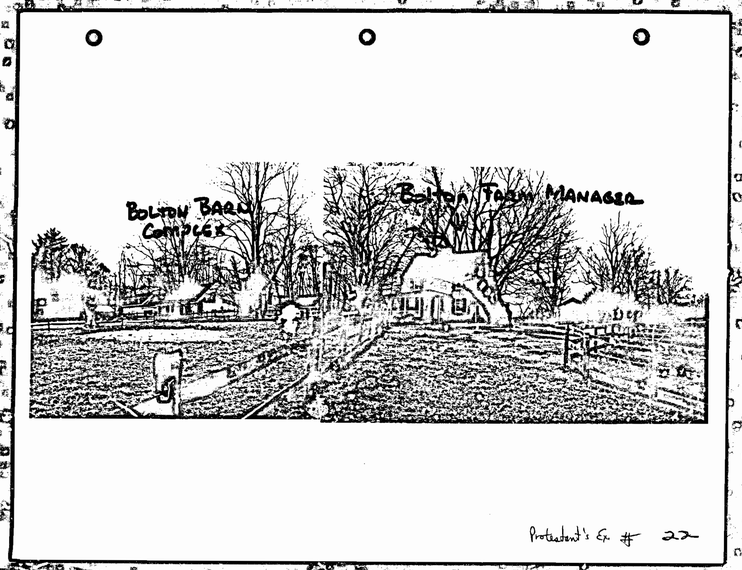


Protestant's Ex. #20

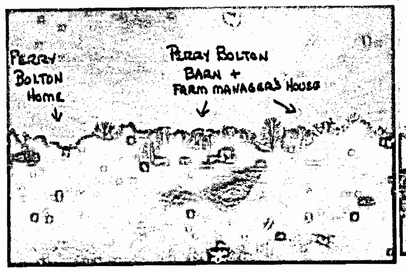


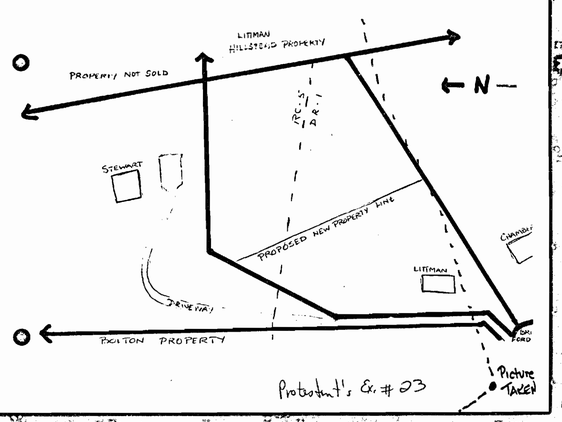


Protestant's Ex. #21

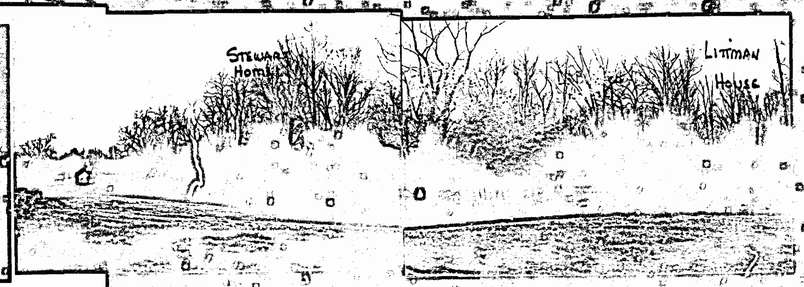


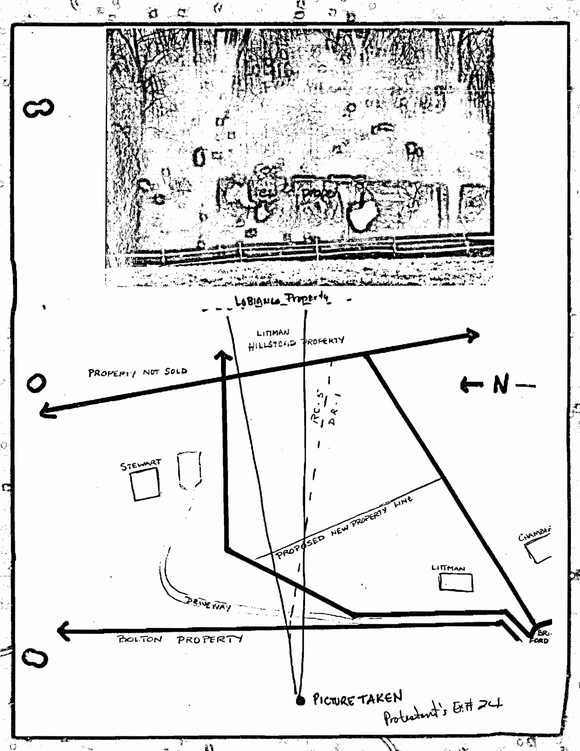
Protestant's Ex # 22



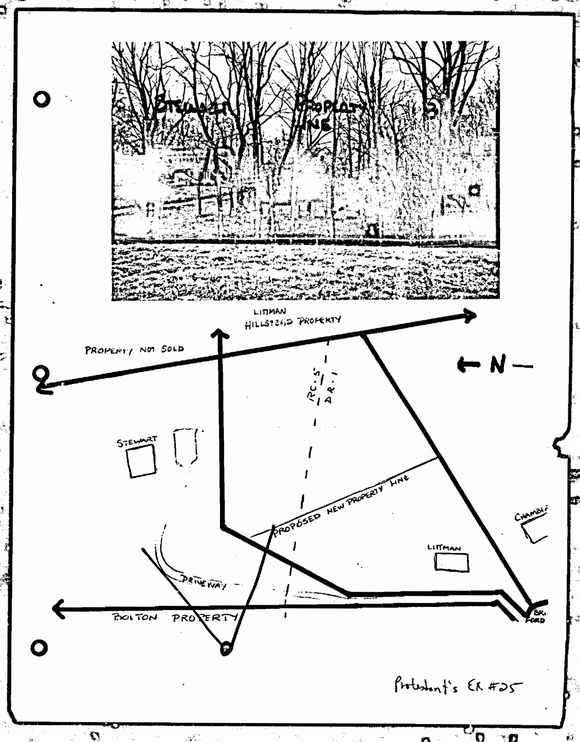


Protestant's Ex # 23





Protestant's Ex # 24



Protestant's Ex # 25

with the understanding that the 2.85 acres of Brookwood, originally known as Lot 5, were all a part of Brookwood and would be the site of one dwelling. To permit a transfer of a portion of the lot to Knollcrest Farms and the development of the transferred land for a homesite in another development would not meet the spirit and intent of the development plan and the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the Petition for Special Hearing should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of November, 1990 that the Petition for Special Hearing to approve an amendment to the Final Development Plan of "Brookwood" to transfer 1.25 acres, more or less, designated as Parcel "A" to Knollcrest Farms; an amendment to the Final Development Plan of "Knollcrest Farms" to add Parcel "A" to Lot 1 thereof; to subdivide Lot 1 into Lots 1A and 1B; and to permit the septic area for Lot 1B to be located in the D.R.-1 zoned portion of the property, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

ORDER RECEIVED FOR FILING
Date 11/20/90
By

- 4-

Revised Plans for 90-296-SPH #152

PETITION FOR SPECIAL HEARING

RECEIVED MAY 6 1990

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 an amendment of the Final Development Plan of "Brookwood" to transfer 1.25 acres + (Parcel "A") to Knollcrest Farms; an amendment of the Final Development Plan of "Knollcrest Farms" to add Parcel "A" to Lot 1 of "Knollcrest Farms" and to subdivide Lot 1 into Lots 1A and 1B; Property is to be posted and advertised as prescribed by Zoning Regulations.

and, to permit the septic area for Lot 1B "Knollcrest Farms" to be located in the DR-1, 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.

zone.

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

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Stephen H. Littman (Type or Print Name)
Signature	Stephen H. Littman Signature
Address	(Type or Print Name)
City and State	Signature

Attorney for Petitioner:

Robert A. Hoffman (Type or Print Name)

Signature

210 Allegheny Avenue
Address

Towson, Maryland 21204
City and State

Attorney's Telephone No.: 823-4111

14 Brickford Lane 653-2299
Address Phone No.

Pikesville, MD 21208
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Thomas J. Hoff
Name Hoff & Antonucci, Inc.

1717 York Road Suite 1B 828-9225
Address Phone No.
Lutherville, MD 21093

ORDERED By The Zoning Commissioner of Baltimore County, this 25 day of May, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18 day of July, 1990 at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
Date 5/25/90
By

Z.C.O.—No. 1

(over)

HOFF & ANTONUCCI INC.
Land Development Consultants and Landscape Architects
P.O. Box 27402
Towson, MD 21285-7402
301-668-6318
301-665-5529

Revised for 90-296-SPH #152

RECEIVED MAY 6 1990

April 16, 1990

Description of "Knollcrest Farms" to Accompany Petition for Special Hearing

BEGINNING FOR THE SAME at a point on the centerline of Hillstead Drive; said point being located 2,458 feet more of less from the point formed by the intersection of the centerline of Hillstead Drive and Falls Road.
Thence leaving said point of beginning and binding on the North side tract boundary of "Knollcrest Farms" which Plat is recorded among the Land Records of Baltimore County in Platbook S.M. 59, Folio 83,

(1) South 83 degrees 46 minutes 32 seconds West 1,104.85 feet;
(2) South 68 degrees 38 minutes 49 seconds West 371.38 feet;
(3) South 02 degrees 42 minutes 42 seconds East 52.86 feet;
(4) South 68 degrees 39 minutes 39 seconds West 197.73 feet;
(5) South 60 degrees 13 minutes 48 seconds West 271.12 feet;
(6) South 39 degrees 41 minutes 04 seconds West 440.35 feet;
(7) South 54 degrees 53 minutes 56 seconds West 449.21 feet;
(8) South 46 degrees 29 minutes 37 seconds West 551.70 feet;
(9) North 14 degrees 42 minutes 07 seconds West 766.52 feet;
(10) South 55 degrees 16 minutes 13 seconds West 230.00 feet;
(11) North 25 degrees 51 minutes 20 seconds West 320.00 feet;
(12) North 26 degrees 05 minutes 38 seconds East 50.00 feet;
(13) North 86 degrees 22 minutes 54 seconds East 260.85 feet;
(14) South 11 degrees 10 minutes 36 seconds East 8.85 feet;
(15) No. ch 83 degrees 46 minutes 32 seconds East 259.54 feet; to the point of beginning containing 19.54 acres of land more or less.

Note:
This Description has been prepared for zoning purposes only.

Thomas J. Hoff
ASLA

Philip A. Antonucci
ASLA

STATE OF MARYLAND THOMAS HOFFER 2293 REGISTERED LANDSCAPE ARCHITECT

HOFF & ANTONUCCI INC.
Land Development Consultants and Landscape Architects
P.O. Box 27402
Towson, MD 21285-7402
301-668-6318
301-665-5529

Revised for 90-296-SPH #152

RECEIVED MAY 6 1990

April 16, 1990

Description of "Brookwood" to Accompany Petition for Special Hearing

BEGINNING FOR THE SAME at a point on the East side of Greenspring Avenue; said point being located 280 feet more of less northeasterly from the point formed by the intersection of the centerline of Woodvalley Road and the east side of Greenspring Avenue.
The coordinates of said point of beginning referred to the Baltimore County Survey Control System are North 38,120.83 feet and West 19,600.38 feet; said point of beginning also being the Southwesternmost corner of Lot No. 16 as shown on a Plat entitled "Brookwood" which Plat is recorded among the Land Records of Baltimore County in Platcook E.H.K. Jr. 39, Folio 104; thence leaving said point of beginning and binding on the East side of Greenspring Avenue as shown on said Plat,

(1) North 00 degrees 33 minutes 57 seconds West 579.09 feet; thence continuing to bind on the East side of Greenspring Avenue,
(2) by a curve to the left having a radius of 4540.00 feet and a length of 203.31 feet; thence leaving the East side of Greenspring Avenue the twenty following courses,
(1) South 61 degrees 57 minutes 14 seconds East 206.09 feet;
(2) North 88 degrees 53 minutes 21 seconds East 406.97 feet;
(3) North 72 degrees 08 minutes 59 seconds East 157.44 feet;
(4) South 01 degrees 54 minutes 33 seconds East 190.00 feet to a point on the North side of Brickford Lane; thence binding on the North side of Brickford Lane,
(5) North 88 degrees 05 minutes 27 seconds East 377.07 feet;
(6) by a curve to the right having a radius of 50.00 feet and a length of 24.87 feet; thence leaving the North side of Brickford Lane,
(7) North 39 degrees 31 minutes 25 seconds East 56.47 feet;
(8) North 03 degrees 40 minutes 20 seconds West 888.65 feet;

Thomas J. Hoff
ASLA

Philip A. Antonucci
ASLA

Page 1 of 2

HOFF & ANTONUCCI INC.
Land Development Consultants and Landscape Architects
P.O. Box 27402
Towson, MD 21285-7402
301-668-6318
301-665-5529

152

90-296-SPH

October 30, 1989

Description to Accompany Petition for Special Hearing

14 Brickford Lane
Third Election District
Baltimore County, Maryland

BEGINNING FOR THE SAME at a point on the East side of Greenspring Avenue; said point being located 280 feet more of less northeasterly from the point formed by the intersection of the centerline of Woodvalley Road and the east side of Greenspring Avenue.
The coordinates of said point of beginning referred to the Baltimore County Survey Control System are North 38,120.83 feet and West 19,600.38 feet; said point of beginning also being the Southwesternmost corner of Lot No. 16 as shown on a Plat entitled "Brookwood" which Plat is recorded among the Land Records of Baltimore County in Platbook E.H.K. Jr. 39, Folio 104; thence leaving said point of beginning and binding on the East side of Greenspring Avenue as shown on said Plat,

(1) North 00 degrees 33 minutes 57 seconds West 579.09 feet; thence continuing to bind on the East side of Greenspring Avenue,
(2) by a curve to the left having a radius of 4540.00 feet and a length of 203.31 feet; thence leaving the East side of Greenspring Avenue the sixteen following courses,
(1) South 61 degrees 57 minutes 14 seconds East 206.09 feet;
(2) North 88 degrees 53 minutes 21 seconds East 406.97 feet;
(3) North 72 degrees 08 minutes 59 seconds East 157.44 feet;
(4) South 01 degrees 54 minutes 33 seconds East 190.00 feet to a point on the North side of Brickford Lane; thence binding on the North side of Brickford Lane,
(5) North 88 degrees 05 minutes 27 seconds East 377.07 feet;
(6) by a curve to the right having a radius of 50.00 feet and a length of 24.87 feet; thence leaving the North side of Brickford Lane,
(7) North 39 degrees 31 minutes 25 seconds East 56.47 feet;
(8) North 03 degrees 40 minutes 20 seconds West 888.65 feet;

Thomas J. Hoff
ASLA

Philip A. Antonucci
ASLA

90-296-SPH

April 16, 1990
Description of "Brookwood" to Accompany Petition for Special Hearing
Page Two

(9) South 89 degrees 44 minutes 11 seconds East 317.00 feet;
(10) South 11 degrees 57 minutes 47 seconds East 671.09 feet;
(11) South 86 degrees 22 minutes 54 seconds West 260.85 feet;
(12) South 26 degrees 05 minutes 38 seconds West 50.00 feet;
(13) South 25 degrees 51 minutes 20 seconds East 320.00 feet;
(14) North 55 degrees 16 minutes 13 seconds East 230.00 feet;
(15) South 14 degrees 43 minutes 24 seconds East 766.57 feet to the Northwest side of the Baltimore Beltway; thence binding on the Northwest side of the Baltimore Beltway,
(16) South 46 degrees 26 minutes 52 seconds West 18.87 feet;
(17) South 44 degrees 43 minutes 11 seconds West 290.39 feet;
(18) South 48 degrees 02 minutes 20 seconds West 96.07 feet; thence leaving the Northwest side of the Baltimore Beltway,
(19) North 82 degrees 43 minutes 21 seconds West 1333.34 feet;
(20) North 80 degrees 43 minutes 21 seconds West 153.50 feet; to the point of beginning containing 42.4 acres of land more or less.

Note:
This Description has been prepared for zoning purposes only.

STATE OF MARYLAND THOMAS HOFFER 2293 REGISTERED LANDSCAPE ARCHITECT

Page 2 of 2

October 30, 1989
Description to Accompany Petition for Special Hearing
14 Brickford Lane
Page Two

(9) South 89 degrees 44 minutes 11 seconds East 317.00 feet;
(10) South 11 degrees 57 minutes 47 seconds East 671.09 feet;
(11) South 14 degrees 43 minutes 24 seconds East 766.57 feet to the Northwest side of the Baltimore Beltway; thence binding on the Northwest side of the Baltimore Beltway,
(12) South 46 degrees 26 minutes 52 seconds West 18.87 feet;
(13) South 44 degrees 43 minutes 11 seconds West 290.39 feet;
(14) South 48 degrees 02 minutes 20 seconds West 96.07 feet; thence leaving the Northwest side of the Baltimore Beltway,
(15) North 82 degrees 43 minutes 21 seconds West 1333.34 feet;
(16) North 80 degrees 43 minutes 21 seconds West to the point of beginning containing 44.1 acres of land more or less.

Note:
This Description has been prepared for zoning purposes only.

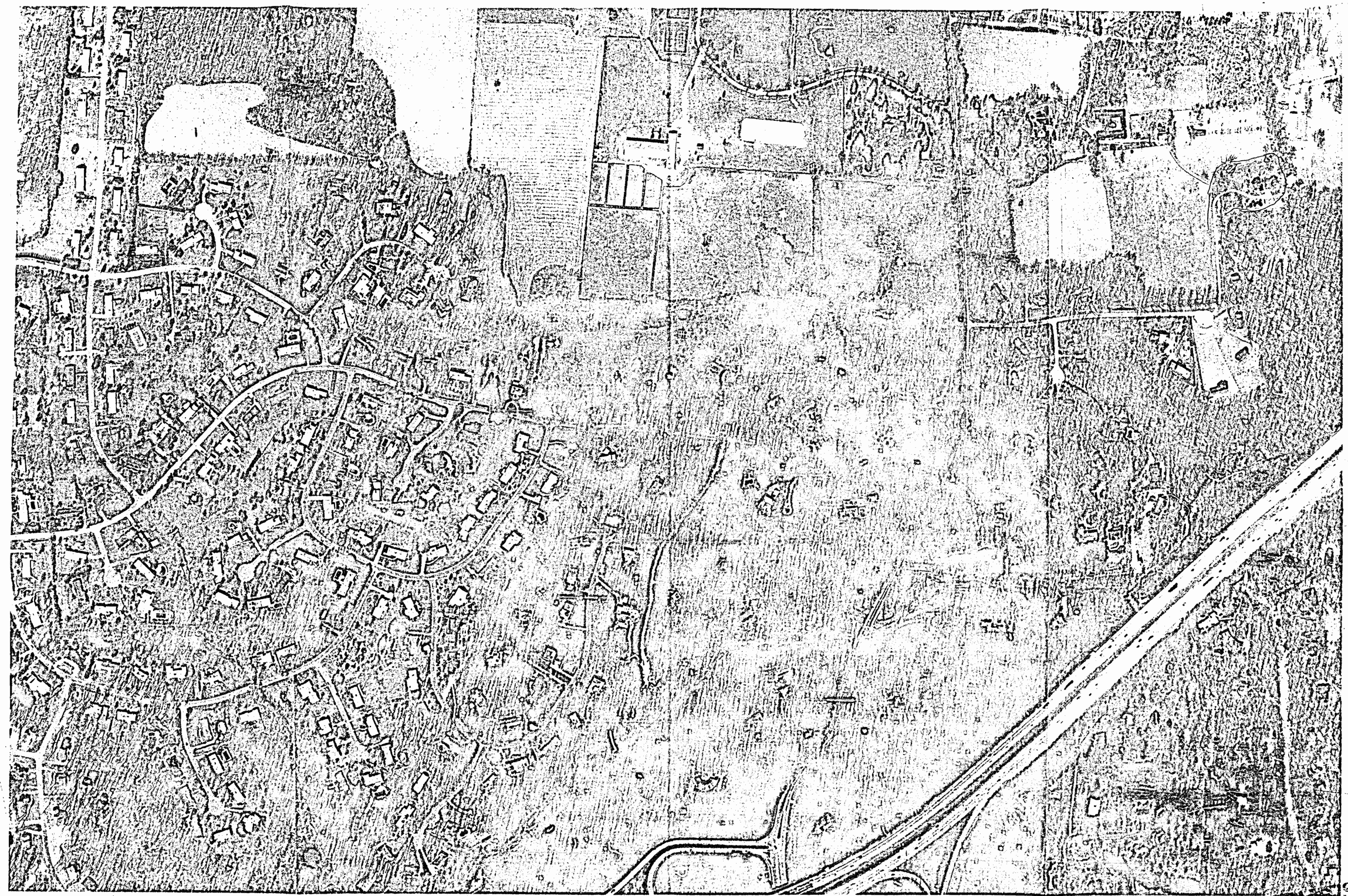
STATE OF MARYLAND THOMAS HOFFER 2293 REGISTERED LANDSCAPE ARCHITECT

CERTIFICATE OF POSTING 90-296-SPH
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd. Date of Posting August 24, 1990
Posted for: Special Hearing
Petitioner: Stephen H. Littman
Location of property: Lower E/S Greenspring Avenue 14' S/S Brickford Lane, E/S Brickford Lane
Location of Signs: Left entrance to 14 Brickford Lane.
Remarks:
Posted by S. J. Gratz Signature Date of return: August 24, 1990
Number of Signs: 1

CERTIFICATE OF POSTING 90-296-SPH
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd. Date of Posting February 5, 1991
Posted for: Appeal
Petitioner: Stephen H. Littman
Location of property: N/S Brickford Lane, E/S Greenspring Ave. 14 Brickford Ln
Location of Signs: North side of Brickford Lane in front of subject property at 14 Brickford Lane.
Remarks:
Posted by S. J. Gratz Signature Date of return: February 8, 1991
Number of Signs: 1



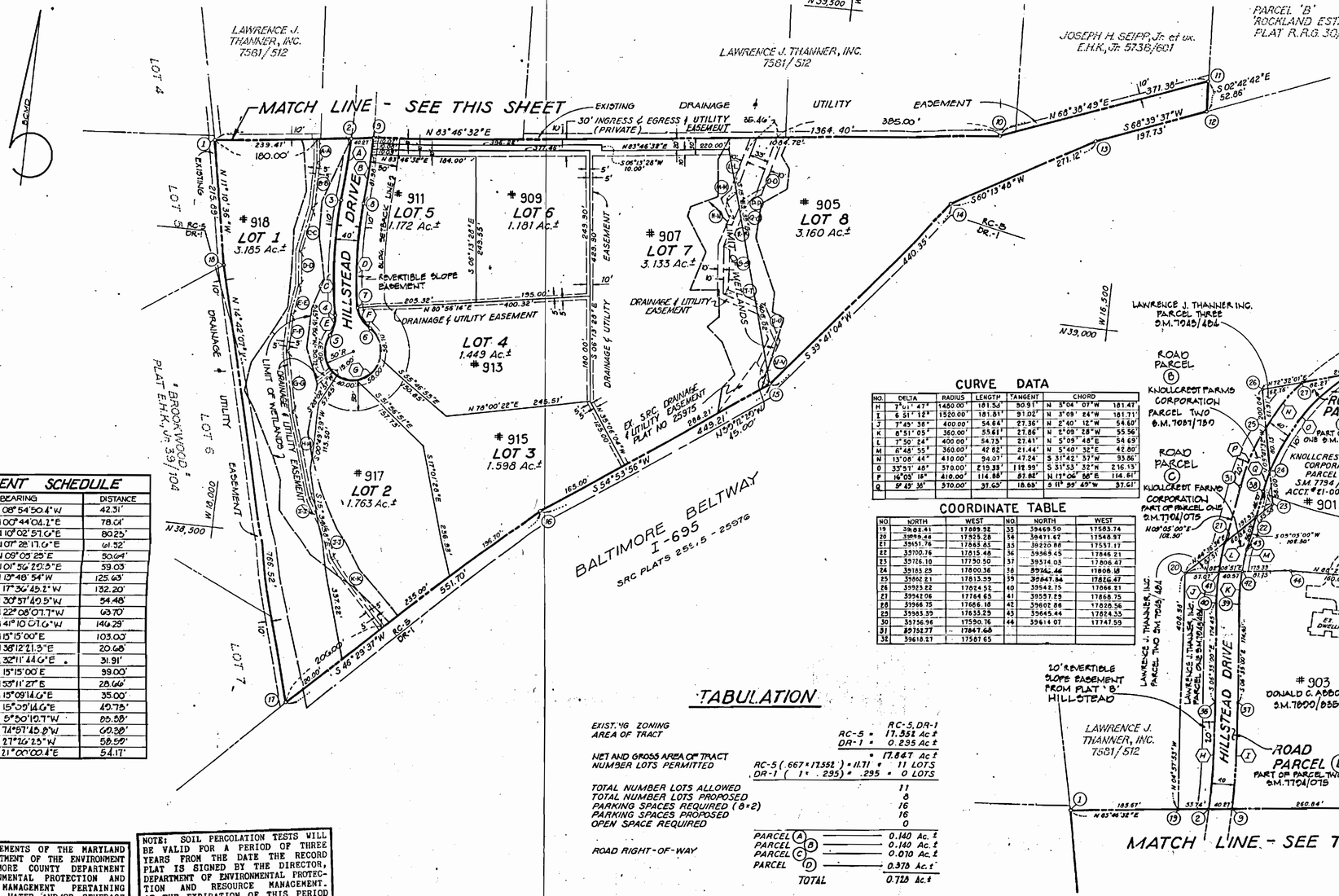
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING

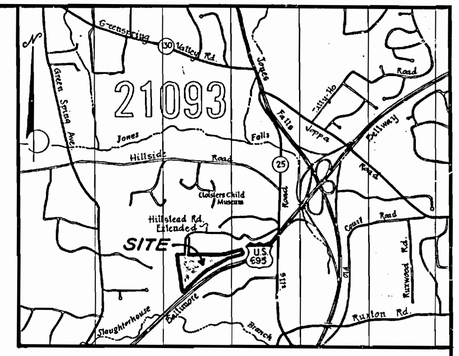
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	1" = 200'±
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	ROCKLAND
SHEET	NW 10-D

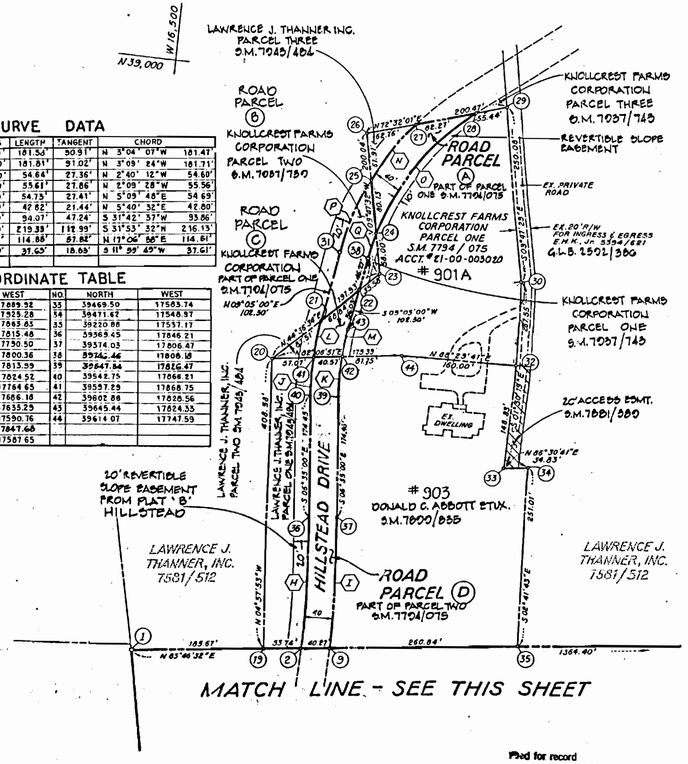
PROTESTANT'S EXHIBIT
MICROFILMED





VICINITY MAP

SCALE: 1"=2000'



NOTES

1. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT, NOR DOES IT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
2. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY BILL 56-82 (SECTION 22-68) DATE OF CRG PLAN APPROVAL - DEC. 23, 1987.
3. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND FROM THE DEPARTMENT OF PUBLIC WORKS.
4. THE INFORMATION SHOWN HEREON MAY BE SUPERCEDED BY A SUBSEQUENT OR AMENDED PLAT.
5. ALL LOTS ON THIS PLAT THAT BIND ON A PANHANDLE DRIVE ARE RESTRICTED TO USING THE PANHANDLE DRIVE FOR INGRESS AND EGRESS AS STATED IN COVENANTS TO BE RECORDED FOR SAID LOTS.
6. DEED REFERENCE S.M. 7194/079 ACCOUNT NO.. 21-00-0003020, 21-00-005021, 21-00-006976 19-00-0130013
7. THE OWNER/DEVELOPER WILL COMPLY WITH BEST MANAGEMENT PRACTICES CONTAINED IN THE WATER QUALITY MANAGEMENT POLICY.
8. C.R.G. APPROVAL DATE: 12-23-87
9. SLOPE EASEMENTS FOR PANHANDLE DRIVE MAY BE REQUIRED FOR CONSTRUCTION OF PANHANDLE DRIVE.

LEGEND

OUTLINE OF PLAT SHOWN THUS
ROAD R/W LINE SHOWN THUS
LOT LINE SHOWN THUS
BUILDING SETBACK LINE SHOWN THUS
EASEMENT SHOWN THUS
HOUSE NUMBER SHOWN THUS

LOT NUMBER SHOWN THUS — LOT 5
COORDINATE NUMBER SHOWN THUS — (12)

CURVE DATA LETTER SHOWN THUS — (E)
LIMIT OF WETLANDS SHOWN THUS

10. LIMIT OF WETLANDS (HYDRIC SOILS) AS DETERMINED FROM FIELD INSPECTION BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION. NO GRADING, CLEARING OR CONSTRUCTION WILL BE CONDUCTED IN THIS AREA EXCEPT AS PERMITTED IN THE WATER QUALITY MANAGEMENT POLICY.
ZONING LINE SHOWN THUS — RC-5 / DR-1
11. A SEDIMENT CONTROL PLAN MUST BE APPROVED FOR EACH LOT PRIOR TO ISSUANCE OF BUILDING PERMIT FOR THAT LOT.
12. TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT-OF-WAY

EASEMENT SCHEDULE

NO.	BEARING	DISTANCE
A-A	N 08° 54' 50.4" W	42.31'
B-B	N 00° 44' 04.2" E	78.01'
C-C	N 10° 02' 51.6" E	80.25'
D-D	N 01° 28' 17.6" E	61.52'
E-E	N 09° 03' 23" E	50.64'
F-F	N 01° 54' 20.5" E	53.03'
G-G	N 10° 48' 54" W	125.63'
H-H	N 17° 36' 45.2" W	132.20'
I-I	N 30° 51' 40.9" W	54.48'
J-J	N 22° 08' 07.7" W	60.70'
K-K	N 41° 10' 07.6" W	146.29'
L-L	N 15° 15' 00" E	103.03'
M-M	N 38° 12' 21.3" E	20.68'
N-N	N 32° 11' 44.6" E	31.91'
O-O	N 15° 15' 00" E	99.00'
P-P	N 53° 11' 27" E	28.66'
Q-Q	N 15° 09' 14.6" E	35.00'
R-R	N 15° 09' 14.6" E	40.75'
S-S	N 5° 30' 10.7" W	85.58'
T-T	N 74° 57' 45.8" W	60.38'
U-U	N 21° 26' 23" W	58.59'
V-V	N 21° 00' 00.4" E	54.17'

ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWERAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO APPROVAL OF BUILDING APPLICATIONS.

NOTE: SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. AT THE EXPIRATION OF THIS PERIOD NEW TESTS MAY BE REQUIRED.

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	
H	3°11'47"	1480.00'	181.52'	90.91'	N 3°04' 07"W	181.41'
I	6°51'12"	1520.00'	181.81'	91.02'	N 3°09' 24"W	181.71'
J	7°45' 36"	400.00'	54.64'	27.36'	N 2°40' 12"W	54.60'
K	8°51' 05"	360.00'	55.61'	27.86'	N 2°09' 28"W	55.56'
L	3°50' 54"	400.00'	54.75'	27.41'	N 5°09' 48"E	54.69'
M	6°48' 55"	360.00'	42.82'	21.44'	N 5°40' 52"E	42.80'
N	13°08' 44"	410.00'	94.07'	47.24'	S 31°42' 57"W	93.86'
O	35°51' 45"	370.00'	219.38'	113.99'	S 31°53' 32"W	216.13'
P	16°05' 16"	410.00'	114.85'	57.85'	N 17°05' 56"E	114.51'
Q	9°49' 36"	370.00'	37.63'	18.86'	S 11° 99' 49"W	37.61'

COORDINATE TABLE

NO	NORTH	WEST	NO	NORTH	WEST
19	39,68.41	17689.52	35	39469.50	17583.74
20	39799.46	17525.28	54	39471.62	17548.97
21	39951.76	17565.65	55	39220.88	17557.17
22	39700.76	17615.48	56	39369.45	17846.21
23	39726.10	17750.50	57	39514.03	17806.47
24	39183.25	17800.36	58	39746.46	17806.15
25	39862.21	17813.59	59	39647.84	17626.47
26	39923.22	17824.52	60	39542.75	17666.21
27	39942.06	17764.65	61	39557.29	17868.75
28	39966.75	17686.18	62	39602.86	17626.56
29	39983.39	17635.25	63	39645.44	17624.35
30	39756.96	17590.76	64	39614.07	17747.59
31	39752.77	17847.68			
32	39618.21	17587.65			

TABULATION

EXISTING ZONING		RC-5, DR-1
AREA OF TRACT	RC-5 =	17.552 Ac.±
	DR-1 =	0.295 Ac.±
NET AND GROSS AREA OF TRACT	=	17.847 Ac.±
NUMBER LOTS PERMITTED	RC-5 (.667 * 17.552) = 11.71 =	11 LOTS
	DR-1 (1 * .295) * .295 =	0 LOTS
TOTAL NUMBER LOTS ALLOWED		11
TOTAL NUMBER LOTS PROPOSED		8
PARKING SPACES REQUIRED (8*2)		16
PARKING SPACES PROPOSED		16
OPEN SPACE REQUIRED		0
ROAD RIGHT-OF-WAY	PARCEL (A)	0.140 Ac.±
	PARCEL (B)	0.140 Ac.±
	PARCEL (C)	0.010 Ac.±
	PARCEL (D)	0.378 Ac.±
	TOTAL	0.728 Ac.±

COORDINATE TABLE

NO.	NORTH	WEST	NO.	NORTH	WEST
1	39162.28	18074.49	11	39445.43	16372.25
2	39188.24	17836.49	12	39392.63	16369.75
3	39063.65	17841.01	13	39320.68	16553.92
4	38885.88	17827.15	14	39186.06	16789.26
5	38849.94	17832.72	15	38847.18	17070.45
6	38868.49	17765.12	16	38588.87	17437.97
7	38901.90	17789.69	17	38209.06	17858.11
8	39080.51	17801.13	18	38950.49	18032.65
9	39192.60	17796.46			
10	39310.21	16718.13			

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	
A	4°03' 13"	1480.00'	104.71'	52.38'	N 2°28' 23"E	104.69'
B	4°13' 48"	1520.00'	112.22'	56.13'	N 2°23' 06"E	112.19'
C	17°00' 58"	670.00'	198.86'	100.23'	N 4°00' 29"W	198.25'
D	16°19' 56"	630.00'	179.56'	90.40'	N 3°39' 58"W	178.97'
E	42°39' 27"	50.00'	37.23'	19.52'	N 8°48' 46"E	36.37'
F	49°00' 07"	50.00'	42.76'	22.79'	N 36°19' 59"W	41.47'
G	270°56' 32"	50.00'	236.47'	—	—	—

NOTE:

HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

NOTE:

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS.

X-7151	N 40,307.88	W 14,768.16
X-866	N 41,243.33	W 14,670.26

NOTE:

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

8/30/88 DATE

SURVEYORS CERTIFICATE:

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT, AND THE PLAT THEREOF HAS BEEN PREPARED, IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

REG. NO. 8/29/88 DATE
1.3.5702

APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
DIRECTOR 10-19-88 DATE

APPROVED BY BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
DIRECTOR 11-2-88 DATE

APPROVED BY DEPARTMENT OF PUBLIC WORKS
DIRECTOR OF PUBLIC WORKS 11/1/88 DATE

Filed for record
S.M. 59 FOLIO 83
Date NOV 9 1988
Test:
Clerk

OWNER & DEVELOPER

KNOLLCREST FARMS CORPORATION
1927 YORK ROAD
TIMONIUM, MARYLAND, 21093
(301) 561-0370

KNOLLCREST FARMS

3RD ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100' DATE: AUGUST 29, 1988

C PLAT 13.00
DH 1.00
FEE 13.00
22430 COO1 R02 14:45
11/09/88

Protestant's Ex. # 13

JONES FALLS DRAINAGE AREA

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
TOWSON, MARYLAND 21204 BEL AIR, MARYLAND 21014

P.W.A. COMPLETED 38807 SASW
FINAL PLAT CHECKED
PLANNING
P&P ENGINEERING
HOUSE NOS.
ATE PLANNED

COMPUTED BY: W.E. CHECKED BY: W.E./R.B.
DRAWN BY: V.K.L. W.O. NO.: 5812

59/83 13

ABBOTT

ALTIMORE COUNTY
OF PLANNING AND ZONING
TOGRAPHIC MAP

SCALE	LOCATION	SHEE
1" = 200'±	ROCKLAND	N.W. 10-D
DATE OF PHOTOGRAPHY JANUARY 1986		

Protestants Ex. #14

REPARED BY AIR PHOTOGRAPHICS, INC.
ARTINSBURG, W.V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

IN RE: PETITION FOR SPECIAL HEARING
N/S Brickford Lane, E/S Corner Greenspring Avenue
(14 Brickford Lane)
3rd Election District
3rd Councilmanic District

Stephen H. Littman
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-296-SPH

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve an amendment to the Final Development Plan of "Brookwood" to transfer 1.25 acres, more or less, designated as Parcel "A" to Knollcrest Farms; an amendment to the Final Development Plan of "Knollcrest Farms" to add Parcel "A" to Lot 1 thereof; to subdivide Lot 1 into Lots 1A and 1B; and to permit the septic area for Lot 1B to be located in the D.R.-1 zoned portion of the property, all as more particularly described in Petitioner's Exhibit 1.

The Petitioner appeared, testified and was represented by Robert A. Hoffman, Esquire. Also appearing on behalf of the Petition were Thomas J. Hoff, Registered Landscape Architect, and Bernard F. Samon, Real Estate Appraiser. Appearing as Protestants in the matter were Mr. William G. and Caroline Stewart, Dr. Donald and Jacqueline Chambers, and Perry J. Bolton. The Protestants were represented by Stephen J. Nolan, Esquire. Appearing as an expert witness on behalf of the Protestants were William N. Bafitis, Professional Engineer, and Larry Pilson, Supervisor of Land Development, Baltimore County Department of Environmental Protection and Resource Management (DEPREM).

Testimony indicated that the subject property, known as 14 Brickford Lane, also known as Lot 5 of the development known as "Brookwood", consists of 2.85 acres more or less, split zoned D.R. 1 and R.C. 5 and is

ORDER RECEIVED FOR FILING
Date 11/5/90
By [illegible]

- 1 -

presently improved with Petitioner's residence. Dr. Littman testified he purchased the subject property in 1983, and that he was not the first owner. Testimony indicated that Brookwood is a 17-lot subdivision dating back to approximately 1976 and consists of 44.1 acres located just east of Greenspring Avenue with access via Brickford Lane. In 1988, Dr. Littman purchased Lot 1 in the development known as "Knollcrest Farms" which is located just east of Brookwood. Said property is presently unimproved. A portion of Lot 1 of Knollcrest Farms abuts the rear of Lot 5 of Brookwood. Testimony indicated Petitioner purchased the property with the hope of removing 1.7 acres from the rear portion of Lot 5 of Brookwood and adding same to Lot 1 of Knollcrest Farms which originally consisted of 3.1 acres. Dr. Littman testified the additional acreage would provide him with sufficient land to subdivide the property to create two lots which would be known as Lots 1A and 1B of "Knollcrest Farms" as set forth in Petitioner's Exhibit 1, Page 2. Testimony indicated that access to Lot 1B would be via a panhandle drive on Hillstead Drive, through Lot 1A. Dr. Littman testified the septic area for Lot 1B would be located in the D.R. 1 zoned portion of the lot with the proposed dwelling being located in the R.C. 5 zoned portion of the site. Dr. Littman argued the proposed subdivision would not create any detriment to the health, safety or general welfare of the community. Further, it was Dr. Littman's and Mr. Hoff's opinion there is currently sufficient landscaping on Lot 5 around the property line to protect the adjoining property owners to the north, Mr. & Mrs. Stewart, and the property owners to the south, Dr. & Mrs. Chambers. Dr. Littman testified that he would not be developing the subject property until at lenst July 1996 due to covenants placed on Lot 5 that were recorded at the time of development of Brookwood. The covenants do not expire until June

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Date 11/5/90
By [illegible]

- 2 -

or July 1996. He testified that at this time he is not sure whether or not the lots will be developed and sold off or used for his personal residence.

The Protestants called Larry Pilson and William Bafitis to testify on their behalf. Mr. Pilson strongly recommended that Lot 1B, if developed, be connected to the metropolitan sewer system rather than to establish a private sewer reserve area. Mr. Pilson noted the proximity of a stream and well area to the subject property. Mr. Bafitis testified that in his opinion the granting of the amendment would not be in keeping with the spirit and intent of the Final Development Plan of Brookwood and as such, the relief requested should be denied.

Dr. Donald Chambers of 16 Brickford, testified he purchased his property, also known as Lot 6 of Brookwood, in 1977 and was the original owner. He testified that at the time of his purchase, he reviewed the development plan and private covenants for Brookwood and relied upon same. Both Dr. Chambers and Mr. Stewart argued that to permit the proposed transfer would be detrimental to their property potentially both monetarily as well as to their use and enjoyment of their property and not within the spirit and intent of the development plan for Brookwood.

After due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, to permit the request would be inconsistent with the underlying purpose of the development plans which is to "provide for the disclosure of plans to prospective residents and to protect those who have made decisions based on such plans from inappropriate changes therein,..." (see Section 1B01.3 of the B.C.Z.R.), and should therefore be denied. Clearly, the testimony and evidence presented indicated the adjoining property owners purchased their property

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Date 11/5/90
By [illegible]

- 3 -

with the understanding that the 2.85 acres of Brookwood, originally known as Lot 5, were all a part of Brookwood and would be the site of one dwelling. To permit a transfer of a portion of the lot to Knollcrest Farms and the development of the transferred land for a homesite in another development would not meet the spirit and intent of the development plan and the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the Petition for Special Hearing should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of November, 1990 that the Petition for Special Hearing to approve an amendment to the Final Development Plan of "Brookwood" to transfer 1.25 acres, more or less, designated as Parcel "A" to Knollcrest Farms; an amendment to the Final Development Plan of "Knollcrest Farms" to add Parcel "A" to Lot 1 thereof; to subdivide Lot 1 into Lots 1A and 1B; and to permit the septic area for Lot 1B to be located in the D.R.-1 zoned portion of the property, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

ORDER RECEIVED FOR FILING
Date 11/5/90
By [illegible]

- 4 -

Recvd Plats+Forms for 90-296-SPH #152

PETITION FOR SPECIAL HEARING RECEIVED MAY 6 1990

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 an amendment of the Final Development Plan of "Brookwood" to transfer 1.25 acres ± (Parcel "A") to Knollcrest Farms; an amendment of the Final Development Plan of "Knollcrest Farms" to add Parcel "A" to Lot 1 of "Knollcrest Farms" and to subdivide Lot 1 into Lots 1A and 1B; Property is to be posted and advertised as prescribed by Zoning Regulations.

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

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

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Legal Owner(s):

Stephen H. Littman
(Type or Print Name)

Stephen H. Litt
Signature

(Type or Print Name)

Signature

Attorney for Petitioner:

Robert A. Hoffman
(Type or Print Name)

Signature

210 Allegheny Avenue
Address

Towson, Maryland 21204
City and State

Attorney's Telephone No.: 823-4111

14 Brickford Lane 653-2299
Address Phone No.

Pikesville, MD 21208
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Thomas J. Hoff
Name

Hoff & Antonucci, Inc.
1717 York Road Suite 1B 628-9225
Address Phone No.

Lutherville, MD 21093

ORDERED By the Zoning Commissioner of Baltimore County, this 25 day of May, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18 day of July, 1990 at 2 o'clock P.M.

J. Robert Haines

Zoning Commissioner of Baltimore County.

Z.C.O.—No. 1 (over)

ORDER RECEIVED FOR FILING
Date 11/5/90
By [illegible]

HOFF & ANTONUCCI INC.
Land Development Consultants and Landscape Architects
P.O. Box 27402
Towson, MD 21285-7402
301-668-6318
301-665-5529

Revised for 90-296-SPH #152

RECEIVED MAY 6 1990

April 16, 1990

Description of "Knollcrest Farms" to Accompany Petition for Special Hearing

BEGINNING FOR THE SAME at a point on the centerline of Hillstead Drive; said point being located 2,458 feet more of less from the point formed by the intersection of the centerline of Hillstead Drive and Falls Road.
Thence leaving said point of beginning and binding on the North side tract boundary of "Knollcrest Farms" which Plat is recorded among the Land Records of Baltimore County in Platbook S.M. 59, Folio 83,

(1) South 83 degrees 46 minutes 32 seconds West 1,104.85 feet;
(2) South 68 degrees 38 minutes 49 seconds West 371.38 feet;
(3) South 02 degrees 42 minutes 42 seconds East 82.86 feet;
(4) South 68 degrees 39 minutes 35 seconds West 197.73 feet;
(5) South 60 degrees 13 minutes 48 seconds West 271.12 feet;
(6) South 39 degrees 41 minutes 04 seconds West 440.35 feet;
(7) South 54 degrees 53 minutes 56 seconds West 449.21 feet;
(8) South 46 degrees 29 minutes 37 seconds West 551.70 feet;
(9) North 14 degrees 42 minutes 07 seconds West 766.52 feet;
(10) South 55 degrees 16 minutes 13 seconds West 230.00 feet;
(11) North 25 degrees 51 minutes 20 seconds West 320.00 feet;
(12) North 26 degrees 05 minutes 38 seconds East 50.00 feet;
(13) North 86 degrees 22 minutes 54 seconds East 260.85 feet;
(14) South 11 degrees 10 minutes 36 seconds East 8.85 feet;
(15) North 83 degrees 46 minutes 32 seconds East 259.54 feet;
to the point of beginning containing 19.54 acres of land more or less.

Note:
This Description has been prepared for zoning purposes only.

Thomas J. Hoff
ASLA

Philip A. Antonucci
ASLA

STATE OF MARYLAND
THOMAS JOSEPH HOFF
No. 1429
REGISTERED LANDSCAPE ARCHITECT

HOFF & ANTONUCCI INC.
Land Development Consultants and Landscape Architects
P.O. Box 27402
Towson, MD 21285-7402
301-668-6318
301-665-5529

Revised for 90-296-SPH #152

RECEIVED MAY 6 1990

April 16, 1990

Description of "Brookwood" to Accompany Petition for Special Hearing

BEGINNING FOR THE SAME at a point on the East side of Greenspring Avenue; said point being located 280 feet more of less northeasterly from the point formed by the intersection of the centerline of Woodvalley Road and the east side of Greenspring Avenue.
The coordinates of said point of beginning referred to the Baltimore County Survey Control System are North 38,120.83 feet and West 19,600.38 feet; said point of beginning also being the Southeasternmost corner of Lot No. 16 as shown on a Plat entitled "Brookwood" which Plat is recorded among the Land Records of Baltimore County in Platbook E.H.K. Jr. 39, Folio 104; thence leaving said point of beginning and binding on the East side of Greenspring Avenue as shown on said Plat,

(1) North 00 degrees 33 minutes 57 seconds West 579.09 feet; thence continuing to bind on the East side of Greenspring Avenue,
(2) by a curve to the left having a radius of 4540.00 feet and a length of 203.31 feet; thence leaving the East side of Greenspring Avenue the twenty following courses,
(1) South 61 degrees 57 minutes 14 seconds East 206.09 feet;
(2) North 88 degrees 53 minutes 21 seconds East 406.97 feet;
(3) North 72 degrees 08 minutes 09 seconds East 157.44 feet;
(4) South 01 degrees 54 minutes 33 seconds East 190.00 feet to a point on the North side of Brickford Lane; thence binding on the North side of Brickford Lane,
(5) North 88 degrees 05 minutes 27 seconds East 377.07 feet;
(6) by a curve to the right having a radius of 50.00 feet and a length of 24.87 feet; thence leaving the North side of Brickford Lane,
(7) North 39 degrees 31 minutes 25 seconds East 56.47 feet;
(8) North 03 degrees 40 minutes 20 seconds West 888.65 feet;

Thomas J. Hoff
ASLA

Philip A. Antonucci
ASLA

Page 1 of 2

90-296-SPH

April 16, 1990
Description of "Brookwood" to Accompany Petition for Special Hearing
Page Two

(9) South 89 degrees 42 minutes 11 seconds East 317.00 feet;
(10) South 11 degrees 57 minutes 47 seconds East 671.09 feet;
(11) South 86 degrees 22 minutes 54 seconds West 260.85 feet;
(12) South 26 degrees 05 minutes 38 seconds West 50.00 feet;
(13) South 25 degrees 51 minutes 20 seconds East 320.00 feet;
(14) North 55 degrees 16 minutes 13 seconds East 230.00 feet;
(15) South 14 degrees 43 minutes 24 seconds East 766.57 feet to the Northwest side of the Baltimore Beltway; thence binding on the Northwest side of the Baltimore Beltway,
(16) South 46 degrees 26 minutes 52 seconds West 18.87 feet;
(17) South 44 degrees 43 minutes 11 seconds West 290.39 feet;
(18) South 49 degrees 02 minutes 20 seconds West 96.07 feet; thence leaving the Northwest side of the Baltimore Beltway,
(19) North 82 degrees 43 minutes 21 seconds West 1333.34 feet;
(20) North 80 degrees 43 minutes 21 seconds West 153.50 feet; to the point of beginning containing 42.4 acres of land more or less.

Note:
This Description has been prepared for zoning purposes only.

STATE OF MARYLAND
THOMAS JOSEPH HOFF
No. 1429
REGISTERED LANDSCAPE ARCHITECT

Page 2 of 2

HOFF & ANTONUCCI INC.
Land Development Consultants and Landscape Architects
P.O. Box 27402
Towson, MD 21285-7402
301-668-5518
301-665-5529

Thomas J. Hoff ASLA
Philip A. Antonucci ASLA

152
90-296-SPH

October 30, 1989

Description to Accompany Petition for Special Hearing

14 Brickford Lane
Third Election District
Baltimore County, Maryland

BEGINNING FOR THE SAME at a point on the East side of Greenspring Avenue; said point being located 280 ± feet more or less northeasterly from the point formed by the intersection of the centerline of Woodvalley Road and the East side of Greenspring Avenue.
The coordinates of said point of beginning referred to the Baltimore County Survey Control System are North 38,120.83 feet and West 19,600.38 feet; said point of beginning also being the Southeasternmost corner of Lot No. 16 as shown on a Plat entitled "Brookwood" which Plat is recorded among the Land Records of Baltimore County in Platbook E.H.K. Jr. 39, Folio 104; thence leaving said point of beginning and binding on the East side of Greenspring Avenue as shown on said Plat,

(1) North 00 degrees 33 minutes 57 seconds West 579.09 feet; thence continuing to bind on the East side of Greenspring Avenue,
(2) by a curve to the left having a radius of 4540.00 feet and a length of 203.31 feet; thence leaving the East side of Greenspring Avenue the sixteen following courses,
(1) South 51 degrees 57 minutes 14 seconds East 206.09 feet;
(2) North 88 degrees 53 minutes 25 seconds East 406.97 feet;
(3) North 12 degrees 08 minutes 59 seconds East 157.44 feet;
(4) South 01 degrees 54 minutes 33 seconds East 190.00 feet to a point on the North side of Brickford Lane; thence binding on the North side of Brickford Lane,
(5) North 88 degrees 05 minutes 27 seconds East 377.07 feet;
(6) by a curve to the right having a radius of 50.00 feet and a length of 24.87 feet; thence leaving the North side of Brickford Lane,
(7) North 39 degrees 31 minutes 25 seconds East 56.47 feet;
(8) North 03 degrees 40 minutes 20 seconds West 888.65 feet;

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-296-SPH

District 3rd
Date of Posting August 2, 1990
Posted for: Special Hearing
Petitioner: Stephen H. Littman
Location of property: Lower E/S Greenspring Avenue, 14' S Brickford Lane (14 Brickford Lane)
Location of Signs: At entrance to 14 Brickford Lane
Remarks:
Posted by S. J. Gratis (Signature)
Number of Signs: 1
Date of return: August 24, 1990

September 10, 1990

Mr. J. Robert Haines
Zoning Commissioner for
Baltimore County
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case No. 90 296 SPH

Dear Mr. Haines:

In reference to the above noted case, I would like to register the strongest possible opposition to the proposed subdivision plan of Dr. Littman. We have lived at 15 Brickford Lane, 3 lots removed from Dr. Littman's, since 1985 and purchased our property because of the large lot size, rural character of the neighborhood, and our original and long-standing belief that the covenants protected the community from any further development and subdivision.

I firmly believe that if the County were to grant the exception that it would adversely effect the character of our neighborhood and the value of our property.

Sincerely yours,

James Crystal

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

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

July 13, 1990

NOTICE OF REASSIGNMENT

CASE NUMBER(S): 90-296-SPH
PETITIONER(S): Stephen H. Littman
LOCATION: 14 Brickford Lane

THE ABOVE MATTER HAS BEEN REASSIGNED. HEARING WILL NOW TAKE PLACE AS FOLLOWS:

TUESDAY, SEPTEMBER 11,1990 at 2:00 p.m.

IN THE BALTIMORE COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, ROOM 106, TOWSON, MARYLAND 21204.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY

JRH:gs
cc: Robert A. Hoffman, Esq.
Douglas L. Burgess, Esq.
Stephen H. Littman

Better call Bill Jase
See me

VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

BALTIMORE, MD
WASHINGTON, D.C.
MCLEAN, VA
ROCKVILLE, MD
BEL AIR, MD

210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517
(301) 494-6211
FAX (301) 821-0147

RICHARD M. VENABLE (1904-1990)
EDWIN G. BAETJER (1909-1990)
CHARLES MCH. HOWARD (1870-1964)

WRITER'S DIRECT NUMBER

July 2, 1990

HAND-DELIVERY

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
401 Bosley Avenue
Towson, Maryland 21204

Re: Stephen H. Littman
Petition for Special Hearing
Case No. 90-296-SPH

Dear Mr. Haines:

Referring to correspondence from Doug Burgess dated June 27, 1990 he accurately states that the current position of the Petitioner in this referenced case is to oppose the report for postponement. Because Dr. Littman is out of town at this time and knowing that he is anxious to proceed with this case as expeditiously as possible, I cannot support any request for postponement or continuance of the case at this time.

Very truly yours,

Robert A. Hoffman

RAH/jhr
cc: Douglas L. Burgess
Dr. Stephen H. Littman

RECEIVED
JUL 3 1990
ZONING OFFICE

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
Case number: 90-296-SPH
Corner S/S Greenspring Avenue, N/S Brickford Lane
14 Brickford Lane
3rd Election District
3rd Councilmanic
Petitioner(s): Stephen H. Littman
Hearing Date: Wednesday, July 18, 1990 at 2:00 p.m.

Special Hearing: An amendment to the Final Development Plan of "Brookwood" to transfer 1.25 acres ± (Parcel A) to "Knollcrest Farms"; an amendment of the Final Development Plan of "Knollcrest Farms" to add Parcel A to Lot 1 of the Knollcrest Farms and to subdivide Lot 1 into Lots 1A and 1B; and to permit a septic area for Lot 1B Knollcrest Farms to be located in the DR-1 zone.

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
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 28, 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 June 21, 1990

THE JEFFERSONIAN,

S. Zeke Orlinsky
Publisher

$96.55
$96.56

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
Case number: 90-296-SPH
Corner S/S Greenspring Avenue, N/S Brickford Lane
14 Brickford Lane
3rd Election District
3rd Councilmanic
Petitioner(s): Stephen H. Littman
Hearing Date: Wednesday, July 18, 1990 at 2:00 p.m.

Special Hearing: An amendment to the Final Development Plan of "Brookwood" to transfer 1.25 acres ± (Parcel A) to "Knollcrest Farms"; an amendment of the Final Development Plan of "Knollcrest Farms" to add Parcel A to Lot 1 of the Knollcrest Farms and to subdivide Lot 1 into Lots 1A and 1B; and to permit a septic area for Lot 1B Knollcrest Farms to be located in the DR-1 zone.

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
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 28, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive weeks, the first publication appearing on June 21, 1990

OWINGS MILLS TIMES,

S. Zeke Orlinsky
Publisher

PO 105522

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

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

July 7, 1990

Douglas L. Burgess, Esq.
Nolan, Plumhoff & Williams
Suite 700, Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204-5340

Re: Case Number: 90-296--SPH
Petitioner(s): Stephen H. Littman

Dear Mr. Burgess:

Pursuant to your request dated June 27, 1990, the July 18, 1990 hearing of the above captioned matter has been postponed.

I would ask that before contacting me, you work with Mr. Hoffman regarding an agreed date on which to reset the matter.

Thank you for your anticipated cooperation.

Very truly yours,

W. C. Stephens
(301) 887-3391

cc: Robert A. Hoffman, Esq.

Continuance granted 7/18/90 per phone conversation with Doug Burgess

NEWTON A. WILLIAMS
WILLIAM H. NESSON, JR.*
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT E. CAHILL, SR.
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
LOUIS G. CLOSE, III
E. BRUCE JONES**
KERA L. KOSTUN
GREGORY J. JONES

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(301) 823-7800
TELEFAX (301) 296-2765

J. EARLE PLUMHOFF
(1940-1988)
JAMES D. NOLAN
(RETIRED 1990)
OF COUNSEL
RALPH E. DEITZ

9026 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 922-2121

WRITER'S DIRECT DIAL
823 - 7857

June 27, 1990

HAND DELIVERY

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Courts Building
401 Bosley Avenue
Towson, Maryland 21204

RECEIVED
JUN 28 1990
ZONING OFFICE

RE: Stephen H. Littman
Petition for Special Hearing
Case No. 90-296-SPH

Dear Mr. Haines:

I represent the protestants in this matter, Mr. and Mrs. William G. Stewart. Please accept this letter as a request for postponement in the above-captioned matter, currently scheduled for July 18, 1990 at 2:00 p.m. I was at the site on June 26, 1990, and it had not yet been posted.

The reason for the request is as follows. Mr. Stewart is scheduled to be out of town on business on July 18, 1990 and will not be available to testify on that day. Mr. Stewart's property directly adjoins and abuts the proposed subdivided and newly created lot, and thus, it is extremely important that he have an opportunity to appear and testify on that day. There have been no previous requests for continuance by the Protestants in this case.

I have spoken to Mr. Hoffman about my request, and he objects to the same.

If you would be so kind as to grant a continuance I would be happy to take the lead in coordinating schedules between parties, counsel and your office.

Thank you for your attention to this matter.

Very truly yours,

Douglas L. Burgess

DLB/caw
cc: Mr. William G. Stewart (mail)
Robert A. Hoffman, Esquire (hand delivery)

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 7/3/90

Stephen H. Littman
14 Brickford Lane
Pikesville, MD 21208

Re: Petition for Special Hearing
CASE NUMBER: 90-296-SPH
Corner E/S Greenspring Avenue, N/S Brickford Lane
14 Brickford Lane
3rd Election District - 3rd Councilmanic
Petitioner(s): Stephen H. Littman
HEARING: WEDNESDAY, JULY 18, 1990 at 2:00 p.m.

Dear Petitioner:

Please be advised that $121.56 is due for advertising and posting of the above captioned property.

...AND THE ZONING SIGN & POST SET(S) ...ERSIE

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Accounts R-001-6150

Number No. 3984

Date ...es before your hearing is scheduled to begin.

...advised that should you fail to return the s... 90-296 ...there will be an additional ... added to the above ... not returned.

11/26/90

M9100467

PUBLIC HEARING FEES QUANTITY PRICE

080 -POSTING SIGNS / ADVERTISING 1 X $243.06

LAST NAME OF OWNER: LITTMAN TOTAL: $243.06

Cashier Validation: 04A04#0030MICHRC $243.06
BA C003:18PM11-28-90

Please make checks payable to: Baltimore County NEXT BUSINESS DAY

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

J. Robert Haines
Zoning Commissioner

May 29, 1990

Dennis F. Rasmussen
County Executive

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
CASE NUMBER: 90-296-SPH
Corner E/S Greenspring Avenue, N/S Brickford Lane
14 Brickford Lane
3rd Election District - 3rd Councilmanic
Petitioner(s): Stephen H. Littman
HEARING: WEDNESDAY, JULY 18, 1990 at 2:00 p.m.

Special Hearing: An amendment to the Final Development Plan of "Brookwood" to transfer 1.25 acrest (Parcel A) to Knollcrest Farms; an amendment of the Final Development Plan of "Knollcrest Farms" to add Parcel A to Lot 1 of the Knollcrest Farms and to subdivide Lot 1 into Lots 1A and 1B and to permit the septic area for Lot 1B Knollcrest Farms to be located in the DR-1 zone.

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 of
Baltimore County

cc: Stephen H. Littman
Robert A. Hoffman, Esq.
Thomas J. Hoff

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

J. Robert Haines
Zoning Commissioner

May 7, 1990

Dennis F. Rasmussen
County Executive

Robet A. Hoffman, Esq.
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21285-5517

Re: Case Numbers: 90-296-SPH
Petitioner: Stephen Littman
Location: 14 Brickford Lane

Dear Mr. Hoffman:

Attached please find a copy of my correspondence dated March 14, 1990, with notes dated 3/20/90 and 4/10/90, outlaying the history of the above captioned matter.

Please be advised that if this office is not in receipt of the revised plans, this matter will be dismissed with prejudice on June 20, 1990.

Your anticipated cooperation is appreicated.

Very truly yours,

G. G. Stephens
(301) 887-3391

File Copy

March 14, 1990

Robert A. Hoffman, Esq.
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21285-5517

Re: Case Number: 90-296-SPH
Petitioner: Stephen Littman

Dear Mr. Hoffman:

Pursuant to your letter of January 22, 1990, revisions related to the above captioned matter would be submitted to this office on or before February 6, 1990.

I would appreciate a short note from you indicating the present status of this matter.

Thank you for your cooperation.

Very truly yours,

Gwendolyn Stephens
(301) 887-3391

3/20/90 - Rob stopped by my desk - Not ready to go forward yet. ff

4/10/90 - Bill came in with revisions. They were reviewed and rejected by Trish. Hoffman's office will make necessary changes. ff

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

J. Robert Haines
Zoning Commissioner

DATE 1-5-90

Dennis F. Rasmussen
County Executive

Stephen H. Littman
*4 Brickford Lane
Pikesville, Maryland 21208

Re: Petition for Special Hearing
CASE NUMBER: 90-296-SPH
Corner E/S Greenspring Avenue, N/S Brickford Lane
14 Brickford Lane
3rd Election District - 3rd Councilmanic
Petitioner(s): Stephen H. Littman
HEARING: THURSDAY, JANUARY 25, 1990 at 9:30 a.m.

Dear Mr. Littman:

Please be advised that $ 119.56 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.

Be advised that should you fail to return the sign & post set(s), there will be an additional $50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER

cc: File

NOTE: (IF "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the Hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)

47.28

CERTIFICATE OF PUBLICATION

TOWSON, MD., Jan 2 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 Dec 28, 1989

THE JEFFERSONIAN,

S. Zeke Orlan

Publisher

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
CASE NUMBER: 90-296-SPH
Corner E/S Greenspring Avenue, N/S Brickford Lane
14 Brickford Lane
3rd Election District - 3rd Councilmanic
Petitioner(s): Stephen H. Littman
Hearing Date: Thursday, Jan. 25, 1990 at 9:30 a.m.

Special Hearing: To amend the Final Development Plan of Brookwood; To Subdivide Lot 1 into 2 lots (SA & SB) and to permit the septic area for Lot 6B to be in the DR1 zone.

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.

NOTE: IF "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the Hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

12/283 December 28

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-296-SPH

District 3rd Date of Posting January 3, 1990

Posted for: Special Hearing

Petitioner: Stephen H. Littman

Location of property: E/S Greenspring Avenue, N/S Brickford Lane, 14 Brickford Lane

Location of Signs: N/S of Brickford Lane, at entrance to 14 Brickford Lane

Remarks:

Posted by R. J. Arata (Signature) Date of return: January 5, 1990

Number of Signs: 1

VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

BALTIMORE, MD
WASHINGTON, D.C.
MCLEAN, VA
ROCKVILLE, MD
BEL AIR, MD

RICHARD D. VENABLE (1918-1990)
EDWIN B. BAETJER (1920-1987)
CHARLES BOB. HOWARD (1879-1965)

210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517
(301) 494-6211
FAX (301) 821-0147

WRITER'S DIRECT NUMBER IS

301-494-9162

January 22, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Special Hearing to Amend Final Development Plan of Brookwood
Case No.: 90-296-SPH
Stephen Littman, Petitioner

Dear Mr. Haines:

The referenced case is set in for hearing on the 25th of January at 9:30 a.m. Unfortunately, the Petitions and Plats must be substantially amended before this hearing may proceed.

Therefore, it is respectfully requested that this case be continued. The petitions and plats will be revised and submitted with the appropriate revision fee within the next two weeks.

Yours truly,

Robert A. Hoffman

RAH:cns

cc: Stephen Littman
Thomas Hoff
Steven Nolan, Esquire

RECEIVED
JAN 24 1990
ZONING OFFICE

00 1/25/90
No show cause is set after filing of amended Petitions - May be heard by either ZC or DZC

Lot 5 (B) - Parcel A - 1.25 acre from Brookwood to DR/RC5 Lot - OK for Knollcrest Density since both portions are less than 1 acre. SPH? - w addition & rest of petition

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

J. Robert Haines
Zoning Commissioner

December 12, 1989

Dennis F. Rasmussen
County Executive

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: 90-296-SPH
Corner E/S Greenspring Avenue, N/S Brickford Lane
14 Brickford Lane
3rd Election District - 3rd Councilmanic
Petitioner(s): Stephen H. Littman
HEARING: THURSDAY, JANUARY 25, 1990 at 9:30 a.m.

Special Hearing: To amend the Final Development Plan of "Brickwood" To subdivide Lot 5 into 2 lots (5A & 5B) and to allow the septic area for Lot 5A to be in the DR.1 zone.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Comissioner 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.

NOTE:
(IF "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the Hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Stephen H. Littman
Thomas J. Hoff
File

APPEAL

Petition for Special Hearing
N/S Brickford Lane, E/S Corner Greenspring Avenue
(14 Brickford Lane)
3rd Election District - 3rd Councilmanic District
STEPHEN H. LITTMAN - Petitioner
Case No. 90-296-SPH

Petition for Special Hearing

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel (None submitted)

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Petitioner's Exhibits:
1. Plan of Brookwood (Page 1) and Plan of Knollcrest Farms (Page 2)
2. Photographs of site (A - J)
3. Additional photographs of site (A-N)
4. Additional photographs of site (A-C)
5. Resume of Thomas J. Hoff, Architect
6. Qualifications of Bernard Somon, Appraiser
7. Schematic drawing, Lots 1B and Lot 4
8. Memo from P. D. Fields dated 4/24/90

Protestant's Exhibits:
1. DEPRM comments
2. No Exhibit marked "2" in file
3. RSD-5 and RSD-6 policy regulations
4. Copy of Balto. Co. Sewer Plan Map Index
4. Photographic Map of property
5. Photographs of site (5)
6. Declaration of Restrictions
7. Photographs of site
8. Photo Exhibits A, B and C
9. Photographs of site

Deputy Zoning Commissioner's Order dated November 28, 1990 (Denied)

Notice of Appeal received December 21, 1990 from Lawrence E. Schmidt, Attorney on behalf of the Petitioner.

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

J. Robert Haines
Zoning Commissioner

November 28, 1990

Dennis F. Rasmussen
County Executive

Robert A. Hoffman, Esquire
210 Allegheny Avenue, Suite 700
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
N/S Brickford Lane, E/S Corner Greenspring Avenue
(14 Brickford Lane)
3rd Election District - 3rd Councilmanic District
Stephen H. Littman - Petitioner
Case No. 90-296-SPH

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Stephen J. Nolan, Esquire
210 W. Pennsylvania Avenue, Suite 700, Towson, Md. 21204

Mr. & Mrs. William G. Stewart
Box 159, Stevenson, Md. 21153

Dr. & Mrs. Donald Chambers
16 Brickford Lane, Pikesville, Md. 21208

Mr. Perry J. Bolton
P.O. Box 136, Brooklandville, Md. 21022

People's Counsel
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

Your petition has been received and accepted for filing this
15th day of November, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Stephen J. Littman, et ux

Petitioner's Attorney:

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

January 28, 1991

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Special Hearing
N/S Brickford Lane, E/S Corner Greenspring Avenue
(14 Brickford Lane)
3rd Election District, 3rd Councilmanic District
STEPHEN H. Littman - Petitioner
Case No. 90-296-SPH

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on December 21, 1990 by Lawrence E. Schmidt, Attorney on behalf of the Petitioner. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: Stephen H. Littman, 14 Brickford Lane, Pikesville, MD 21208

Lawrence E. Schmidt, Esquire - White, Page & Lentz
606 Baltimore Avenue, Suite 301, Towson, MD 21204

Robert A. Hoffman, Esquire
210 Allegheny Avenue, Towson, MD 21204

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150

receipt
№ 2396

Date: 3/06/90

Number:

REVISED PUBLIC HEARING FEES	QTY	PRICE
110 -REVISIONS (ALL OTHERS)	1 X	$75.00
LAST NAME OF OWNER: LITTMAN	TOTAL:	$75.00

WHITE, PAGE & LENTZ
ATTORNEYS AT LAW
606 BALTIMORE AVENUE
SUITE 301
TOWSON, MARYLAND 21204
(301) 823-3300
FAX (301) 494-1960

LAWRENCE E. SCHMIDT

GEORGE M. WHITE
1908-1952
WILLIAM LENTZ
1932-1963
CHARLES O. PAGE
1902-1985

December 19, 1990

Baltimore County Government's
Office of the Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Petition for Special Hearing
N/S Brickford Lane, E/S Corner Greenspring Avenue
(14) Brickford Lane)
3rd Election District - 3rd Councilmanic District
Stephen H. Littman - Petitioner
Case No. 90-296-SPH

Dear Sir or Madam:

Kindly accept this letter as an appeal by Stephen H. Littman of the decision of the Deputy Zoning Commissioner of Baltimore County in the above referenced case. The decision which is being appealed is the Order signed by Deputy Zoning Commissioner Nastarowicz on November 28, 1990 for the above referenced Petition. Kindly enter this appeal with the County Board of Appeals of Baltimore County.

Very truly yours,

Lawrence E. Schmidt

LES/dps
cc: Stephen H. Littman, D.D.S.
Stephen J. Nolan, Esquire

RECEIVED
DEC 21 1990
ZONING OFFICE

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-296-SPH

District: 3rd
Date of Posting: June 27, 1990
Posted for: Special Hearing
Petitioner: Stephen H. Littman
Location of property: Corner E/S Greenspring Avenue N/S Brickford Lane 14 Brickford Lane
Location of Signs: At entrance to 14 Brickford Lane
Remarks:
Posted by: L. J. Arata (Signature)
Date of return: June 29, 1990
Number of Signs: 1

Sign Pulled on 7/7/90

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Council Chairman William A. Howard Date: January 31, 1992

FROM: Arnold Jablon

RE: Community/Councilmanic Meeting

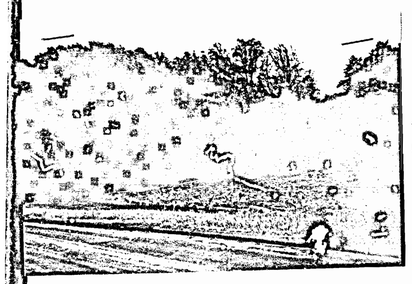
As an on-going effort to keep you informed of the day to day activities of the Office of Zoning Administration and Development Management, on April 1, 1992 at 7:30 p.m., Zoning Coordinator James H. Thompson will be addressing the Baldwin Choice Community Association at Our Lady of Victory Church, Hindley Hall, 4416 Wilkens Avenue.

The issues that Mr. Thompson will address relate to the following:

1. Overview of the Zoning Office
2. Enforcement Process
3. Ways to lodge a complaint
4. Citizen Awareness and Involvement
5. Typical violations in both the residential commercial zones

JHT:ljs

PETITIONER(S) EXHIBIT (4)



A



B

PETITIONER(S) EXHIBIT (4)



C

Petitioner's #8

As a member of the seventeen homes of the Brookwood Development, I wish to notify the County Board of Appeals of Baltimore County that I have NO objections to the petition of Dr. Stephen Littman. I am aware of the facts in this case regarding the subdivision of Brookwood lot 5 into two separate lots with the transfer of land from Knollcrest Farms lot 1 off of Hillstead Drive. Furthermore I understand the petition's request to permit the placement of a septic area in the D.R.- 1 zoned portion of the property.

I further recognize that Dr. Littman intends to fully honor the restrictive covenants preventing any construction until after July 1, 1996.

Dr. Littman and his family have been considerate and respectful neighbors.

1. Windy Manno-Wolock 15 Brickford Lane
2. [illegible] 15 Brickford Lane
3. Deborah Ukranec 1 Ice Pond Court
4. Maureen Paul 17 Brickford Lane
5. Stephen W. Paul 17 Brickford Lane
6. [illegible] 4 Ice Pond Ct.
7. [illegible] 4 Ice Pond Ct.
8. William Averill 4 Brickford Lane
9. [illegible] 6 Brickford Lane
10. Mary Lee Thomas & 6 Brickford Ln.
11. John Shapiro 2 BRICKFORD LANE
12. Shelley Fortner 6 Ice Pond Ct.
13. [illegible] 5 ICE POND COURT
14. [illegible] 2 Ice Pond Ct.

Petitioner Ex. 5

LIBER 5728 PAGE 572

THIS DECLARATION OF RESTRICTIONS, Made this 24th day of February, 1977 by and between BROOKWOOD JOINT VENTURE, a Maryland Partnership, hereinafter known as Declarant, party of the first part and WILLIAM GORMAN STEWART and CAROLINE RINEHART STEWART, his wife, party of the second part; and ARLINGTON FEDERAL SAVINGS AND LOAN ASSOCIATION, party of the third part; and RONALD P. FISH and FRED WOLF III, Trustees, party of the fourth part.

WHEREAS the Declarant is a developer of Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 as shown on a Plat entitled "BROOKWOOD", which Plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K.,Jr. 39, folio 104 , and

WHEREAS the Declarant, for the purposes of creating and maintaining a general scheme of development, desires that the aforesaid lots be subject to the convenants and conditions and restrictions hereinafter set forth, and

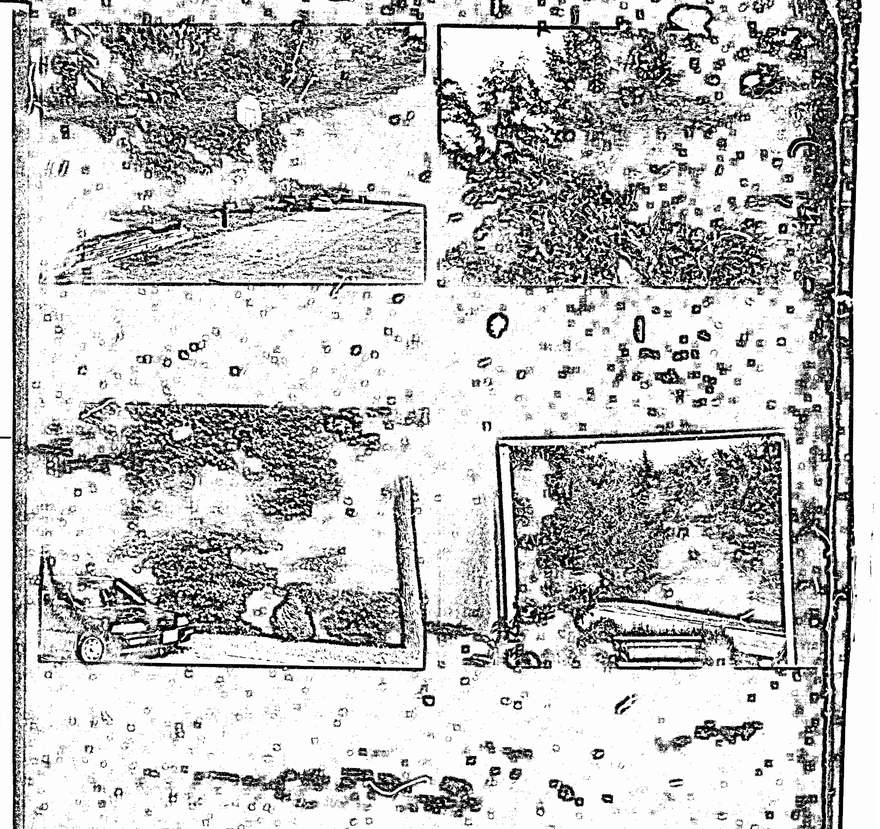
WHEREAS by Deed dated August 2, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5661, folio 277, the party of the first part did grant and convey unto the party of the second part Lot No. 4 as shown on the aforesaid Plat without imposing any restrictions thereon, and

WHEREAS it was the intention of the Declarant that all lots in said subdivision would be subject to the legal operation of said restrictive convenants, and

WHEREAS the parties of the second part are willing to the imposition of said restrictive covenants on their lot.

NOW, THEREFORE, the Declarant for itself, its successors and assigns, horeby declares that all the aforesaid lots shall be subject to the covenants, restrictions, conditions and reservations hereinafter set forth.

1. Lots as shown on the aforesaid plats of BROOKWOOD shall be used for private residential purposes only and no dwelling shall be erected, altered, placed or permitted to remain on any lot other than one detached dwelling not to exceed two and one half stories in height, said dwelling designed for single family occupancy. Single family occupancy shall not be construed to prevent the erection of a dwelling with an attached apartment or living area for use by member or members of the owner's family. Nothing herein contained shall provent the use of part of a lot as a right of way for use by other lots within the subdivision.



Baltimore County
Planning Board
Towson, Maryland 21204
(301) 887-3211

Dennis F. Rasmussen
County Executive

J. Robert Haines
TO: Zoning Commissioner

DATE: April 24, 1990

P. David Fields, Secretary
FROM: To the Planning Board

SUBJECT: Amended Final Development Plans - "Brookwood" and "Knollcrest Farms"

Pursuant to Section 1B01.3A.7.b.i of the Baltimore County Zoning Regulations, the proposed complementary amendments to the Final Development Plans of "Brookwood" and "Knollcrest Farms" were approved by the Baltimore County Planning Board at its meeting on April 19, 1990, and may now proceed to the special exception hearing.

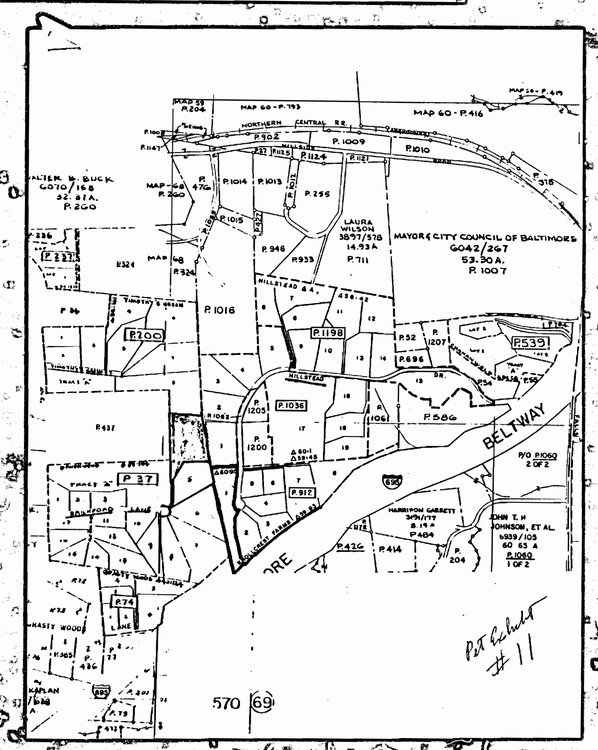
P. David Fields

PDF/TD/prh

cc: Frank Fisher
Thomas J. Hoff, ASLA

PETITIONER'S EXHIBIT 8

RECEIVED MAY 1 1990



Petitioner Ex. #11

3777s:5
LFH/tlf
07/05/88

KNOLLCREST FARMS

CONTRACT OF SALE

THIS CONTRACT OF SALE ("Contract") is made between KNOLLCREST FARMS CORPORATION, a Maryland corporation (the "Seller") and Stephen H. Littman (the "Buyer"), whose address is 14 Brickford Lane Baltimore, MD 21208.

Explanatory Statement

A. Seller is the owner of all that tract of land containing approximately 17.119 acres situate in Baltimore County, Maryland, and being particularly described in that Deed dated February 16, 1988, and recorded among the Land Records of Baltimore County, Maryland, in Liber SM No. 7794, folio 079 (the "Property").

B. Seller intends to subdivide the Property into separate building lots to be known as the residential community of "Knollcrest Farms", generally in accordance with a plan of subdivision shown on Exhibit "A" to this Contract (the "Preliminary Plan"). The Property, as subdivided or proposed to be subdivided by Seller is also referred to in this Contract as the "Subdivision".

C. Buyer desires to purchase Lot No. 1 as shown on the Preliminary Plan, also known as No. 2115 Hillstead Drive (the "Lot") from Seller and Seller has agreed to sell and convey the Lot to Buyer upon the terms and conditions set forth in this Contract.

D. The effective date of this Contract (the "Effective Date") is the latest date set forth opposite the signatures of Buyer and Seller on Page 11 of this Contract.

Contract

1. Sale of Property. Seller hereby sells the Lot to Buyer, and Buyer hereby purchases the Lot from Seller, in fee simple.

2. Purchase Price, Well Fee and Payment Thereof.

2.1 Purchase Price. The purchase price for the Lot is Two hundred thirty-five thousand Dollars ($235,000).

2.2 Payment of the Purchase Price. The purchase price for the Lot shall be payable as follows:

2.2.1 Deposit at Signing. At the time of execution, a deposit (the "Deposit") of Five thousand Dollars ($5,000) has been paid in cash by Buyer to Seller.

2.2.2 Application of Deposit; Balance of Purchase Price. The Deposit shall be applied on account of the purchase price at Closing (hereafter

Petitioner Ex. #12

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 17, 1990

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

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Stephen H. Littman
14 Brickford Lane
Pikesville, MD 21208

RE: Item No. 152, Case No. 90-296-SPH
Petitioner: Stephen H. Littman
Petition for Special Hearing

Dear Mr. Littman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Thomas J. Hoff
Hoff & Antonucci, Inc.
1717 York Road, Suite 1B
Luthervilla, MD 21093

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: December 19, 1989
Zoning Commissioner

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

Stephen H. Littman, Item 152
SUBJECT: Zoning Petition No. 90-296

DEC 27 1989

The Petitioner requests a Special Hearing to amend the final development plan of Brookwood; and to subdivide Lot 5 into 2 lots (5A and 5B) and to allow the septic area for Lot 5B to be in the DR-1 zone.

In reference to the Petitioner's request, staff offers the following comments:

The plat submitted with this request indicates a panhandle and a 30 ft. ingress and egress easement for Lot 5B. The easement and the panhandle exist in the Knollcrest Farms development. If the access for Lot B is not reflected on the final development plan for Knollcrest Farms, an amendment will be required.

Based upon an analysis of the information provided, staff recommends that the Petitioner's request be granted.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

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

Paul H. Reincke
Chief

DECEMBER 1, 1989

Dennis F. Rasmussen
County Executive

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

RE: Property Owner: STEPHEN H. LITTMAN

Location: #14 BRICKFORD LANE

Item No.: 152 Zoning Agenda: NOVEMBER 14, 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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. PANHANDLE ROAD LEADING TO LOTS 5A AND 5B SHALL BE 16 FEET IN WIDTH AND SUPPORT 50,000 LB. FIRE APPARATUS.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: ~~Capt. Jim Trout~~ Lt. Ed Kelly 12/1/89 Noted and Approved
Planning Group
Special Inspection Division

Capt. Wm. Bradshaw
Fire Prevention Bureau

JK/KEK

DEC 05 1989

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: December 19, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for November 14, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items ~~1~~ 150, 153, 154, 155, 156, 158 and 159.

For Item 151, the creation of this lot leaves the 4.939 acre parcel without frontage. Plat 44/08 had previously eliminated frontage of lots east of the panhandle. It appears that a subdivision plat should be prepared for any subsequent division of this tract.

For Item ~~152~~ record plat 60/95 identifies Hillside Drive as Hillstead Drive.

Robert W. Bowling

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

RWB:s

DEC 27 1989

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

11/16/89
Date

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

Zoning Item # 152, Zoning Advisory Committee Meeting of November 14, 1989
Property Owner: Stephen H. Littman
Location: 14 Brickford Lane District: 3
Water Supply: private Sewage Disposal: metro
COMMENTS ARE AS FOLLOWS:

( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.

( ) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.

( ) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

( ) A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.

( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.

( ) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestoes, 887-3775.

( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.

( ) Soil percolation tests, have been ___, must be ___, conducted.
( ) The results are valid until
( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.

(✓) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
( ) shall be valid until ___.
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

(✓) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.

(✓) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

Others This office recommends extension of metro sewer to serve proposed lot 5B in lieu of establishment of private septic reserve area. For further information contact Mr. Larry Pilson at 887-2762.

Nov 5, 1990

BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

PETITIONER'S EXHIBITS
Case No. 90-296-SPH

Petitioner's Exhibit 1: First Amended Final Development Plan of Brookwood (Page 1)

Petitioner's Exhibit 1: Second Amended Final Development Plan of Knollcrest Farms (Page 2)

Petitioner's Exhibit 2: Photographs of site (Pictures A - J)

Petitioner's Exhibit 3: Additional photographs of site (Pictures A - N)

Petitioner's Exhibit 4: Additional photographs of site (Pictures A - C)

Petitioner's Exhibit 5: Resume of Thomas J. Hoff, Architect

Petitioner's Exhibit 6: Qualifications of Bernard F. Semon, Appraiser

Petitioner's Exhibit 7: Schematic drawing, Typical Section through Lot 1B and Lot 4

Petitioner's Exhibit 8: Inter-office memorandum from P. David Fields to J. Robert Haines dated April 24, 1990

PROTESTANT'S EXHIBITS
Case No. 90-269-SPH

Protestant's Exhibit 1: DEPREM, Bureau of Water Quality comments dated November 16, 1989

Protestant's Exhibit 2:

Protestant's Exhibit 3: Copies of Zoning Policy Manual - Residential, RSD-5 and RSD-6 regulations

Protestant's Exhibit 4: Copy of Baltimore County Sewer Plan Map Index with attachments

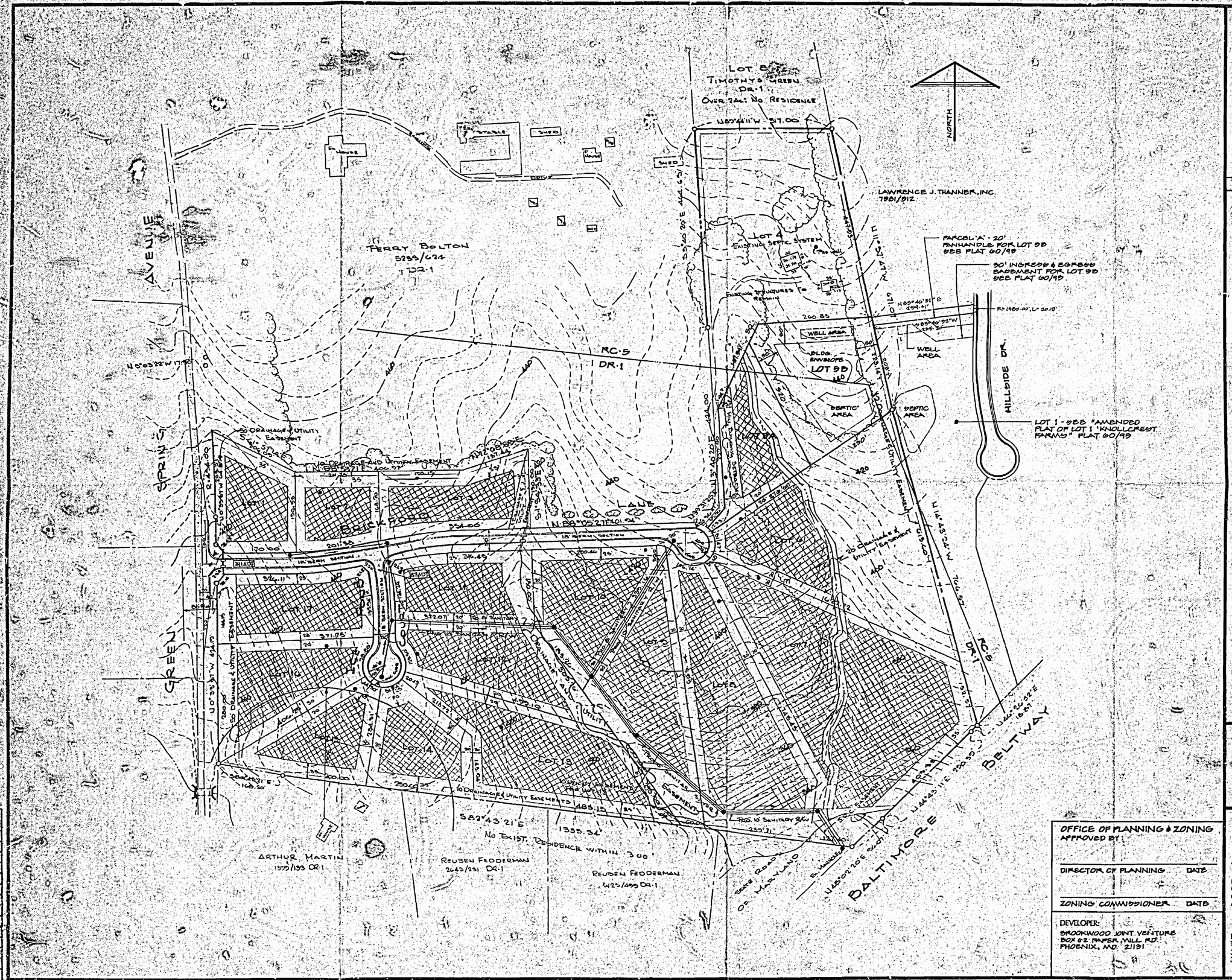
Protestant's Exhibit 4: Photographic Map of subject property

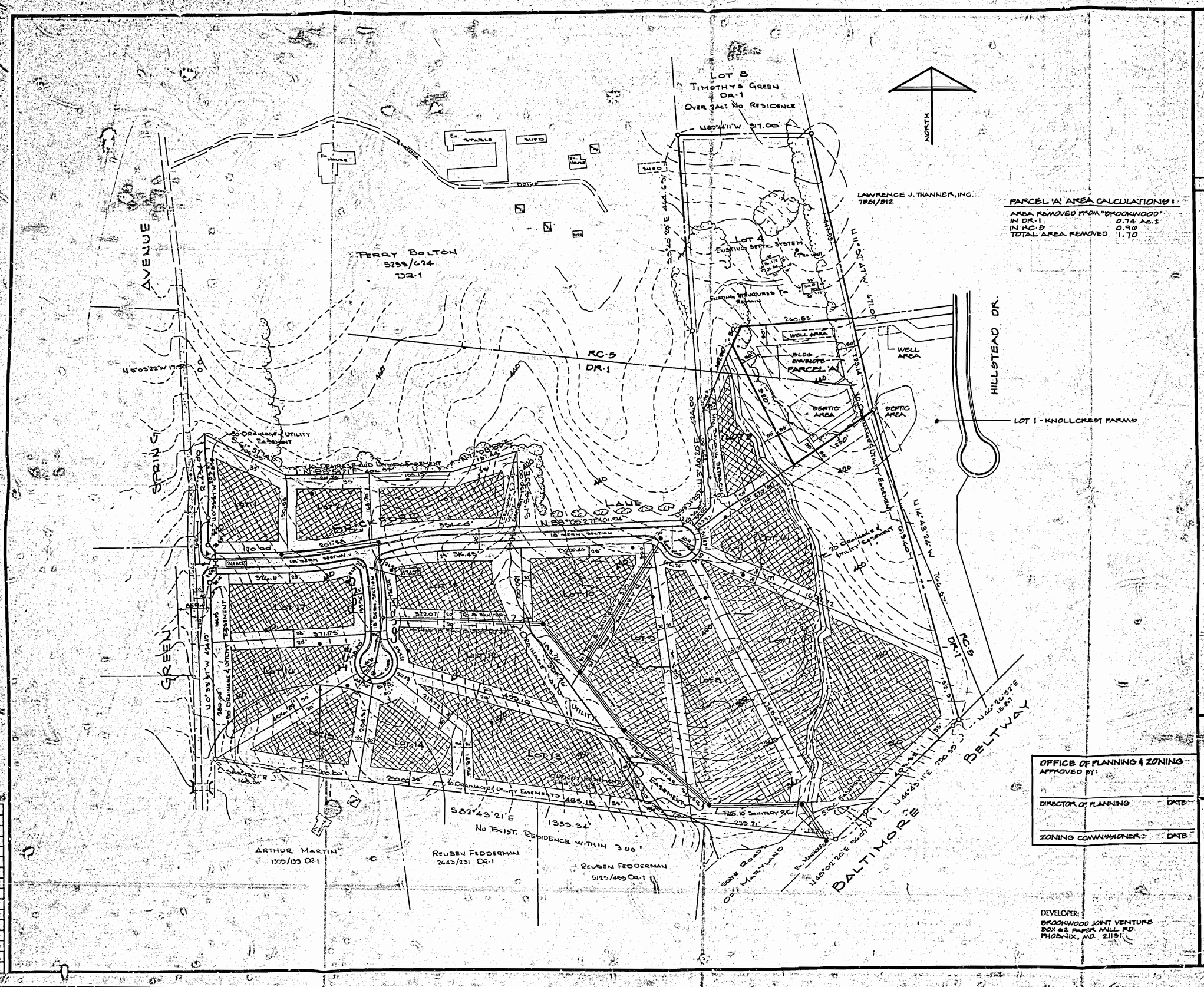
Protestant's Exhibit 5: Photographs of the site (5)

Protestant's Exhibit 6: Declaration of Restrictions

Protestant's Exhibit 7:

Protestant's Exhibit 8: Photo Exhibits A, B and C


LOT B
TIMOTHY'S GREEN
DR-1
OVER 2 Ac. NO RESIDENCE
N 80°44'11" W 217.00
NORTH
LAWRENCE J. THANNER, INC.
7901/912
TERRY BOLTON
5233/624
DR-1
LOT A
EXISTING SEPTIC SYSTEM
PARCEL 'A' - 20' PANHANDLE FOR LOT 9B SEE PLAT 60/99
30' INGRESS & EGRESS EASEMENT FOR LOT 9B SEE PLAT 60/99
EXISTING STRUCTURES TO REMAIN
N 69°40'51" E 209.91'
R=1400.00', L=20.19'
N 69°40'52" W 239.21'
260.85
WELL AREA
WELL AREA
BLDG. ENVELOPE LOT 9B
SEPTIC AREA
SEPTIC AREA
HILLSIDE DR.
LOT 1 - SEE "AMENDED PLAT OF LOT 1 WOLLCREST FARMS" PLAT 60/99
RC-5
DR-1
N 0°03'22" W 1700
APPROX. 400' TO SPRINGFIELD AVENUE
50' DRAINAGE & UTILITY EASEMENT
HILLSIDE AVE.
50' DRAINAGE AND UTILITY EASEMENT
BRICKFORD LANE
N 89°05'21" E 401.24'
18' MINIMUM SECTION
GREEN HILL ROAD
LOT 11
LOT 10
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT


LOT 8
TIMOTHYS GREEN
DR-1
OVER 2AC: NO RESIDENCE
N 69°44'11" W 317.00'
LAWRENCE J. THANNER, INC.
7901/812
NORTH
PARCEL 'A' AREA CALCULATIONS:
AREA REMOVED FROM "BROOKWOOD"
IN DR-1: 0.74 Ac.±
IN RC-5: 0.96
TOTAL AREA REMOVED 1.70
PERRY BOLTON
5259/424
DR-1
LOT 4
EXISTING SEPTIC SYSTEM
EXISTING STRUCTURES TO REMAIN
WELL AREA
BLDG. ENVELOPE
PARCEL 'A'
SEPTIC AREA
WELL AREA
HILLSTEAD DR.
LOT 1 - KNOLLCREST FARMS
RC-5
DR-1
AVENUE
SPRING
GREEN
LANE
BLACK
FOREST
COURT
ARTHUR MARTIN
1999/193 DR-1
REUBEN FEDDERMAN
2443/231 DR-1
REUBEN FEDDERMAN
5123/499 DR-1
No EXIST. RESIDENCE WITHIN 300'
S 82°43'21" E 1355.34'
BELTWAY
BALTIMORE
STATE ROADS OF MARYLAND
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-296-SPH

District 3rd
Date of Posting February 22/1990
Posted for: Appeal
Petitioner: Stephen H. Littman
Location of property: s/s Brickford Lane 6/5 ea. Georgetown Ave.
14 Brickford Lane
Location of Signs: s/s of Brickford Lane at entrance to 14 Brickford Lane
and 1 sign N.S. side of Millstead Dr. at proposed right of way to
subject property
Remarks:
Posted by S. J. Alesta (Signature) Date of return: March 6, 1990
Number of Signs: 2

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
Case number: 90-296-SPH
Corner E/S Greenspring Avenue, N/S Brickford Lane
14 Brickford Lane
3rd Election District
3rd Councilmanic
Petitioner(s):
Stephen H. Littman
Hearing Date: Wednesday, July 18, 1990 at 2:00 p.m.

Special Hearing: An amendment to the Final Development Plan of "Brookwood" to transfer a 1.25 acres ± (Parcel A) to Knollcrest Farms; an amendment of the Final Development Plan of "Knollcrest Farms" to add Parcel A to Lot 1 of the Knollcrest Farms and to subdivide Lot 1 into Lots 1A and 1B and to permit the septic area for Lot 1B Knollcrest Farms to be located in the DR-1 zone.

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
Zoning Commissioner of Baltimore County

OJ 6254 June 21.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 28, 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 June 21, 1990

THE JEFFERSONIAN,

S. Zeke Orlinsky
Publisher

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:

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3rd Election District
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Petitioner(s):
Stephen H. Littman
Hearing Date: Wednesday, July 18, 1990 at 2:00 p.m.

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ACCT
$96.56
DATE 06/28/90
AMOUNT PAID

~~$96.55~~ $96.56

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 28, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive weeks, the first publication appearing on June 21, 1990

OWINGS MILLS TIMES,

S. Zeke Orlinsky
Publisher

PO 105522

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 17, 1990

OFFICE BLDG.
Chesapeake Ave.
Maryland 21204

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Engineering
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Department
Planning
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Administration
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Mr. Stephen H. Littman
14 Brickford Lane
Pikesville, MD 21208

RE: Item No. 152, Case No. 90-296-SPH
Petitioner: Stephen H. Littman
Petition for Special Hearing

Dear Mr. Littman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Thomas J. Hoff
Hoff & Antonucci, Inc.
1717 York Road, Suite 1B
Lutherville, MD 21093

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

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this

15th day of November, 1989.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Stephen J. Littman, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: December 19, 1989

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

SUBJECT: Stephen H. Littman, Item 152
Zoning Petition No. 90-296

DEC 2 7 1989

The Petitioner requests a Special Hearing to amend the final development plan of Brookwood; and to subdivide Lot 5 into 2 lots (5A and 5B) and to allow the septic area for Lot 5B to be in the DR-1 zone.

In reference to the Petitioner's request, staff offers the following comments:

The plat submitted with this request indicates a panhandle and a 30 ft. ingress and egress easement for Lot 5B. The easement and the panhandle exist in the Knollcrest Farms development. If the access for Lot B is not reflected on the final development plan for Knollcrest Farms, an amendment will be required.

Based upon an analysis of the information provided, staff recommends that the Petitioner's request be granted.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

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

Paul H. Reincke
Chief

DECEMBER 1, 1989

Dennis F. Rasmussen
County Executive

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

RE: Property Owner: STEPHEN H. LITTMAN

Location: #14 BRICKFORD LANE

Item No.: 152 Zoning Agenda: NOVEMBER 14, 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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. PANHANDLE ROAD LEADING TO LOTS 5A AND 5B SHALL BE 16 FEET IN WIDTH AND SUPPORT 50,000 LB. FIRE APPARATUS.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Capt. F.E. Kelly 12/1/89 Noted and Approved
Planning Group
Special Inspection Division

Capt. W. R. Bradshaw Jr.
Fire Prevention Bureau

JK/KEK

DEC 0 5 1989

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: December 19, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for November 14, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items ~~CV41~~ 150, 153, 154, 155, 156, 158 and 159.

For Item 151, the creation of this lot leaves the 4.939 acre parcel without frontage. Plat 44/09 had previously eliminated frontage of lots east of the panhandle. It appears that a subdivision plat should be prepared for any subsequent division of this tract.

For Item ~~152~~ 152, record plat 60/95 identifies Hillside Drive as Hillstead Drive.

Robert W. Bowling

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

RWB:s

DEC 2 7 1989

TABULATION

	ORIGINAL & 1st AMEND.	2nd AMEND.
EXISTING ZONING	RC-5, DR-1	same
AREA OF TRACT — RC-5 = 17.552 Ac.±	18.91	19.54
AREA OF TRACT — DR-1 = 0.295 Ac.±	1.03	
NET AND GROSS AREA OF TRACT = 17.847 Ac.±	19.54	19.9 (NET = 18.91)
NUMBER LOTS PERMITTED — RC-5 (667²/43560) = 11.71	11 LOTS	11.0 (1+1.05)
NUMBER LOTS PERMITTED — DR-1 (1 × .295) = .295	0 LOTS	
TOTAL NUMBER LOTS ALLOWED	11	12
TOTAL NUMBER LOTS PROPOSED	8	9
PARKING SPACES REQUIRED (8×2)	16	18
PARKING SPACES PROPOSED	16	18
OPEN SPACE REQUIRED	0	same
ROAD RIGHT-OF-WAY		same
PARCEL (A)	0.140 Ac.±	-
PARCEL (B)	0.140 Ac.±	-
PARCEL (C)	0.070 Ac.±	-
PARCEL (D)	0.378 Ac.±	-
TOTAL	0.728 Ac.±	-

LOT 1B AREA CALCULATIONS:

AREA ADDED TO "KNOLLCREST FARMS"	
IN DR-1	0.74 Ac.±
IN RC-5	0.96
TOTAL AREA ADDED	1.70
AREA IN LOT 1B	
IN DR-1	0.74
IN RC-5	1.07
(INCLUDING PANHANDLE)	
TOTAL AREA - LOT 1B	1.81

MATCH LINE 'B'

LOT 1B — 1.81 — BLDG. ENVELOPE — SEPTIC AREA — WELL AREA — NEW WELL AREA

LOT 2 "BROOKWOOD"

N 88° 22' 34" E 2260.85'

N 39.00

N 11° 10' 35" W

N 89° 16' 15" E 290'

PROP. DRIVEWAY WETLANDS CROSSING TO BE USED FOR LOT 1A & 1B

THIS WETLANDS CROSSING HAS BEEN APPROVED BY THE CORP OF ENGINEERS-APPLICATION NO. 88-4220-4

EXISTING WATER WELL TO BE PROPERLY BACKFILLED

PRIVATE INGRESS & EGRESS EASEMENT FOR LOT 1B

8' x 2' MAIL BOX PAD

MBD3

DONALD C. ABOUT ETUX S.M. 7577/183

LAWRENCE E. THANNER, INC. 1987

HILLSTEAD DRIVE — 50' R/W — 28' PAV.

#920 LOT #1A — 3C — 9.076 Ac.±

#911 LOT #5 — 4B — 1.172 Ac.±

#909 LOT #6 — 5C — 1.814 Ac.±

#913 LOT #4 — 8C — 1.449 Ac.±

#917 LOT #2 — 9C — 1.703 Ac.±

#915 LOT #3 — 10D — 1.508 Ac.±

#907 LOT #7 — 6C — 5.133 Ac.±

#905 LOT #8 — 11C — 3.100 Ac.±

LOT #1A — 3C — 9.076 Ac.±

APPROXIMATE EDGE OF CLEARING

PROP. 30' DRAINAGE & UTILITY EASEMENT

PROP. 15" CONC. C.M.P.

PROP. 24" CONC. C.M.P.

PROP. 18" CONC. C.M.P.

PROP. 12" CONC. C.M.P.

PROP. TRASH PAD

PROP. 8' x 2' MAIL BOX PAD

EX. SRC DRAINAGE UTILITY EASEMENT PLAT NO. 25975

EX. 30' DRAINAGE & UTILITY EASEMENT

EX. 20' SRC DRAINAGE & UTILITY EASEMENT PLAT NO. 25975

EX. 15" CONC. C.M.P.

EX. 24" CONC. C.M.P.

EX. 18" CONC. C.M.P.

EX. 12" CONC. C.M.P.

EX. 8" WATER LINE

EX. 8" SEWER LINE

EX. 6" GAS LINE

EX. 4" GAS LINE

EX. 2" GAS LINE

EX. UTILITY POLE

EX. GAS VALVE

EX. GAS METER

EX. WATER VALVE

EX. FIRE HYDRANT

EX. SEWER MANHOLE

EX. TELEPHONE PEDESTAL

EX. TELEPHONE MANHOLE

EX. ELECTRIC MANHOLE

EX. ELECTRIC PEDESTAL

EX. ELECTRIC TRANSFORMER

EX. LIGHT POLE

EX. GUY WIRE

EX. CONTOUR

EX. SPOT ELEVATION

EX. TREE LINE

EX. WETLANDS (SRA LIMIT)

EX. STREAM

EX. BUILDING

EX. DRIVEWAY

EX. ROAD

EX. CURB & GUTTER

EX. SIDEWALK

EX. FENCE

EX. STONE WALL

EX. WOOD FENCE

EX. CHAIN LINK FENCE

EX. WIRE FENCE

EX. RAIL FENCE

EX. HEDGE

EX. TREE

EX. SHRUB

EX. BUSH

EX. STUMP

EX. ROCK

EX. BOULDER

EX. MONUMENT

EX. IRON PIPE

EX. IRON PIN

EX. CONCRETE MONUMENT

EX. STONE

EX. MARKER

EX. CORNER

EX. POINT

EX. LINE

EX. CURVE

EX. TANGENT

EX. RADIUS

EX. CHORD

EX. ARC

EX. DELTA

EX. TANGENT BEARING

EX. CHORD BEARING

EX. CHORD DISTANCE

EX. ARC DISTANCE

EX. RADIUS POINT

EX. POINT OF CURVATURE

EX. POINT OF TANGENCY

EX. POINT OF REVERSE CURVATURE

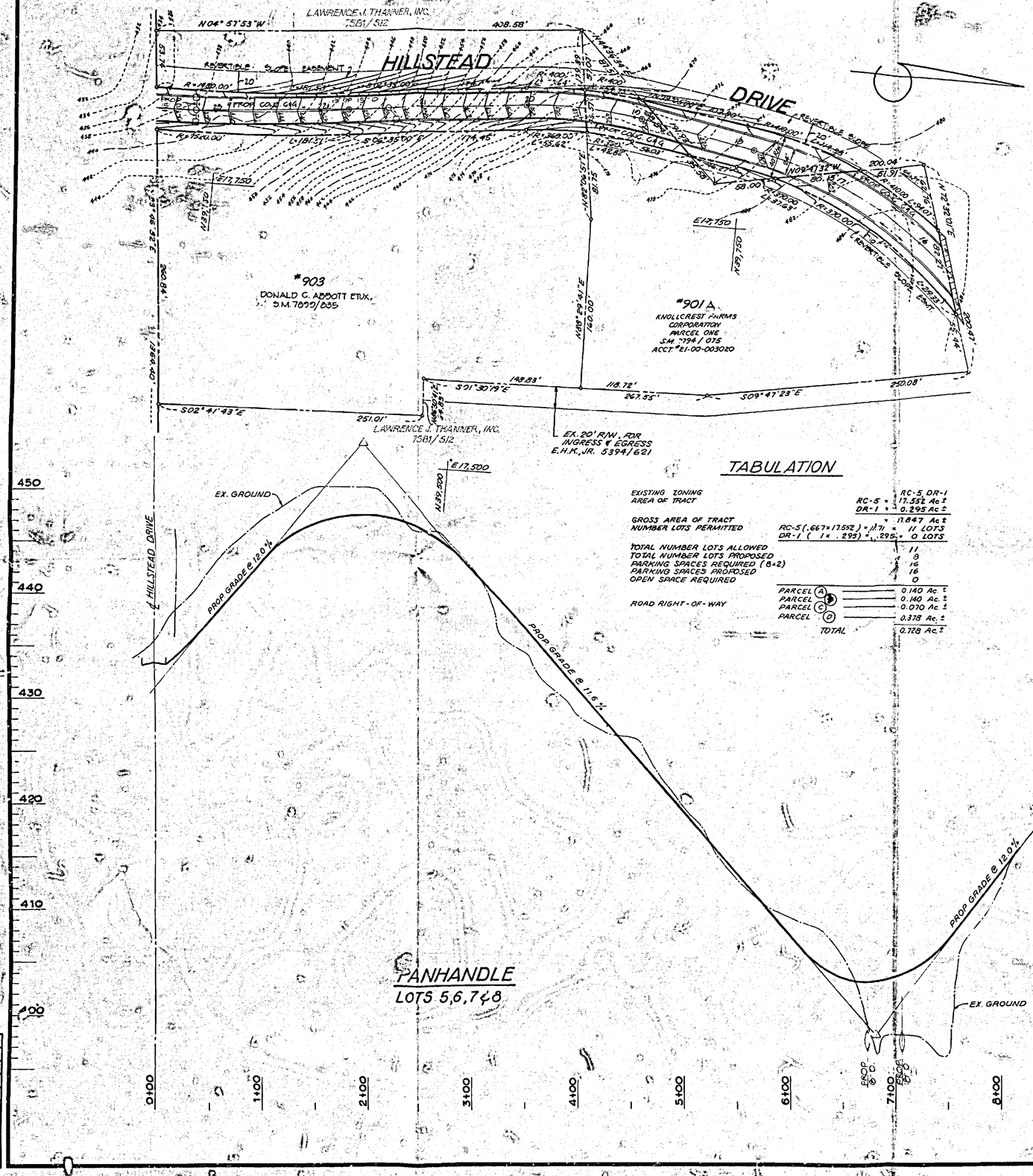
EX. POINT OF COMPOUND CURVATURE

EX. POINT OF INTERSECTION

EX. POINT OF BEGINNING

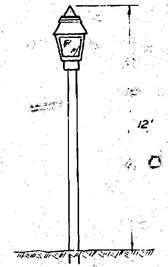
EX. POINT OF ENDING

EX. POINT OF CONTACT



TABULATION

EXISTING ZONING	RC-5, DR-1
AREA OF TRACT	RC-5 = 17.552 Ac ±
	DR-1 = 0.295 Ac ±
	= 17.847 Ac ±
GROSS AREA OF TRACT	
NUMBER LOTS PERMITTED	RC-5 (.667 × 17.552) + 1.71 = 11 LOTS
	DR-1 (1 × .295) + .295 = 0 LOTS
TOTAL NUMBER LOTS ALLOWED	11
TOTAL NUMBER LOTS PROPOSED	8
PARKING SPACES REQUIRED (8×2)	16
PARKING SPACES PROPOSED	16
OPEN SPACE REQUIRED	0
ROAD RIGHT-OF-WAY	
PARCEL (A)	0.140 Ac. ±
PARCEL (B)	0.140 Ac. ±
PARCEL (C)	0.070 Ac. ±
PARCEL (D)	0.378 Ac. ±
TOTAL	0.728 Ac. ±



TYPICAL LIGHT DETAIL
NO SCALE

GENERAL NOTES

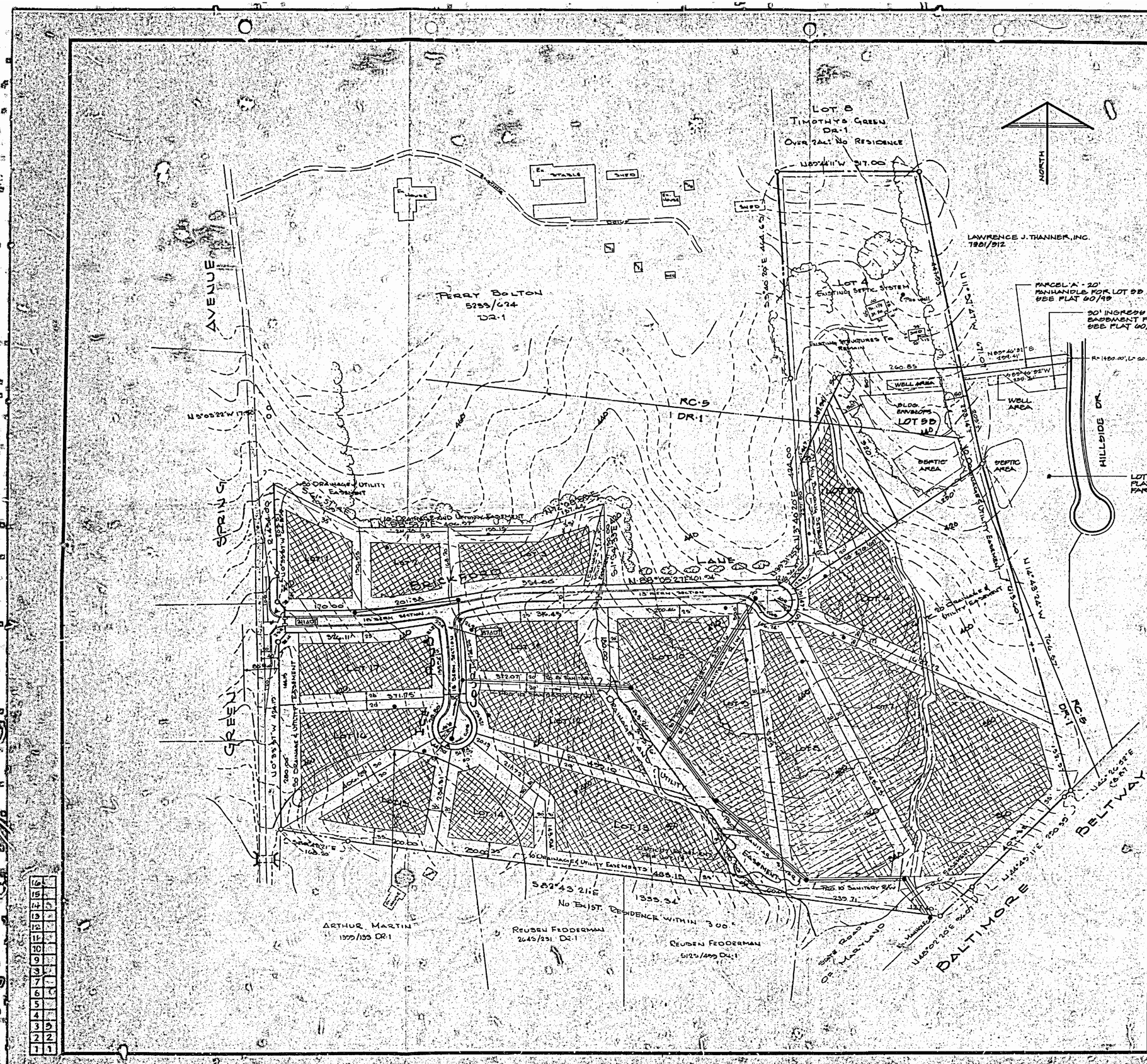
1. ALL LOTS SHOWN HEREON ARE "FOR SALE".
2. LANDSCAPING ON EACH LOT TO BE PROVIDED BY OWNER OF LOT.
3. SITE IS ENTIRELY WOODED.
4. THERE SHALL BE TWO (2) (9' X 18') PARKING SPACES PROVIDED FOR EACH INDIVIDUAL SINGLE FAMILY LOT.
5. PRIVATE PARKING AREAS & DRIVEWAYS SHALL BE PAVED WITH A DURABLE AND DUSTLESS SURFACE (CONCRETE-BITUMINOUS OR MACADAM SURFACING).
6. SHADED AREA INDICATES MAXIMUM BUILDING AREA.
7. THE BUILDING ENVELOPES SHOWN ON THIS PLAN ARE FOR THE PRINCIPAL BUILDING ONLY. (SEE NOTE 8 REGARDING ACCESSORY BUILDINGS).
8. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF THE PRINCIPAL BUILDING ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTION 400 & 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
9. COVENANTS WILL BE RECORDED WITH EACH LOT RESTRICTING THE CLEARING OF TREES AND GRADING OF EACH LOT.
10. NO MORE THAN 15% OF ANY LOT WILL BE COVERED WITH BUILDINGS.
11. THE PAVING SHOWN WITHIN PANHANDLES AND ACCESSWAYS SHALL PROVIDE A COMMON MEANS OF INGRESS AND EGRESS FOR OWNERS OF LOTS DEPENDENT UPON THIS MEANS OF ACCESS AND FOR LOTS WHICH ABUT PANHANDLES AND USE THE PAVING FOR VEHICULAR ACCESS. THE DEVELOPER SHALL PROVIDE A MAINTENANCE AGREEMENT AND COVENANTS WITH THE CONVEYANCE OF LOTS.
12. SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT OF WAY LINE ONLY AND NOT INTO THE PANHANDLE LOT DRIVEWAY, PROVIDED BY BALTIMORE COUNTY.
13. REFUSE WILL BE COLLECTED BY BALTIMORE COUNTY IN THE PUBLIC RIGHT-OF-WAY.
14. CLEARING AND GRADING TO BE LIMITED TO AREAS FOR ROADS PANHANDLE DRIVE, DRIVEWAYS AND BUILDINGS.
15. DIRECTION OF FRONT OF HOUSE FOR PANHANDLE LOTES SHOWN THUS ⟶
16. ALL LOTS SHOWN HEREON TO BE SERVED BY PRIVATE WATER AND SEPTIC SYSTEMS.
17. OPEN SPACE NOT REQUIRED.
18. MAXIMUM HEIGHT OF BUILDING TO BE 35'.
19. STORM WATER MANAGEMENT WAIVED - JANUARY 19, 1988
20. C.R.G. APPROVAL DATE - DECEMBER 23, 1987 (REV. MAY 15, 1988)
21. THERE SHALL BE NO DISTURBANCE OF WETLANDS EXCEPT BY PANHANDLE ROAD CROSSING AND DRIVE TO LOT #1
22. THERE SHALL BE NO CLEARING, GRADING OR CONSTRUCTION IN STREAM BUFFER AREAS EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY WATER QUALITY MANUAL.
23. ALL LOTS WILL BE SOLD TO INDIVIDUALS WHO WILL PROVIDE SEPARATE PLOT PLANS AT THE TIME OF BUILDING PERMIT APPLICATION.
24. CONSTRUCTION OF THE PANHANDLE FOR LOTS 6, 7 AND 8 SHALL NOT ENCROACH ON THE ADJACENT PROPERTIES.
25. THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED, OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAT. UTILIZATION WILL HAVE OCCURRED WHEN A BUILDING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
26. STREETLIGHTS SHOWN THUS ✧
27. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.
28. THE EXACT LOCATION OF CURB CUTS FOR DRIVEWAY OR PARKING PAD ENTRANCES IS TO BE DETERMINED BY OWNER WHEN EXACT BUILDING MODELS BECOME AVAILABLE BUT PRIOR TO INSTALLATION OF STREET TREES
29. THIS DEVELOPMENT PLAN COMPLIES WITH THE CRG PLAN AND ALL CRG COMMENTS.
30. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
31. SLOPE EASEMENTS FOR PANHANDLE DRIVE MAY BE REQUIRED FOR CONSTRUCTION OF PANHANDLE DRIVE.

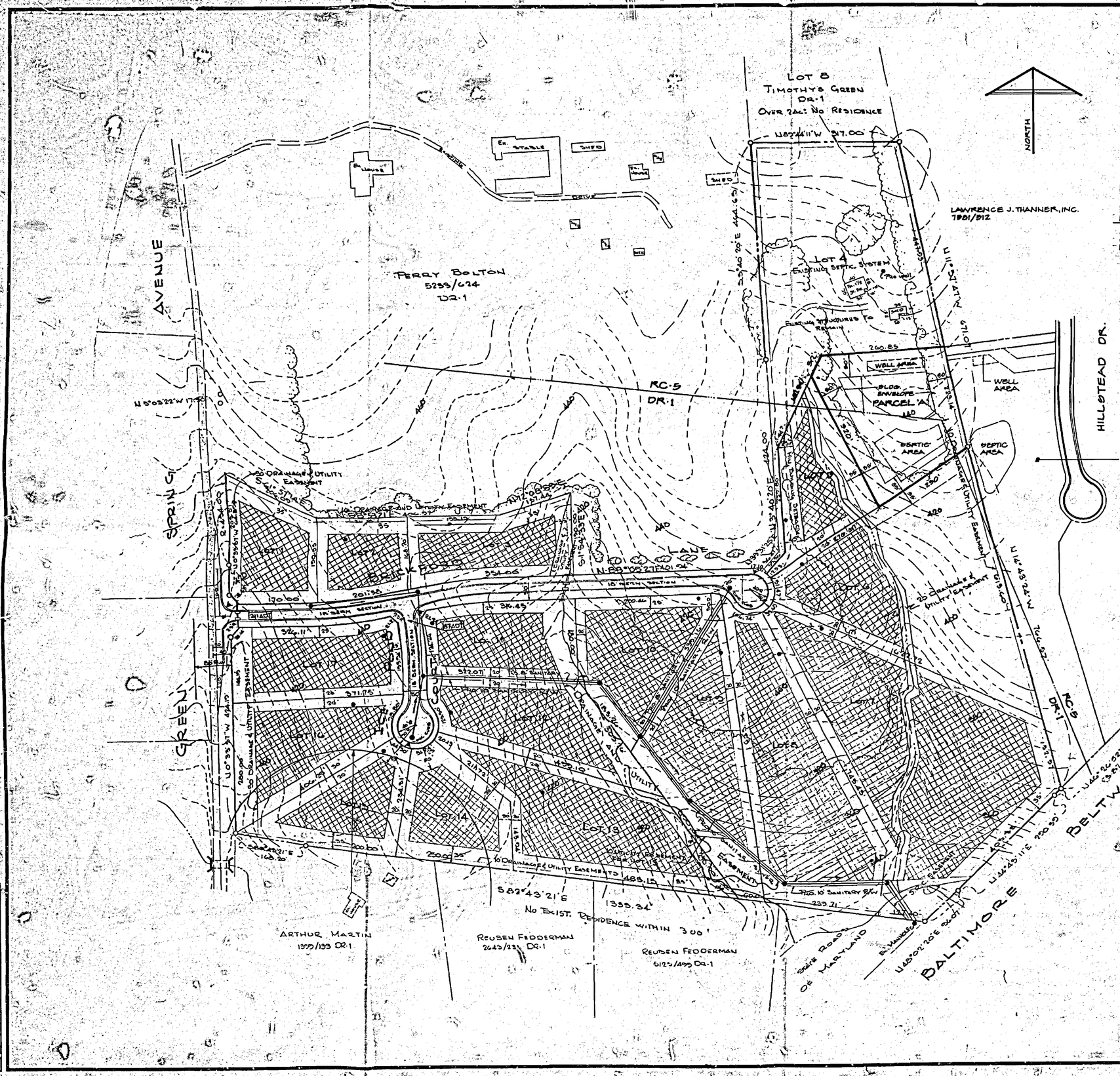
SECOND AMENDED FINAL DEVELOPMENT PLAN KNOLLCREST FARMS

HOFF & ANTONUCCI INC.
Land Development Consultants and Landscape Architects
P.O. Box 27402
Towson, MD 21285-7402
301-668-6318
301-665-5529

REVISIONS:

SCALE: AS SHOWN
DATE: 2/22/90
JOB NO.: 0047-02
DESIGNED:
DRAWN:
CHECKED:
DRAWING NUMBER: FDP 2
SHEET 2 OF 2


LOT B
TIMOTHY'S GREEN
DR-1
OVER 2AC: NO RESIDENCE
N 80°44'11" W 217.00
LAWRENCE J. THANNER, INC.
7801/912
PARCEL 'A' - 20' PANHANDLE FOR LOT 9D SEE PLAT 60/99
30' INGRESS & EGRESS EASEMENT FOR LOT 9D SEE PLAT 60/99
LOT A
EXISTING SEPTIC SYSTEM
EXISTING STRUCTURES TO REMAIN
WELL AREA
BLDG. ENVELOPE LOT 9D
SEPTIC AREA
WELL AREA
HILLSIDE DR.
LOT 1 - SEE "AMENDED PLAT OF LOT 1 'KNOLLCREST FARMS'" PLAT 60/99
NORTH
PERRY BOLTON
5233/424
DR-1
RC-5
DR-1
SPRUCE AVENUE
GREEN BRIAR ROAD
BRIAR ROAD
LANE
N 88°08'27" E 401.04'
S 82°43'21" E 1339.34'
No EXIST. RESIDENCE WITHIN 300'
ARTHUR MARTIN
1555/133 DR-1
REUBEN FEDDERMAN
2645/231 DR-1
REUBEN FEDDERMAN
5125/499 DR-1
STATE ROAD OF MARYLAND
BALTIMORE BELTWAY
RC-5
DR-1
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT



DENSITY CALCULATIONS:

	ORIGINAL	AMENDED
SITE AREA	44.1 AC.	43.4 AC.
EXISTING ZONING	DR-1	DR-1 & RC-5
AREA IN DR-1	44.1 AC.	38.4 AC.
AREA IN RC-5	—	5.0 AC.
NUMBER OF LOTS ALLOWED		
DR-1	44	38
RC-5		2
TOTAL LOTS ALLOWED	44	40
NUMBER OF LOTS PROPOSED	17	17
PARKING REQUIRED (2 SP/LOT)	34	34
PARKING PROPOSED (2 SP/LOT)	34	34

GENERAL NOTES:

1) ORIGINAL FINAL DEVELOPMENT PLAN PREPARED BY "R. F. RAPHEL & ASSOCIATES", APPROVED 06/18/76.
2) ALL PANHANDLE LOTS, REFUSE COLLECTION & SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET R/W LINE ONLY AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.
3) PUBLIC SEWER IS AVAILABLE TO THIS SITE. WATER WILL BE PROVIDED BY WELL.
4) LOCATION OF DRIVES AND PARKING TO BE DETERMINED BY LOCATION OF RESIDENCE ON EACH LOT.
5) INDIVIDUAL REFUSE CONTAINERS TO BE PICKED UP AT THE CURB FOR EACH LOT.
6) THERE SHALL BE NO GRADING OF THE ENTIRE SITE. THERE SHALL BE NO CLEAR CUTTING OF TREES AND SHRUBS FROM ANY LOT, ONLY DEAD, DAMAGED OR TREES NECESSARY FOR THE CONSTRUCTION OF HOMES AND DRIVES ARE TO BE REMOVED. MINIMUM GRADING SHALL BE PREFORMED AS REQUIRED FOR THE CONSTRUCTION OF THE HOME AND DRIVE ON ANY LOT.
7) PLANTING OF EACH LOT TO BE PROVIDED BY THE BUILDER/OWNER OF EACH LOT.
8) ALL LOTS RECIEVE MARKER APE TO BE SOLD.
9) MAXIMUM HEIGHT OF STRUCTURES IS 40'.
10) MAJOR VEGETATION IS SECOND GROWTH TIMBER.
11) NO OPEN SPACE REQUIRED.

90-296-SPH

REASONS FOR FIRST AMENDMENT: 2/22/90

1) REMOVE PARCEL 'A' FROM LOT 8 BROCKWOOD AND TRANSFER TO KNOLLCREST FARMS

FIRST AMENDED FINAL DEVELOPMENT PLAN

BROCKWOOD

3rd ELECTION DISTRICT - BALTIMORE CO., MD.

Revised for 90-296-SPH

RECEIVED MAY #15

OFFICE OF PLANNING & ZONING
APPROVED BY:

DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE

DEVELOPER:
BROCKWOOD JOINT VENTURE
BOX 92, PALMER MILL RD.
PHOENIX, MD 21131

HOFF & ANTONUCCI INC
Land Development Consultants and Landscape Architects
P.O. Box 27402
Towson, MD 21285-7402
301-668-6318
301-665-5529

REVISIONS:

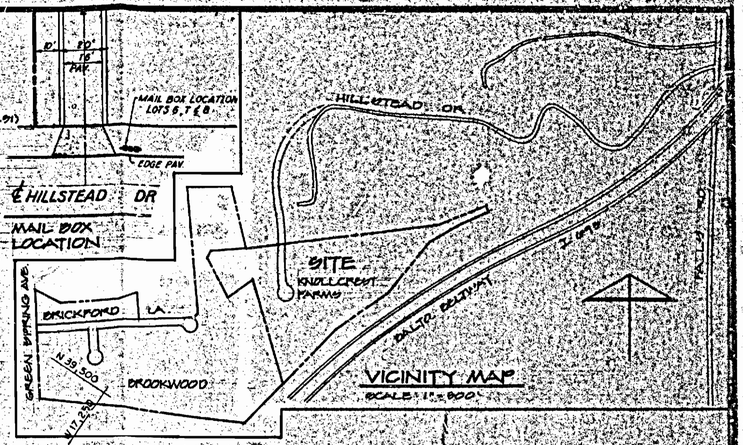
SCALE: 1"=100'
DATE: 2/22/90
JOB NO.: 86-71-05
DESIGNED: TJH
DRAWN: TJH
CHECKED:
DRAWING NUMBER: FDP-1
SHEET 1 OF 1

TABULATION

	ORIGINAL & 1st AMEND.	2nd AMEND.
EXISTING ZONING	RC-5, DR-1	SAME
AREA OF TRACT — RC-5	17.552 Ac.±	18.91
AREA OF TRACT — DR-1	0.295 Ac.±	1.03
NET AND GROSS AREA OF TRACT	17.847 Ac.±	19.94
NUMBER LOTS PERMITTED — RC-5 (.667 × 17.552) = 11.71	11 LOTS	12.6 (.667 × 18.91)
NUMBER LOTS PERMITTED — DR-1 (1 × .295) = .295	0 LOTS	1.0 (1 × 1.05)
TOTAL NUMBER LOTS ALLOWED	11	19
TOTAL NUMBER LOTS PROPOSED	8	9
PARKING SPACES REQUIRED (8×2)	16	18
PARKING SPACES PROPOSED	16	18
OPEN SPACE REQUIRED	0	SAME
ROAD RIGHT-OF-WAY — PARCEL A	0.140 Ac.±	SAME
ROAD RIGHT-OF-WAY — PARCEL B	0.140 Ac.±	"
ROAD RIGHT-OF-WAY — PARCEL C	0.070 Ac.±	"
ROAD RIGHT-OF-WAY — PARCEL D	0.378 Ac.±	"
ROAD RIGHT-OF-WAY — TOTAL	0.728 Ac.±	"

LOT 1B AREA CALCULATIONS:

AREA ADDED TO "KNOLLCREST FARMS"	
IN DR-1	0.74 Ac.±
IN RC-5	0.96
TOTAL AREA ADDED	1.70
AREA IN LOT 1B	
IN DR-1	0.74
IN RC-5 (INCLUDING PANHANDLE)	1.07
TOTAL AREA - LOT 1B	1.81



REASONS FOR FIRST AMENDMENT: 4/9/89

1) REVISE LOT ONE TO PROVIDE 20' IN FEE SIMPLE STRIP TO LOT FIVE OF "BROOKWOOD".
2) NO LOTS HAVE BEEN SOLD WITHIN 300' OF AMENDMENTS.
3) NO CHANGES HAVE BEEN MADE TO SHEET TWO.

REASONS FOR SECOND AMENDMENT: 2/22/90

1) ADD PARCEL 'A' FROM "BROOKWOOD" TO LOT 1 OF KNOLLCREST.
2) SUBDIVIDE LOT 1 INTO LOTS 1A & 1B.
3) NO CHANGES HAVE BEEN MADE TO SHEET TWO.
4) NO LOTS HAVE BEEN SOLD WITHIN 300' OF AMENDMENTS.

OFFICE OF PLANNING & ZONING
APPROVED BY:

DIRECTOR OF PLANNING — DATE

ZONING COMMISSIONER — DATE

ORIGINAL FINAL DEVELOPMENT PLAN PREPARED BY:
GEORGE W. STEPHENS, JR. & ASSOC.
303 ALLEGHENY AVE.
TOWSON, MD. 21204
(301) 823-1220

OWNER/DEVELOPER:
KNOLLCREST FARMS CORP.
1927 YORK RD.
TIMONIUM, MD. 21093
(301) 821-0970

SECOND AMENDED DEVELOPMENT PLAN KNOLLCREST FARMS

ELECTION DISTRICT - 2nd ZONING MAP - 24

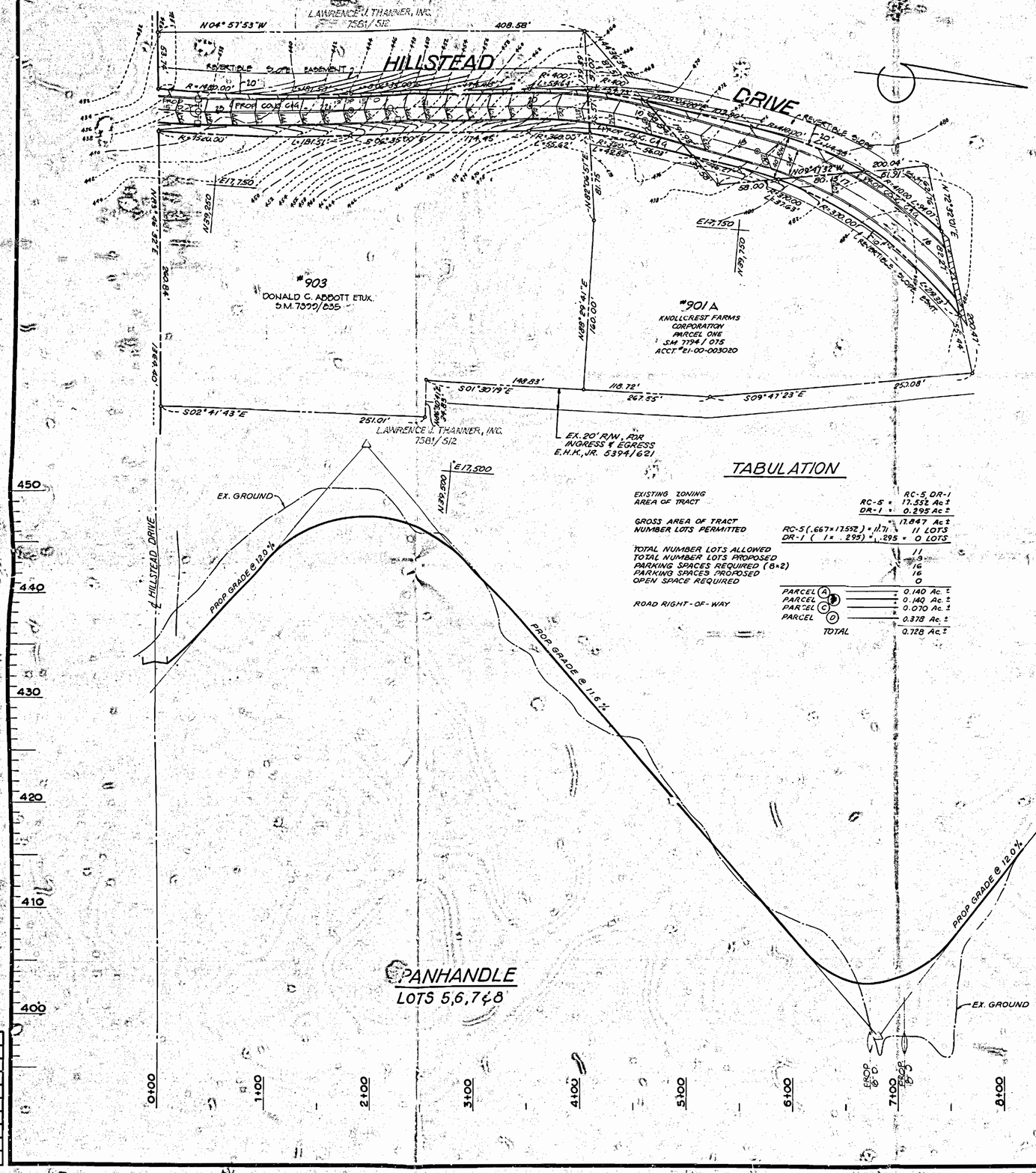
HOFF & ANTONUCCI INC.
Land Development Consultants and Landscape Architects
P.O. Box 27402
Towson, MD 21223-7402
301-668-6318
301-665-6439

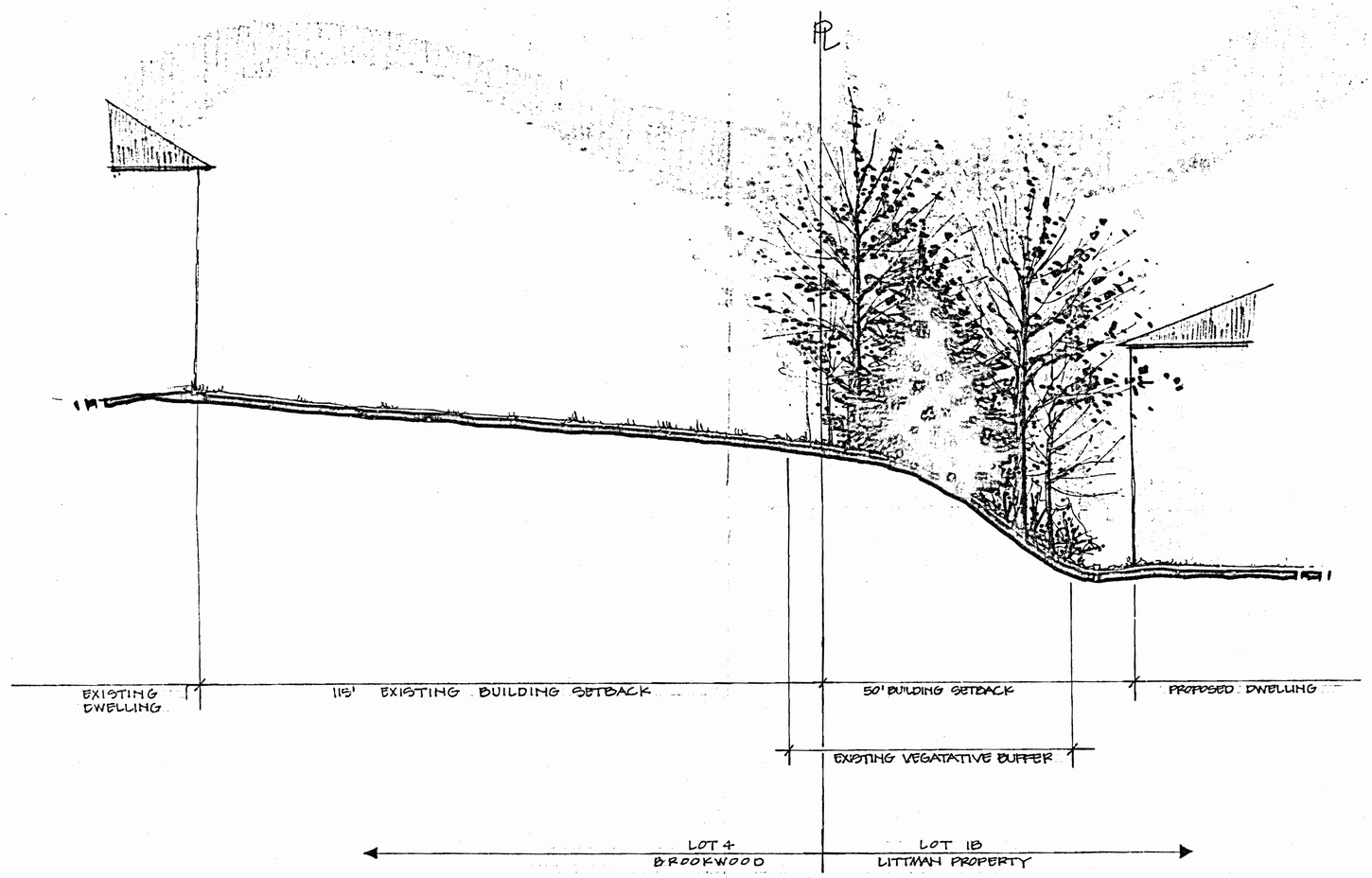
REVISED 2/22/90

SCALE: 1" = 200'

FEB 1990

SHEET 1 OF 2


LAWRENCE J. THANNER, INC.
7561/512
N04° 51'53"W
408.58'
HILLSTEAD
DRIVE
REVERSIBLE SLOPE EASEMENT
PROP CURB CUT
R=140.00'
L=181.51'
S 06° 35'00" E
179.45'
R=400'
L=58.64'
R=360.00'
L=55.62'
R=75.00'
R=400'
L=58.64'
R=360.00'
L=55.62'
R=75.00'
L=181.51'
S 06° 35'00" E
179.45'
E17,750
N 09° 24'32" W
80.17'
R=400.00



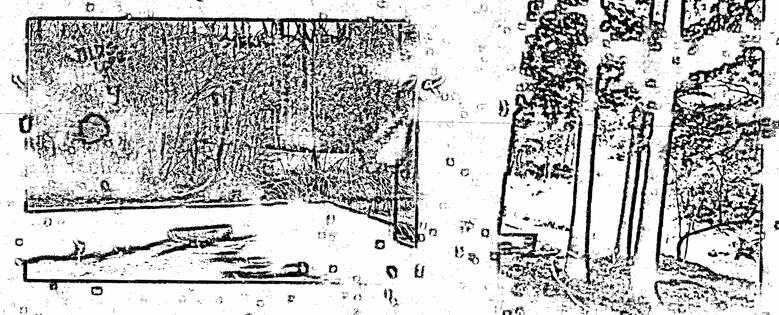
TYPICAL SECTION THROUGH LOT 1B & LOT 4

PETITIONER'S EXHIBIT 7

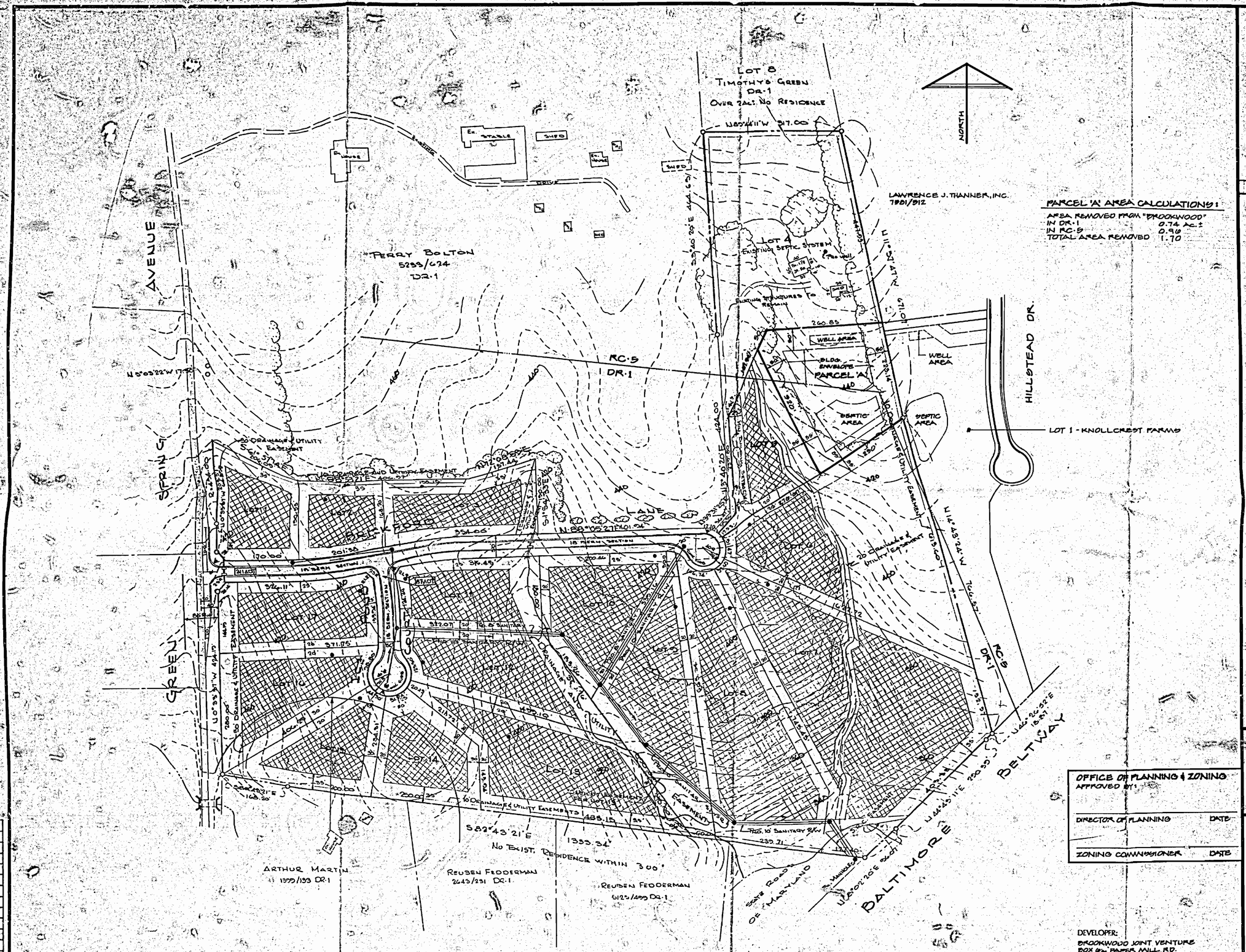
MICROFILMED



90-296-SPH
Stephen A Littman
Petitioner's #9
(Video tape)

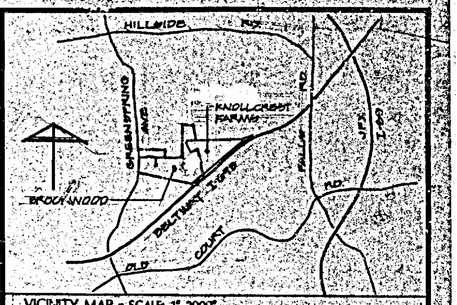


Petitioner's # 9



PARCEL 'A' AREA CALCULATIONS:

AREA REMOVED FROM "BROOKWOOD"	
IN DR-1	0.74 Ac.±
IN RC-5	0.96
TOTAL AREA REMOVED	1.70



VICINITY MAP - SCALE: 1" 2000'

DENSITY CALCULATIONS:

	ORIGINAL	AMENDED
SITE AREA	46.1 AC.	43.4 AC.
EXISTING ZONING	DR-1	DR-1 & RC-5
AREA IN DR-1	44.1 AC.	38.4 AC.
AREA IN RC-5		4.0 AC.
NUMBER OF LOTS ALLOWED		
DR-1	44	38
RC-5		4
TOTAL LOTS ALLOWED	44	42
NUMBER OF LOTS PROPOSED	17	17
PARKING REQUIRED (2 SP/LOT)	34	34
PARKING PROPOSED (2 SP/LOT)	34	34

GENERAL NOTES:

1) ORIGINAL "FINAL DEVELOPMENT PLAN PREPARED BY "E. F. RAPHEL & ASSOCIATES", APPROVED 06/18/74.
2) ALL PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET R/W LINE ONLY AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.
3) PUBLIC SEWER IS AVAILABLE TO THIS SITE; WATER WILL BE PROVIDED BY WELL.
4) LOCATION OF DRIVES AND PARKING TO BE DETERMINED BY LOCATION OF RESIDENCE.
5) INDIVIDUAL REFUSE CONTAINERS TO BE PICKED UP AT THE CURB FOR EACH LOT.
6) THERE SHALL BE NO GRADING OF THE ENTIRE SITE. THERE SHALL BE NO CLEAR CUTTING OF TREES AND SHRUBS FROM ANY LOT. ONLY DEAD, DAMAGED OR TREES NECESSARY FOR THE CONSTRUCTION OF HOMES AND DRIVES ARE TO BE REMOVED. MINIMUM GRADING SHALL BE PREFORMED AS REQUIRED FOR THE CONSTRUCTION OF THE HOME AND DRIVE ON ANY LOT.
7) PLANTING OF EACH LOT TO BE PROVIDED BY THE BUILDER/OWNER OF EACH LOT.
8) ALL LOTS "HOME" SITES ARE TO BE SOLD.
9) MAXIMUM HEIGHT OF STRUCTURES IS 40'.
10) MAJOR VEGETATION IS SECOND GROWTH TIMBER.
11) NO OPEN SPACE REQUIRED.

90-296-SPH

REASONS FOR FIRST AMENDMENT: ~~2/22/90~~

1) ~~REMOVE PARCEL 'A' FROM LOT 9, BROOKWOOD~~ AND TRANSFER TO KNOLLCREST FARMS.

FIRST AMENDED FINAL DEVELOPMENT PLAN

BROOKWOOD

3rd ELECTION DISTRICT - BALTIMORE CO., MD.

Revised 90-216-SPH
#153

RECEIVED MAY 8 1990

OFFICE OF PLANNING & ZONING
APPROVED BY:

DIRECTOR OF PLANNING — DATE

ZONING COMMISSIONER — DATE

DEVELOPER:
BROOKWOOD JOINT VENTURE
BOX 64 PAPER MILL RD.
PHOENIX, MD. 21131

HOFF & ANTONUCCI INC.
Land Development Consultants and Landscape Architects
P.O. Box 27402
Towson, MD 21285-7402
301-668-6318
301-665-5579

REVISIONS:

SCALE: 1"=100'
DATE: 2/22/90
JOB NO.: 0061-01
DESIGNED: TJH
DRAWN: TJH
CHECKED:

DRAWING NUMBER: FDP-1

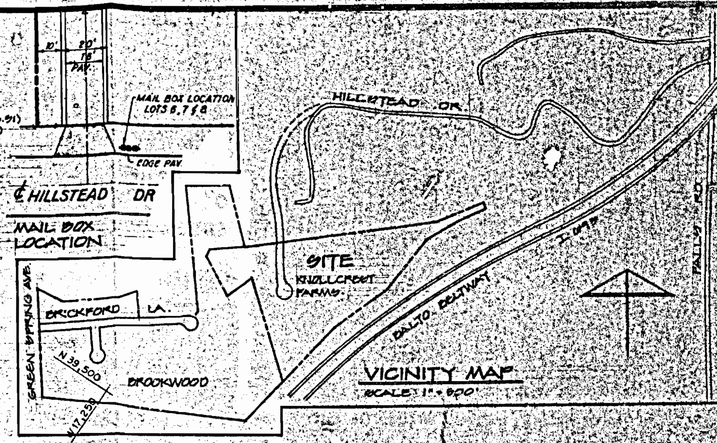
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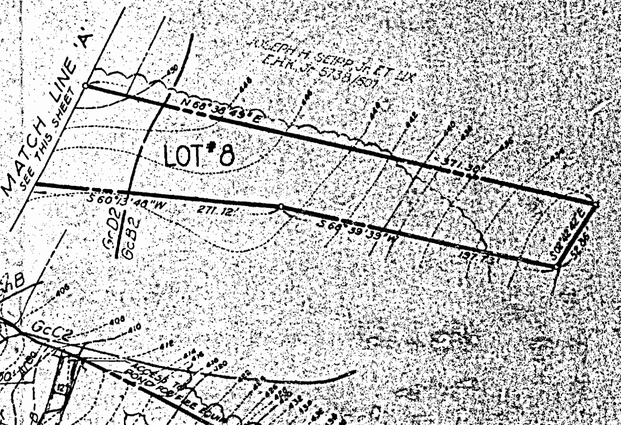
TABULATION

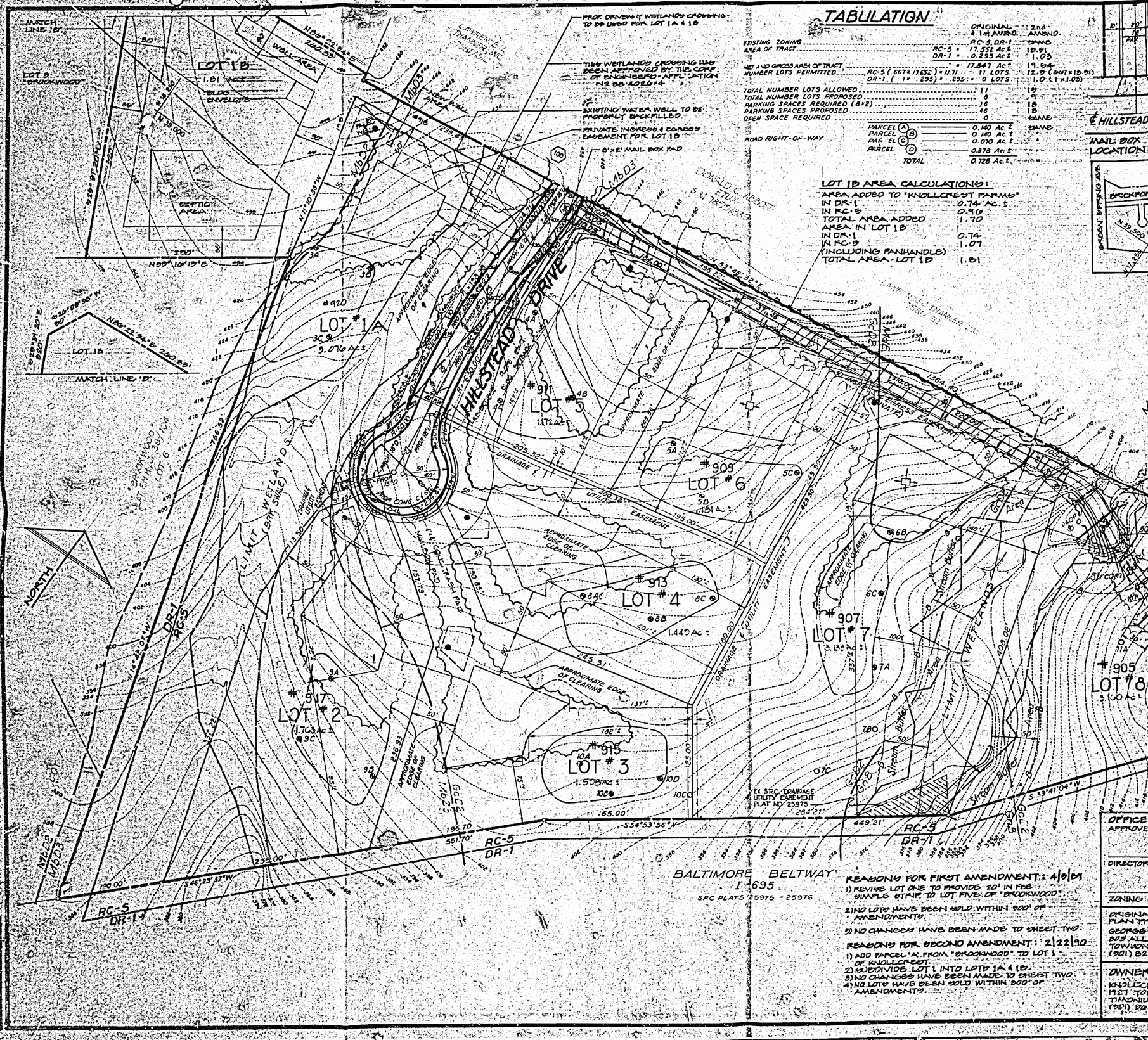
	ORIGINAL & 1st AMEND.	2nd AMEND.
EXISTING ZONING	RC-5, DR-1	SAME
AREA OF TRACT	RC-5 = 17.552 Ac ±	18.91
	DR-1 = 0.295 Ac ±	1.03
	= 17.847 Ac ±	19.94
NET AND GROSS AREA OF TRACT		
NUMBER LOTS PERMITTED	RC-5 (667 ÷ 7555) = 11.71 = 11 LOTS	12.9 (667 ÷ 18.91)
	DR-1 (1 ÷ 295) = .295 = 0 LOTS	1.0 (1 ÷ 1.03)
TOTAL NUMBER LOTS ALLOWED	11	19
TOTAL NUMBER LOTS PROPOSED	8	9
PARKING SPACES REQUIRED (8 x 2)	16	18
PARKING SPACES PROPOSED	16	18
OPEN SPACE REQUIRED	0	SAME
ROAD RIGHT-OF-WAY PARCEL (A)	0.140 Ac ±	SAME
PARCEL (B)	0.140 Ac ±	"
PARCEL (C)	0.070 Ac ±	"
PARCEL (D)	0.378 Ac ±	"
TOTAL	0.728 Ac ±	

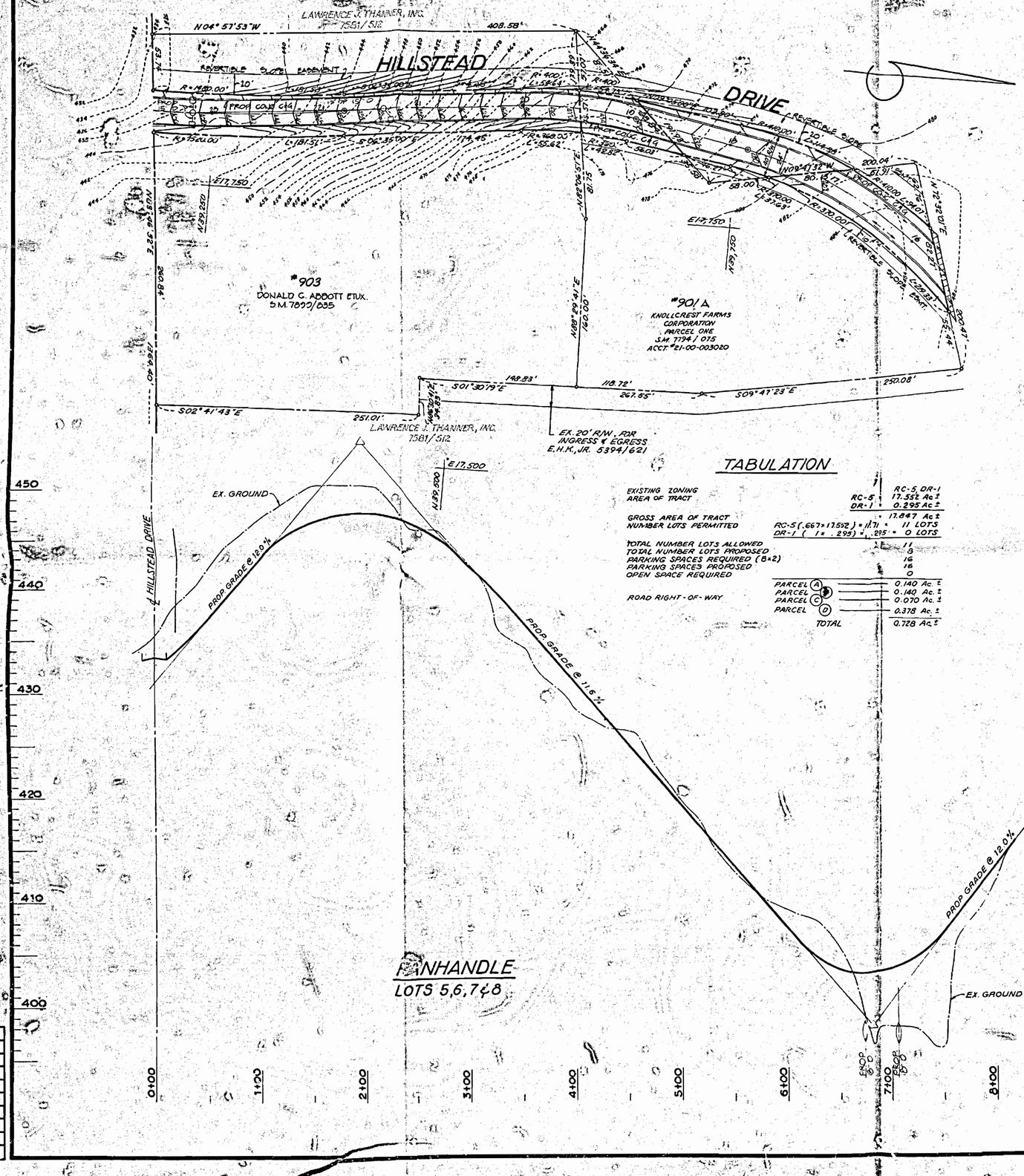
LOT 1B AREA CALCULATIONS:

AREA ADDED TO 'KNOLLCREST FARMS'	
IN DR-1	0.74 Ac ±
IN RC-5	0.96
TOTAL AREA ADDED	1.70
AREA IN LOT 1B	
IN DR-1	0.74
IN RC-5	1.07
(INCLUDING PANHANDLE)	
TOTAL AREA-LOT 1B	1.81



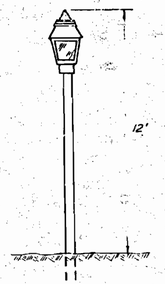



MATCH LINE 'B'
LOT 1B
1.81 Ac ±
BLDG. ENVELOPE
SEPTIC AREA
WELL AREA
PROP. DRIVEWAY W/ WETLANDS CROSSING TO BE USED FOR LOT 1A & 1B
THIS WETLANDS CROSSING HAS BEEN APPROVED BY THE CORPS OF ENGINEERS - APPLICATION NO. 88-402614
EXISTING WATER WELL TO BE PROPERLY BACKFILLED
PRIVATE INGRESS & EGRESS EASEMENT FOR LOT 1B
8'x2' MAIL BOX PAD
N 86° 22' 54" E 260.88'
N 00° 16' 19" E 330'
S 89° 43' 41" E 330'
S 00° 16' 19" W 330'
N 86° 22' 54" E 260.88'
N 11° 10' 35" W
N 16° 03' E
N 16° 03' E
N 16° 03' E



TABULATION

EXISTING ZONING	RC-5 / DR-1	RC-5, DR-1
AREA OF TRACT		17.552 Ac.± / 0.295 Ac.±
GROSS AREA OF TRACT		17.847 Ac.±
NUMBER LOTS PERMITTED	RC-5 (.667 × 17.552) = 11.71 =	11 LOTS
	DR-1 (1 × .295) = .295 =	0 LOTS
TOTAL NUMBER LOTS ALLOWED		11
TOTAL NUMBER LOTS PROPOSED		8
PARKING SPACES REQUIRED (8×2)		16
PARKING SPACES PROPOSED		16
OPEN SPACE REQUIRED		0
ROAD RIGHT-OF-WAY	PARCEL (A)	0.140 Ac.±
	PARCEL (B)	0.140 Ac.±
	PARCEL (C)	0.070 Ac.±
	PARCEL (D)	0.378 Ac.±
	TOTAL	0.728 Ac.±



TYPICAL LIGHT DETAIL
NO SCALE

GENERAL NOTES

1. ALL LOTS SHOWN HEREON ARE "FOR SALE".
2. LANDSCAPING ON EACH LOT TO BE PROVIDED BY OWNER OF LOT.
3. SITE IS ENTIRELY WOODED.
4. THERE SHALL BE TWO (2) (9' X 18') PARKING SPACES PROVIDED FOR EACH INDIVIDUAL SINGLE FAMILY LOT.
5. PRIVATE PARKING AREAS & DRIVEWAYS SHALL BE PAVED WITH A DURABLE AND DUSTLESS SURFACE (CONCRETE-BITUMINOUS OR MACADAM SURFACING).
6. SHADED AREA INDICATES MAXIMUM BUILDING AREA.
7. THE BUILDING ENVELOPES SHOWN ON THIS PLAN ARE FOR THE PRINCIPAL BUILDING ONLY. (SEE NOTE 8 REGARDING ACCESSORY BUILDINGS).
8. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF THE PRINCIPAL BUILDING ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTION 400 & 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
9. COVENANTS WILL BE RECORDED WITH EACH LOT RESTRICTING THE CLEARING OF TREES AND GRADING OF EACH LOT.
10. NO MORE THAN 15% OF ANY LOT WILL BE COVERED WITH BUILDINGS.
11. THE PAVING SHOWN WITHIN PANHANDLES AND ACCESSWAYS SHALL PROVIDE A COMMON MEANS OF INGRESS AND EGRESS FOR OWNERS OF LOTS DEPENDENT UPON THIS MEANS OF ACCESS AND FOR LOTS WHICH ABUT PANHANDLES AND USE THE PAVING FOR VEHICULAR ACCESS. THE DEVELOPER SHALL PROVIDE A MAINTENANCE AGREEMENT AND COVENANTS WITH THE CONVEYANCE OF LOTS.
12. , SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT OF WAY LINE ONLY AND NOT INTO THE PANHANDLE LOT DRIVEWAY, PROVIDED BY BALTIMORE COUNTY.
13. REFUSE WILL BE COLLECTED BY BALTIMORE COUNTY IN THE PUBLIC RIGHT-OF-WAY.
14. CLEARING AND GRADING TO BE LIMITED TO AREAS FOR ROADS PANHANDLE DRIVE, DRIVEWAYS AND BUILDINGS.
15. DIRECTION OF FRONT OF HOUSE FOR PANHANDLE LOTES SHOWN THUS ⊢
16. ALL LOTS SHOWN HEREON TO BE SERVED BY PRIVATE WATER AND SEPTIC SYSTEMS.
17. OPEN SPACE NOT REQUIRED.
18. MAXIMUM HEIGHT OF BUILDING TO BE 35'.
19. STORM WATER MANAGEMENT WAIVED - JANUARY 19, 1988
20. C.R.G. APPROVAL DATE - DECEMBER 23, 1987 (REVISED MAY 13, 1988)
21. THERE SHALL BE NO DISTURBANCE OF WETLANDS EXCEPT BY PANHANDLE ROAD CROSSING AND DRIVE TO LOT #1
22. THERE SHALL BE NO CLEARING, GRADING OR CONSTRUCTION IN STREAM BUFFER AREAS EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY WATER QUALITY MANUAL.
23. ALL LOTS WILL BE SOLD TO INDIVIDUALS WHO WILL PROVIDE SEPARATE PLOT PLANS AT THE TIME OF BUILDING PERMIT APPLICATION.
24. CONSTRUCTION OF THE PANHANDLE FOR LOTS 6, 7 AND 8 SHALL NOT ENCROACH ON THE ADJACENT PROPERTIES.
25. THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED, OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAT. UTILIZATION WILL HAVE OCCURRED WHEN A BUILDING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
26. STREET LIGHTS SHOWN THUS ✧
27. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.
28. THE EXACT LOCATION OF CURB CUTS FOR DRIVEWAY OR PARKING PAD ENTRANCES IS TO BE DETERMINED BY OWNER WHEN EXACT BUILDING MODELS BECOME AVAILABLE BUT PRIOR TO INSTALLATION OF STREET TREES
29. THIS DEVELOPMENT PLAN COMPLIES WITH THE CRG PLAN AND ALL CRG COMMENTS.
30. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
31. SLOPE EASEMENTS FOR PANHANDLE DRIVE MAY BE REQUIRED FOR CONSTRUCTION OF PANHANDLE DRIVE.

SECOND AMENDED FINAL DEVELOPMENT PLAN KNOLLCREST FARMS

HOFF & ANTONUCCI INC.
Land Development Consultants and Landscape Architects
P.O. Box 27402
Towson, MD 21285-7402
301-668-6318
301-665-5529

REVISIONS:

SCALE: AS SHOWN
DATE: 2/22/90
JOB NO.: 0007-02
DESIGNED:
DRAWN:
CHECKED:
DRAWING NUMBER: FDP-2
SHEET 2 OF 2

PROTECTION AND RESOURCE MANAGEMENT

oning Commissioner
ffice of Planning and Zoning
ounty Office Building
owson, Maryland 21204

oning Item # 152, Zoning Advisory Committee Meeting of November 14, 1
roperty Owner: Stephen P. Littman
ocation: 14 Brickford Lane District
ater Supply: private Sewage Disposal: metro
OMMENTS ARE AS FOLLOWS:

) Prior to approval of a Building Permit for construction, renovation and/or installation of for any existing or proposed food service facility, complete plans and specifications must b to the Plans Review Section, Bureau of Regional Community Services, for final review and approv

) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of A Management, 887-3775, to obtain requirements for such installation(s) before work begins.

) A permit to construct from the Bureau of Quality Management is required for such items as s processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other eq process which exhausts into the atmosphere.

) A permit to construct from the Bureau of Air Quality Management is required for any charbroiler which has a total cooking surface area of five (5) square feet or more.

) Prior to approval of a Building Permit Application for renovations to existing or construct health care facilities, complete plans and specifications of the building, food service area of equipment to be used for the food service operation must be submitted to the Plans Review an Section, Division of Engineering and Maintenance, State Department of Health and Mental Hy review and approval.

) Prior to any new construction or substantial alteration of public swimming pool, wading pool, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County of Environmental Protection and Resource Management for review and approval. For more complete contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-65

) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County For more complete information, contact the Division of Maternal and Child Health.

) If lubrication work and oil changes are performed at this location, the method providing for the of waste oil must be in accordance with the State Department of the Environment.

) Prior to razing of existing structure(s), petitioner must contact the Division of Waste M at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos,

) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must contents removed by a licensed hauler and tank removed from the property or properly backfille to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.

) Soil percolation tests, have been ___, must be ___, conducted.
( ) The results are valid until ___.
( ) Soil percolation test results have expired. Petitioner should contact the Division and Sewer to determine whether additional tests are required.

Where water wells are to be used as a source of water supply, a well meeting the minimum County Standards must be drilled.

) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
( ) shall be valid until ___.
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of and approval of Building Permit Applications.

Prior to occupancy approval, the potability of the water supply must be verified by collection of logical and chemical water samples.

If submission of plans to the County Review Group is required, a Hydrogeological Study and an Env Effects Report must be submitted. For more information contact the Division of Environmental Ha at 887-3980.

In order to subdivide this property, the owner or developer will be required to comply with the su regulations of the State of Maryland and Baltimore County. If there are any questions regard subdivision process, please contact the Land Development Section at 887-2762.

Others This office recommends extension of metro sewer t serve proposed lot 5B in lieu of establishment of priv septic reserve area. For further information, contact Ma Pilson at 887-2762.

Rev 5 + mag

A. E. Munno
BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

January 28, 1991

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Special Hearing
N/S Brickford Lane, E/S Corner Greenspring Avenue
(14 Brickford Lane)
3rd Election District, 3rd Councilmanic District
STEPHEN H. Littman - Petitioner
Case No. 90-296-SPH

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on December 21, 1990 by Lawrence E. Schmidt, Attorney on behalf of the Petitioner. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: Stephen H. Littman, 14 Brickford Lane, Pikesville, MD 21208

Lawrence E. Schmidt, Esquire - White, Page & Lentz
606 Baltimore Avenue, Suite 301, Towson, MD 21204

Robert A. Hoffman, Esquire
210 Allegheny Avenue, Towson, MD 21204

Appeal Cover Letter - Case No. 90-296-SPH
STEPHEN H. LITTMAN - Petitioner
January 25, 1991
Page 2

Stephen J. Nolan, Esquire
210 W. Pennsylvania Avenue, Suite 700, Towson, MD 21204

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

File

5/7/91 - Following parties notified of hearing set for September 6, 1991 at 10:00 a.m.:

Lawrence E. Schmidt, Esquire
Mr. Stephen H. Littman
Stephen J. Nolan, Esquire
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Chief Deputy County Attorney

8/21/91 -Request for postponement from S. Nolan, Esquire, Counsel for the Stewarts and the Chambers; unavailability of witness.

8/28/91 -Letter from L. Schmidt, Esquire, Counsel for Petitioner -objecting to above postponement.

8/28/91 -Letter from WTH to S. Nolan --postponement denied; however, at time of hearing on 9/06/91, additional early hearing time will be mutually agreed upon for testimony of unavailable witness.

9/05/91 -Letter from L. Schmidt, Esquire on behalf of Petitioner -requesting postponement /possible appearance of conflict of interest; possibly holding 10/16/91 (10/25/91 not good for Nolan; 10/16/91 is okay; awaiting confirmation from petitioner re Counsel retained and go ahead for 10/16/91 for reassignment). LK discussed 9/05/91 w/Sauer, Schmidt & Nolan -- Board was not necessary for requesting or granting of this postponement.

9/13/91 - Above parties notified of POSTPONEMENT by agreement to October 16, 1991 at 10:00 a.m.

9/24/91 -Amendment to Relief Sought filed by Howard L. Alderman on behalf of Stephen Littman; certified to Stephen Nolan, Esquire.

10/8/91 - Above parties sent Amended Notice changing start time to 10:45 at the request of Stephen J. Nolan, Esquire.

10/16/91 - Above parties notified of Day #2 set for February 25, 1992 at 10:00 a.m.

2/25/92 - Mistrial declared - posted improperly. Above parties notified of hearings set for June 2 and June 3, 1992 beginning at 10:00 a.m. (Day Nos. 1 and 2).

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

August 28, 1991

Stephen J. Nolan, Esquire
NOLAN, PLUMHOFF & WILLIAMS, CHTD.
Suite 700, Court Towers
210 W. Pennsylvania Avenue
Towson, MD 21204-5340

Re: Case No. 90-296-SPH
Stephen H. Littman

Dear Mr. Nolan:

The Board is in receipt of your request for a postponement of the hearing in Case No. 90-296-SPH scheduled for September 6, 1991. The Board is also in receipt of a letter from Lawrence E. Schmidt, Esquire, representing the Petitioner and opposing the requested postponement, and especially noting that the hearing was scheduled four months ago.

In view of this fact, the Board will deny your request for postponement, but will take full notice of your reason for requesting the postponement. At the day of hearing, on a date mutually agreed to by all parties, the Board will assign an early hearing so that your witness's testimony may become part of the record.

Very truly yours,

William T. Hackett

William T. Hackett, Chairman
County Board of Appeals

cc: Lawrence E. Schmidt, Esquire
Mr. and Mrs. William G. Stewart
Dr. and Mrs. J. L. Chambers
Mr. Stephen H. Littman

County Board of Appeals of Baltimore County
OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

May 5, 1992

Mr. Henry Posner
910 Hillstead Drive
Lutherville, MD 21093

Re: Case No. 90-296-SPH
Stephen H. Littman

Dear Mr. Posner:

In response to your telephone request this morning, enclosed are the following copies of documents contained within the subject file:

1. A photocopy of the decision of the Deputy Zoning Commissioner dated November 28, 1990 from which this appeal was taken.

2. A copy of the Petitioner's Amendment to Relief Sought filed with this Board on September 24, 1991.

3. A copy of the Notice of Assignment for the hearing in this matter scheduled for June 2 and June 3 at 10:00 a.m.

Should you have any additional questions, please call me at 887-3180.

Very truly yours,

Kathleen C. Weidenhammer

Kathleen C. Weidenhammer
Administrative Assistant

Enclosures (3)

Printed on Recycled Paper

County Board of Appeals of Baltimore County
OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

November 18, 1992

Howard L. Alderman, Jr., Esquire
LEVIN & GANN, P.A.
Suite 113
305 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 90-296-SPH (Stephen H. Littman)

Dear Mr. Alderman:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

Linda Lee M. Kuszmaul

LindaLee M. Kuszmaul
Legal Secretary

Enclosure

cc: Mr. Stephen H. Littman
Stephen J. Nolan, Esquire
P. David Fields
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director
Zoning Administration

Printed on Recycled Paper

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

Hearing Room -
Room 301, County Office Bldg. May 7, 1991

NOTICE OF ASSIGNMENT

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

CASE NO. 90-296-SPH — STEPHEN H. LITTMAN
N/s Brickford La., E/s cor Greenspring Ave. (14 Brickford La.)
3rd Election District
3rd Councilmanic District

PP
agent of Counsel
Petitioner

SPH-approve amendment to final development plan/Brookwood; amendment to final development plan/Knollcrest Farms.

11/28/90 -D.Z.C.'s Order DENYING Petition.

ASSIGNED FOR: FRIDAY, SEPTEMBER 6, 1991 AT 10:00 a.m.

cc: Lawrence E. Schmidt, Esquire-Counsel for Petitioner/Appellant
Mr. Stephen H. Littman " "
Stephen J. Nolan, Esquire
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Chief Deputy County Attorney

LindaLee M. Kuszmaul
Legal Secretary

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

Hearing Room -
Room 301, County Office Bldg. September 13, 1991

NOTICE OF POSTPONEMENT AND REASSIGNMENT

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

CASE NO. 90-296-SPH — STEPHEN H. LITTMAN
N/S Brickford La., E/S cor
Greenspring Ave. (14 Brickford La.)
3rd Election District
3rd Councilmanic District

SPH-approve amendment to final development plan/Brookwood; amendment to final developmer plan/Knollcrest Farms.

11/28/90 -D.Z.C.'s Order DENYING Petition.

Amended Notice sent 10/8/91

which was scheduled for hearing on September 6, 1991 was POSTPONED by agreement and has been

REASSIGNED FOR: WEDNESDAY, OCTOBER 16, 1991 AT 10:00 a.m. 10:45

cc: Howard L. Alderman, Jr., Esquire-Counsel for Petitioner/Appellant
Mr. Stephen H. Littman " "
Stephen J. Nolan, Esquire
P. David Fields
Pat Keller
Public Services
J. Robert Haines
Timothy H. Kotroco
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director
Zoning Administration

LindaLee M. Kuszmaul
Legal Secretary

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

Hearing Room -
Room 301, County Office Bldg. October 8, 1991

AMENDED NOTICE OF ASSIGNMENT

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

CASE NO. 90-296-SPH — STEPHEN H. LITTMAN
N/s Brickford La., E/s cor
Greenspring Ave. (14 Brickford La)
3rd Election District
3rd Councilmanic District

SPH-approve amendment to final development plan/Brookwood; amendment to final development plan/Knollcrest Farms.

11/28/90 -D.Z.C.'s Order DENYING Petition.

which is scheduled for hearing on October 16, 1991 at 10:00 a.m. has been moved up to 10:45 at the request of Stephen J. Nolan, Esquire and without objection from Counsel for Petitioner is now

ASSIGNED FOR: WEDNESDAY, OCTOBER 16, 1991 AT 10:45 a.m.

cc: Howard L. Alderman, Jr., Esquire-Counsel for Petitioner/Appellant
Mr. Stephen H. Littman " "
Stephen J. Nolan, Esquire
P. David Fields
Pat Keller
Public Services
Lawrence E. Schmidt
Timothy . Kotroco
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director
Zoning Administration

LindaLee M. Kuszmaul
Legal Secretary

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

Hearing Room -
Room 301, County Office Bldg. October 16, 1991

NOTICE OF ASSIGNMENT

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

CASE NO. 90-296-SPH — STEPHEN H. LITTMAN
N/s Brickford La., E/s cor
Greenspring Ave. (14 Brickford La.)
3rd Election District
3rd Councilmanic District

(Day #2 - Cont.'d from 10/16/91)

SPH-approve amendment to final development plan/Brookwood; amendment to final development plan/Knollcrest Farms.

11/28/90 -D.Z.C.'s Order DENYING Petition.

ASSIGNED FOR: TUESDAY, FEBRUARY 25, 1992 AT 10:00 a.m.

cc: Howard L. Alderman, Jr., Esquire-Counsel for Petitioner/Appellant
Mr. Stephen H. Littman " "
Stephen J. Nolan, Esquire
P. David Fields
Pat Keller
Public Services
Lawrence E. Schmidt
Timothy M. Kotroco
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director
Zoning Administration

LindaLee M. Kuszmaul
Legal Secretary

County Board of Appeals of Baltimore County
~~COUNTY OFFICE BUILDING, ROOM 315~~
~~111 W. CHESAPEAKE AVENUE~~
TOWSON, MARYLAND 21204
~~(301) 887-3180~~
OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVE.

Hearing Room -
Room 301, County Office Bldg. February 25, 1992

NOTICE OF ASSIGNMENT

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

CASE NO. 90-296-SPH — STEPHEN H. LITTMAN
N/s Brickford La., E/s cor
Greenspring Ave. (14 Brickford La.)
3rd Election District
3rd Councilmanic District

SPH-approve amendment to final development plan/Brookwood; amendment to final development plan/Knollcrest Farms.

11/28/90 -D.Z.C.'s Order DENYING Petition.

ASSIGNED FOR: TUESDAY, JUNE 2, 1992 AT 10:00 a.m.
AND
WEDNESDAY, JUNE 3, 1992 AT 10:00 a.m.

cc: Howard L. Alderman, Jr., Esquire-Counsel for Petitioner/Appellant
Mr. Stephen H. Littman " "
Stephen J. Nolan, Esquire
P. David Fields
Public Services
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director
Zoning Administration

LindaLee M. Kuszmaul
Legal Secretary

IN RE: PETITION FOR SPECIAL HEARING
N/S Brickford Lane, E/S Corner Greenspring Avenue
(14 Brickford Lane)
3rd Election District
3rd Councilmanic District
Stephen H. Littman
Appellant

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF BALTIMORE COUNTY
* Case No. 90-296-SPH

ENTRY OF APPEARANCE

Please enter the appearance of Howard L. Alderman, Jr. and Levin & Gann, P.A., as legal counsel to Stephen H. Littman, Appellant in the above-captioned case.

Howard L. Alderman, Jr.
Levin & Gann, P.A.
Suite 113
305 West Chesapeake Avenue
Towson, Maryland 21204
(301)321-0600

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of September, 1991, a copy of the foregoing Entry of Appearance was sent by First Class Mail, postage prepaid to: Stephen J. Nolan, Esquire, Nolan Plumhoff & Williams, 210 W. Pennsylvania Avenue, Suite 700, Towson, Maryland 21204.

Howard L. Alderman, Jr.

RECEIVED
COUNTY BOARD OF APPEALS
91 SEP 13 AM 11:12

HILL & CO. Realtors • 255 VILLAGE SQUARE II • VILLAGE OF CROSS KEYS • BALTIMORE, MD 21210
Members of Central Maryland Multiple Listing Service, Inc. PHONE: (301) 435-2000

September 10, 1990

Mr. and Mrs. William G. Stewart
P. O. Box 159
Stevenson, Maryland 21153

RE: 12 Brickford Lane

Dear Bill and Stuart,

As you requested, I have given great thought to the impact of the subdivision of the property adjacent to your property at 12 Brickford Lane. I feel my personal as well as professional knowledge gives me good insight into the situation. As you know, I have lived at the corner of Hillside Road and Keller Avenue for over six years and I am very familiar with the area, as well as your property in particular, as we have been personal friends for fifteen years. I have been associated with Hill & Company Realtors since 1973 and have been a life member of the Real Estate Million Dollar Association since 1981. Further, Hill & Company handled the original sale of the property in 1976.

It is my professional opinion that the subdivision of the adjacent lot will have a negative impact on 12 Brickford Lane for the following reasons. First, the subdivision of the property, which is 3.1 acres would not be in keeping with the neighborhood. Your property is located at the end of a lane comprised of five lots, each of which exceeds three acres. Further, the adjoining development, known as Hillstead, is made of lots in excess of two acres. Second, a primary asset of your property is its country-feel, combined with its proximity to the city. Any infringement on this will hinder its future marketability. Finally, any additional house along with its cars, lights and activity will do nothing but detract from your property.

If I can be of further service to you, please do not hesitate to call.

Sincerely,

Eleanor L. May

ELM:mlh

POTTHAST AND SCHMIDT, P.A.
ATTORNEYS AT LAW
606 BALTIMORE AVENUE, SUITE 300
TOWSON, MARYLAND 21204
(301) 832-0900

THEODORE J. POTTHAST, JR.
LAWRENCE E. SCHMIDT
FAX (301) 828-4063

August 28, 1991

Honorable William T. Hackett, Chairman
Baltimore County Board of Appeals
County Office Building, Third Floor
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case Number 90-296-SPH
Stephen H. Littman

Dear Chairman Hackett:

I am writing in reference to Mr. Nolan's letter of August 21, 1991 regarding the above matter, wherein he requests postponement of this case presently set for September 6, 1991. On behalf of the petitioner, kindly accept this letter as opposition to that request. I draw to the Board's attention the fact that this matter was set for hearing nearly four (4) months ago; yet, the request for postponement was only recently filed. I know the Board is reluctant to lose hearing dates immediately before the scheduled hearing, and my clients are ready, willing and able to proceed on September 6, 1991.

Thank you for your attention to this correspondence.

Very truly yours,

Lawrence E. Schmidt

LES/dps
cc: Stephen H. Littman
Stephen J. Nolan, Esquire
Counsel for Protestant/Appellee

RECEIVED
COUNTY BOARD OF APPEALS
91 AUG 28 PM 2:49

POTTHAST AND SCHMIDT, P.A.
ATTORNEYS AT LAW
606 BALTIMORE AVENUE, SUITE 300
TOWSON, MARYLAND 21204
(301) 832-0900

THEODORE J. POTTHAST, JR.
LAWRENCE E. SCHMIDT
FAX (301) 828-4063

September 5, 1991

The Honorable Michael B. Sauer, Acting Chairman
County Board of Appeals of Baltimore County
County Office Building
111 W. Chesapeake Avenue, Room 315
Towson, MD 21204

Re: 90-296-SPH
Stephen H. Littman
Petition for Special Hearing

Dear Acting Chairman Sauer:

To follow up our recent telephone conversation, this is to confirm that I must withdraw as attorney for the Petitioner, Stephen H. Littman, in the above matter. Further, because of the lateness of my withdraw from this case, I find it necessary to request that the hearing for this matter scheduled for September 6, 1991 be postponed. I have spoken with the Protestant's attorney, Stephen J. Nolan, and he has authorized me to inform you that he does not oppose my request for postponement; in fact, he had made his own request for a continuance, based upon other reasons.

As you know, I have recently been appointed by County Executive Hayden to serve as Zoning Commissioner. Although I will not appear before the County Council for confirmation until September 16, 1991, a question has been raised as to the propriety of my representing Mr. Littman before the Board regarding the issues generated by his Petition. Although I do not believe that a conflict of interest exists, in order to avoid even the possible appearance of a impropriety, I am withdrawing from this case. I plan on turning the matter over to other counsel on Dr. Littman's behalf so that this case can go forward. In view of the delay occasioned by my withdraw, I request that the Board reschedule this matter for hearing on Dr. Littman's behalf as promptly as possible. Perhaps, if a date comes open due to a voluntary

RECEIVED
COUNTY BOARD OF APPEALS
91 SEP -5 PM 1:05

Law Offices
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(301) 823-7800
TELEFAX: (301) 296-2765

NEWTON A. WILLIAMS
WILLIAM H. HESSON, JR.*
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
LOUIS G. CLOSE, III
E. BRUCE JONES**
KERA T. KOSTUN
GREGORY J. JONES

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

JAMES D. NOLAN (RETIRED 1993)
J. EARLE PLUMHOFF (1940-1988)
RALPH E. DEITZ (1918-1992)

WRITER'S DIRECT DIAL NO. 823-7853

August 21, 1991

HAND DELIVERY

Honorable William T. Hackett
Chairman
County Board of Appeals of Baltimore County
County Office Building--Third Floor
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 90-296-SPH
Stephen H. Littman
Request for Continuance

Dear Mr. Chairman:

Please enter the appearance of Stephen J. Nolan and Nolan, Plumhoff & Williams, Chartered as counsel for Mr. and Mrs. William G. Stewart, Dr. and Mrs. J. L. Chambers, and other neighbors of the Brickford Lane area concerning the above-captioned zoning appeal. Our clients appeared and participated in the Zoning Commissioner's hearing, from which this appeal was taken.

The purpose of this letter is to request a continuance of the September 6 hearing because of the fact that one of the primary witnesses, who will be important to the protestants' case, will be out of town on that date.

I greatly appreciate the Board's consideration of this request on behalf of my clients.

Very truly yours,

Stephen J. Nolan

SJN/caw

cc: Lawrence E. Schmidt, Esquire
--Counsel for Petitioner/Appellant

Mr. and Mrs. William G. Stewart

Dr. and Mrs. J. L. Chambers

91 AUG 12 PM 12:16
RECEIVED
COUNTY BOARD OF APPEALS

Law Offices
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(301) 823-7800
TELEFAX: (301) 296-2765

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
LOUIS G. CLOSE, III
E. BRUCE JONES**
GREGORY J. JONES

*ALSO ADMITTED IN D.C.
**ALSO ADMITTED IN NEW JERSEY

JAMES D. NOLAN (RETIRED 1993)
J. EARLE PLUMHOFF (1940-1988)
RALPH E. DEITZ (1918-1992)

WRITER'S DIRECT DIAL NO. 823-7853

October 7, 1991

HAND DELIVERY

Honorable William T. Hackett
Chairman
County Board of Appeals of
Baltimore County
County Office Building, 3rd Floor
Towson, Maryland 21204

Re: Case No.: 90-296-SPH
Dr. Stephen H. Littman, Petitioner
Hearing: October 16, 1991

Dear Mr. Chairman:

As counsel for the Appellees, I am writing to request a 45 minute postponement of the commencement of the above hearing on October 16, originally scheduled for 10:00 a.m.

The reason for this postponement is that I was prescheduled to attend a session of the Trial Courts Judicial Nominating Commission for the Third Circuit earlier that same morning. In other words, I would greatly appreciate it if the Board will convene the hearing at 10:45 a.m. instead of at 10:00 a.m.

I have been advised by counsel for the Petitioner, Howard Alderman, that he does not object to this late start.

Thank you for your kind consideration of this request.

Very truly yours,

Stephen J. Nolan

SJN/mao

CC: Howard L. Alderman, Jr., Esquire
Mr. & Mrs. William Stewart, et al.
Phyllis Cole Friedman, Esquire
Office of the People's Counsel

91 OCT -7 PM 3:26
RECEIVED
COUNTY BOARD OF APPEALS

WHITE, PAGE & LENTZ
ATTORNEYS AT LAW
606 BALTIMORE AVENUE
SUITE 306
TOWSON, MARYLAND 21204
(301) 823-3300
FAX (301) 494-1910

LAWRENCE E. SCHMIDT

GEORGE M WHITE 1891-1952
WILLIAM LENTZ 1892-1963
CHARLES O. PAGE 1903-1985

December 19, 1990

Baltimore County Government's
Office of the Zoning Commissioner
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Petition for Special Hearing
N/S Brickford Lane, E/S Corner Greenspring Avenue
(14) Brickford Lane)
3rd Election District - 3rd Councilmanic District
Stephen H. Littman - Petitioner
Case No. 90-296-SPH

Dear Sir or Madam:

Kindly accept this letter as an appeal by Stephen H. Littman of the decision of the Deputy Zoning Commissioner of Baltimore County in the above referenced case. The decision which is being appealed is the Order signed by Deputy Zoning Commissioner Nastarowicz on November 28, 1990 for the above referenced Petition. Kindly enter this appeal with the County Board of Appeals of Baltimore County.

Very truly yours,

Lawrence E. Schmidt

LES/dps
cc: Stephen H. Littman, D.D.S.
Stephen J. Nolan, Esquire

RECEIVED
DEC 21 1990
ZONING OFFICE

VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517
(301) 823-4111
FAX (301) 821-0147

BALTIMORE, MD
WASHINGTON, D. C.
MCLEAN, VA
ROCKVILLE, MD
BEL AIR, MD

RICHARD H. VENABLE (1839-1901)
JOHN S. BAETJER (1868-1945)
CHARLES ROB. HOWARD (1870-1941)

WRITER'S DIRECT NUMBER IS

February 4, 1991

Baltimore County Board of Appeals
County Office Building
Room 315
Towson, Maryland 21204

RE: Petition for Special Hearing
Stephen H. Littmar Petitioner
Case No.: 90-296-SPH

Dear Board:

Please withdraw the appearance of Robert A. Hoffman, Esquire as attorney for the above captioned petitioner, as he is now represented by Lawrence E. Schmidt, Esquire.

Should you have any questions please don't hesitate to contact Rob Hoffman or myself.

Sincerely,

Barbara A. White
Legal Assistant

BAW/cac

cc: Robert A. Hoffman, Esquire

91 FEB -5 AM 10:53
RECEIVED
COUNTY BOARD OF APPEALS

152 BELLEVIEW v. RUGBY HALL
[321 Md. 152 (1990)]

582 A.2d 493

BELLEVIEW CONSTRUCTION CO., INC.
v.
RUGBY HALL COMMUNITY ASSOCIATION, INC.

No. 70, Sept. Term, 1989.

Court of Appeals of Maryland.

Nov. 30, 1990.

Owner of property in subdivision sued community association seeking declaration that meaning of restriction of only one single family dwelling on each lot did not mean lots as conveyed originally by developer but lots created by any resubdivision conforming to subdivision and zoning regulations of county. The Circuit Court, Anne Arundel County, H. Chester Goudy, Jr., J., declared that covenant was valid and that restriction applied to lots as conveyed by developer. Property owner appealed. The Court of Special Appeals affirmed. Property owner petitioned for certiorari. The writ was granted and the Court of Appeals, McAuliffe, J., held that limitation that only one single family dwelling shall be erected on each lot referred to lots as conveyed by developer.

Affirmed.

1. Covenants ⇐51(2)

Limitation in restrictive covenant that only one single family dwelling shall be erected on each lot referred to lots as conveyed by developer and not to lots that thereafter were created by any resubdivision conforming to subdivision and zoning regulations of county, where there were no zoning or subdivision regulations controlling parcel at time original covenants were recorded, term "lot" obviously meant lot as conveyed by developer virtually everywhere else it was used in deed of restrictions, and for 30-year period developer and lot owners interpreted limitation to apply to lots as conveyed by developer.

BELLEVIEW v. RUGBY HALL
[321 Md. 152 (1990)]
153

2. Covenants ⇐49

In construing restrictive covenants, it is cardinal principle that court should be governed by intention of parties as it appears or is implied from instrument itself.

3. Covenants ⇐49

In interpreting covenant, the language of the restrictive covenant is properly considered in connection with object in view of parties and circumstances and conditions affecting parties and property.

4. Covenants ⇐49

If ambiguity is present in restrictive covenant, and if that ambiguity is not clearly resolved by resort to extrinsic evidence, general rule in favor of unrestricted use of property will prevail and ambiguity in restriction will be resolved against party seeking its enforcement.

5. Covenants ⇐49

Rule of strict construction should not be employed to defeat restrictive covenant that is clear on its face, or is clear when considered in light of surrounding circumstances.

6. Covenants ⇐49

Ambiguity does not exist in restrictive covenant simply because strained or conjectural construction can be given to word.

Milissa A. Murray, Royal G. Shannonhouse, Rosenthal, Wayson, Downs and Offutt, P.A., all on brief, Annapolis, for petitioner.

William M. Simmons and Dorothy B. McCullough, both on brief, Annapolis, for respondent.

IN RE: PETITION FOR SPECIAL HEARING
N/S Brickford Lane, E/S Corner Greenspring Avenue
(14 Brickford Lane)
3rd Election District
3rd Councilmanic District

Stephen H. Littman

Appellant

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF BALTIMORE COUNTY
* Case No. 90-296-SPH

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

AMENDMENT TO RELIEF SOUGHT

Stephen H. Littman, Appellant, by Howard L. Alderman, Jr. and Levin and Gann, P.A. hereby amends the relief sought on appeal before the County Board of Appeals for Baltimore County.

1. The original relief sought by Appellant herein before the Zoning Commissioner for Baltimore County was by way of a 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 "an amendment of the Final Development Plan of "Brookwood" to transfer 1.25 acres ± (Parcel "A") to Knollcrest Farms; an amendment of the Final Development Plan of "Knollcrest Farms" to add Parcel "A" to Lot 1 of "Knollcrest Farms" and to subdivide Lot 1 into Lots 1A and 1B; and, to permit the septic area for Lot 1B "Knollcrest Farms" to be located in the DR-1 zone."

2. On appeal, Appellant seeks approval of "an amendment of the Final Development Plans of "Brookwood" and "Knollcrest Farms", to permit: A transfer of 1.25 acres ± (Parcel "A") from the Brookwood Final Development Plan to the Knollcrest Farms Final Development Plan, and to add Parcel "A" to Lot 1 of "Knollcrest Farms", or in the alternative, to remove 1.25 acres ± (Parcel "A") from the Brookwood Final Development Plan and to add to Lot 1 of Knollcrest Farms Final Development Plan said Parcel "A"; and to subdivide the newly configured Knollcrest Farms Lot 1 into Lots 1A and 1B; and to permit the septic area for Lot 1B "Knollcrest Farms" to be located in the DR-1 zoned portion of the Lot."

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Suite 113
305 W. Chesapeake Avenue
Towson, Maryland 21204
(301) 321-0600

Pet Ex. #1

91 SEP 24 AM 9:24
RECEIVED
COUNTY BOARD OF APPEALS

RESUME

THOMAS J. HOFF

PETITIONER'S EXHIBIT 5

HOFF AND ANTONUCCI, INC.
1717 York Road, Suite 1B
Lutherville, Maryland 21093
301-628-9225

EDUCATION:

Bachelor of Science Landscape Architecture,
Magna Cum Laude
West Virginia University, 1976

EXPERIENCE:

December 1986 to Present.
HOFF & ANTONUCCI, INC.
Lutherville, Maryland
Principal - President. Responsibilities include administration, client relations, site design, project management, government agency coordination and project scheduling for all projects in the office. Project supervision of staff responsible for zoning plans, site plans, grading plans, storm water management plans, sediment control plans, utility plans, public works plans and landscape plans for commercial, residential, industrial, and institutional sites.

July 1983 to December 1986.
HOFF, ROSENFELT, AND WOOLFOLK, INC.
Owings Mills, Maryland
Principal - Secretary/Treasurer. Responsibilities included administration, client relations, site design, project management, government agency coordination and project scheduling for all projects in the office. Project supervision of staff responsible for zoning plans, site plans, grading plans, storm water management plans, sediment control plans, utility plans, public works plans and landscape plans for commercial, residential, industrial, and institutional sites.

QUALIFICATIONS OF APPRAISER

(Bernard F. Semon)

PETITIONER'S EXHIBIT 6

MEMBER

Baltimore County Appraiser's Association, Past President, 1978-80

Greater Baltimore Board of Realtors, Inc. - Past Chairman of Executive Committee - Appraisal Division

Baltimore County Chamber of Commerce - President 1984

Home Builders Association of Maryland - Instructor - School of Building and Construction Commercial Division

EDUCATION AND BACKGROUND

Graduate of Baltimore Polytechnic Institute

Completed Real Estate Appraisal Courses I and II, Johns Hopkins Evening College

Licensed Real Estate Salesman since 1960

Actively engaged in the appraisal and acquisition of Real Estate since 1963

Actively participated in limited partnerships involving residential condominium townhouse development, commercial and office building partnerships as well as a major size residential large lot development

APPRAISED FOR

Baltimore County Bureau of Land Acquisition

Baltimore County Office of Law

Carroll County Land Acquisition Division

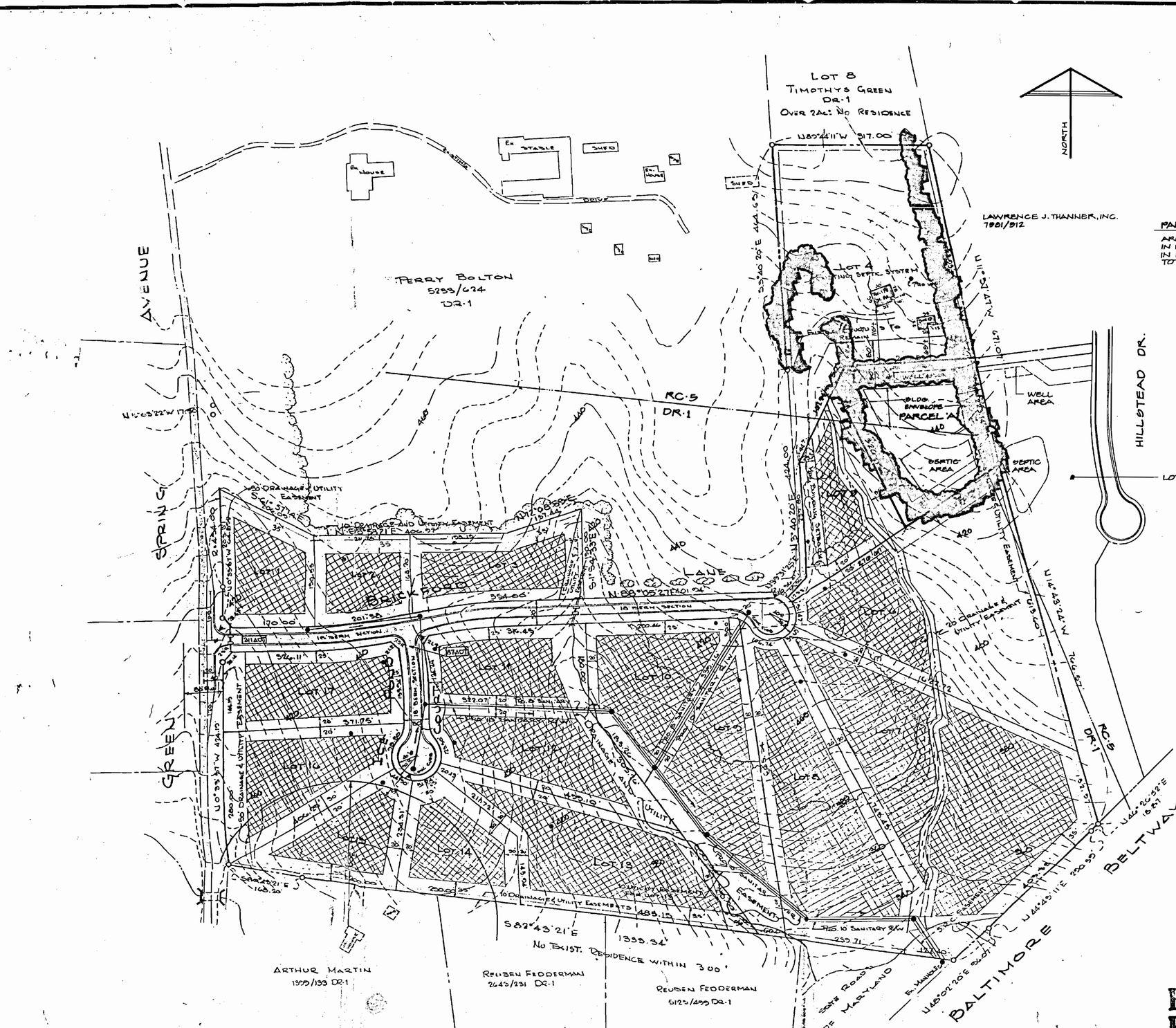
Orphans' Court for Baltimore County

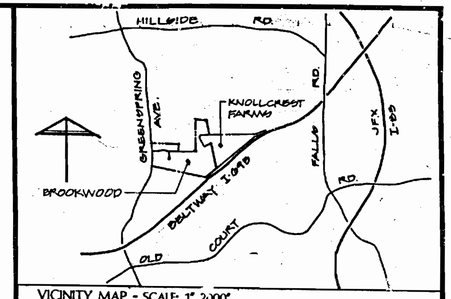
Baltimore Gas and Electric Company

Baltimore County Savings and Loan Association

Baltimore Federal Savings and Loan Association

Federal Savings Bank





VICINITY MAP - SCALE: 1" 2000'

DENSITY CALCULATIONS:

	ORIGINAL	AMENDED
SITE AREA	44.1 AC.	42.4 AC.
EXISTING ZONING	DR-1	DR-1 & RC-5
AREA IN DR-1	44.1 AC.	38.4 AC.
AREA IN RC-5	----	4.0 AC.
NUMBER OF LOTS ALLOWED		
DR-1	44	38
RC-5		2
TOTAL LOTS ALLOWED	44	40
NUMBER OF LOTS PROPOSED	17	17
PARKING REQUIRED (2 SP/LOT)	34	34
PARKING PROPOSED (2 SP/LOT)	34	34

GENERAL NOTES:

1) ORIGINAL FINAL DEVELOPMENT PLAN PREPARED BY "E. F. RAPHEL & ASSOCIATES", APPROVED 06/15/76.
2) ALL PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET R/W LINE ONLY AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.
3) PUBLIC SEWER IS AVAILABLE TO THIS SITE, WATER WILL BE PROVIDED BY WELL.
4) LOCATION OF DRIVES AND PARKING TO BE DETERMINED BY LOCATION OF RESIDENCE.
5) INDIVIDUAL REFUSE CONTAINERS TO BE PICKED UP AT THE CURB FOR EACH LOT.
6) THERE SHALL BE NO GRADING OF THE ENTIRE SITE. THERE SHALL BE NO CLEAR CUTTING OF TREES AND SHRUBS FROM ANY LOT. ONLY DEAD, DAMAGED OR TREES NECESSARY FOR THE CONSTRUCTION OF HOMES AND DRIVES ARE TO BE REMOVED. MINIMUM GRADING SHALL BE PREFORMED AS REQUIRED FOR THE CONSTRUCTION OF THE HOME AND DRIVE ON ANY LOT.
7) PLANTING OF EACH LOT TO BE PROVIDED BY THE BUILDER/OWNER OF EACH LOT.
8) ALL LOTS SHOWN HEREON ARE TO BE SOLD.
9) MAXIMUM HEIGHT OF STRUCTURES IS 40'.
10) MAJOR VEGETATION IS SECOND GROWTH TIMBER.
11) NO OPEN SPACE REQUIRED.

REASONS FOR FIRST AMENDMENT: ~~2/22/90~~

1) REMOVE PARCEL 'A' FROM LOT 8, BROOKWOOD AND TRANSFER TO KNOLLCREST FARMS

FIRST AMENDED FINAL DEVELOPMENT PLAN

BROOKWOOD

3rd ELECTION DISTRICT BALTIMORE CO., MD.

PE #1
1 of 2

OFFICE OF PLANNING & ZONING
APPROVED BY:

DIRECTOR OF PLANNING DATE

ZONING COMMISSIONER DATE

PETITIONER'S EXHIBIT 1
1 of 2

DEVELOPER:
BROOKWOOD JOINT VENTURE
BOX 62 PAPER MILL RD.
PHOENIX, MD. 21131

HOFF & ANTONUCCI INC
Land Development Consultants and Landscape Architects
P.O. Box 27402
Towson, MD 21285-7402
301-668-6318
301-665-5529

REVISIONS:

SCALE: 1"=100'
DATE: 2/22/90
JOB NO.: 0067-05
DESIGNED: TJH
DRAWN: TJH
CHECKED: -
DRAWING NUMBER: FDP-1
SHEET 1 OF 1

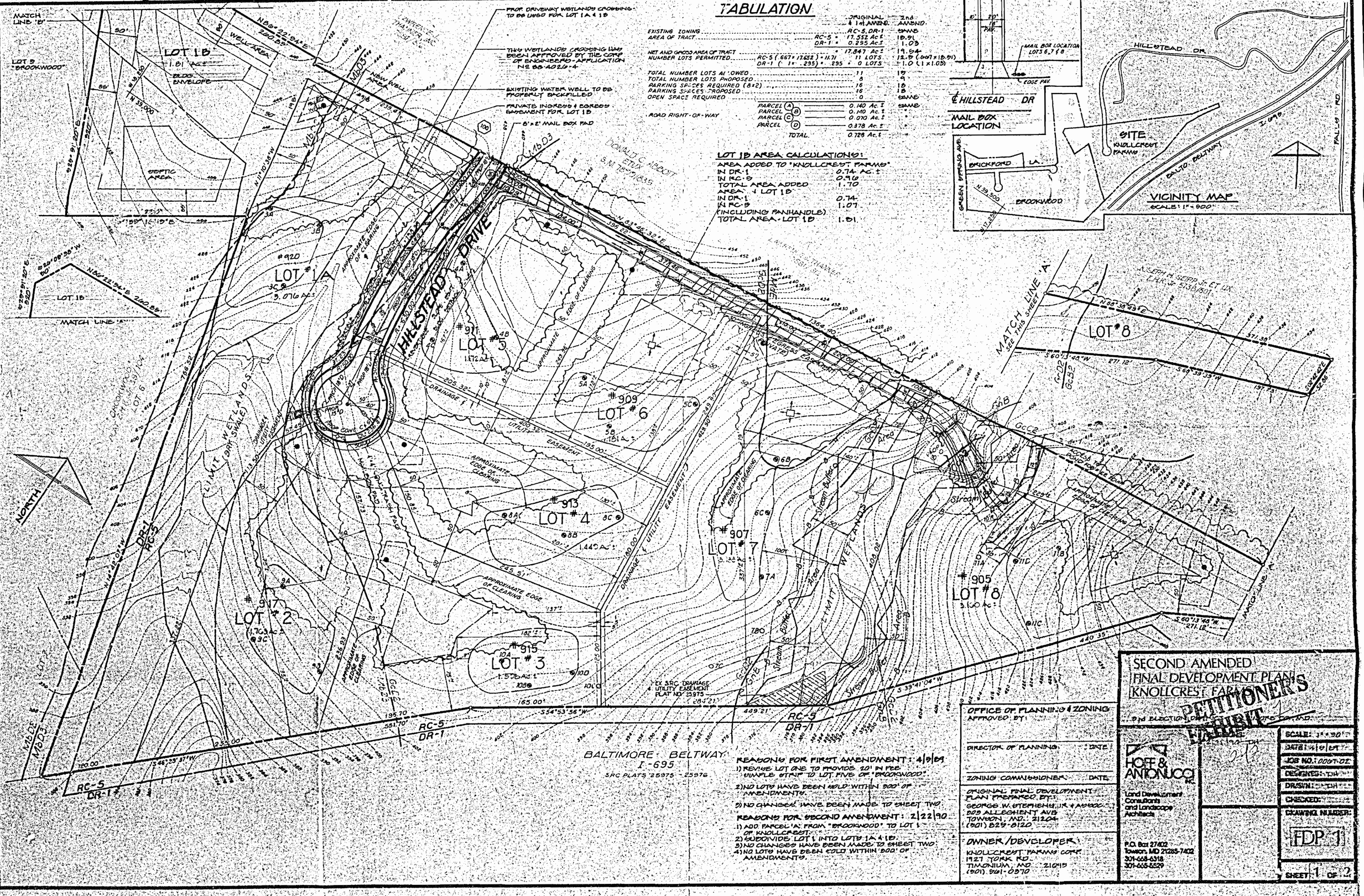
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15	
14	
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1	1

TABULATION

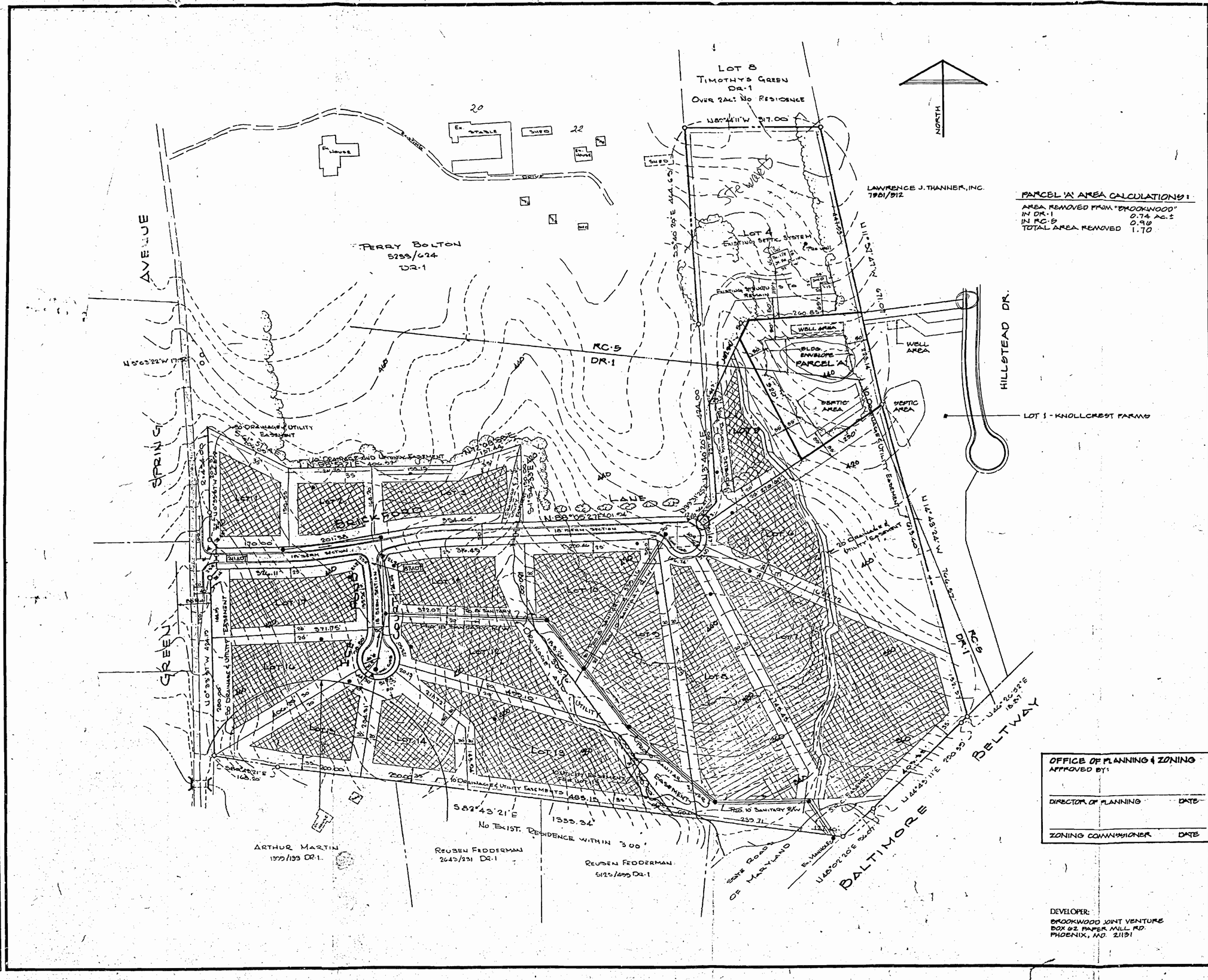
	ORIGINAL & 1st AMEND.	2nd AMEND.
EXISTING ZONING	RC-5, DR-1	same
AREA OF TRACT — RC-5 =	17.552 Ac.±	18.91
DR-1 =	0.295 Ac.±	1.03
NET AND GROSS AREA OF TRACT =	17.847 Ac.±	19.94
NUMBER LOTS PERMITTED — RC-5 (667 / 1.65) = 11.71	11 LOTS	12.9 (.667 × 18.91)
DR-1 (1 × .295) = .295	0 LOTS	1.0 (1 × 1.03)
TOTAL NUMBER LOTS ALLOWED	11	12
TOTAL NUMBER LOTS PROPOSED	8	9
PARKING SPACES REQUIRED (8×2)	16	18
PARKING SPACES PROPOSED	16	18
OPEN SPACE REQUIRED	0	same
ROAD RIGHT-OF-WAY — PARCEL (A)	0.140 Ac.±	same
PARCEL (B)	0.140 Ac.±	"
PARCEL (C)	0.070 Ac.±	"
PARCEL (D)	0.378 Ac.±	"
TOTAL	0.728 Ac.±	

LOT 1B AREA CALCULATIONS:

AREA ADDED TO "KNOLLCREST FARMS"	
IN DR-1	0.74 Ac.±
IN RC-5	0.96
TOTAL AREA ADDED	1.70
AREA OF LOT 1B	
IN DR-1	0.74
IN RC-5	1.07
(INCLUDING PANHANDLE)	
TOTAL AREA - LOT 1B	1.81



Petitioner's #3


LOT 8
TIMOTHYS GREEN
DR-1
OVER 2Ac: NO RESIDENCE
N87°41'11"W 317.00'
NORTH
LAWRENCE J. THANNER, INC.
7981/912
PARCEL 'A' AREA CALCULATIONS:
AREA REMOVED FROM "BROOKWOOD"
IN DR-1 0.74 Ac.±
IN RC-5 0.96
TOTAL AREA REMOVED 1.70
PERRY BOLTON
5233/624
DR-1
LOT 4
EXISTING SEPTIC SYSTEM
EXISTING WOOD RESIDENCE
WELL AREA
BLDG. ENVELOPE
PARCEL 'A'
SEPTIC AREA
WELL AREA
HILLSTEAD DR.
LOT 1 - KNOLLCREST FARMS
RC-5
DR-1
SPRING AVENUE
BROOKWOOD
GREEN
LAKE
BELTWAY
BALTIMORE
RC-5
DR-1
ARTHUR MARTIN
1999/133 DR-1
REUBEN FEDDERMAN
2645/231 DR-1
REUBEN FEDDERMAN
5123/499 DR-1
S82°43'21"E
1355.34'
No EXIST. RESIDENCE WITHIN 300'
STATE ROAD OF MARYLAND
EX. STABLE
EX. HOUSE
SHED
DRIVE
EX. GRAVEL DRIVE
EX. SHED
EX. HOUSE
EX. SHED
EX. GARAGE
EX. SHED
EX. HOUSE
EX. SHED
EX. HOUSE
EX. SHED
EX. HOUS

October 27, 1988

Knollcrest Farms Corporation
c/o Zink Development Corporation
Suite 400
22 West Allegheny Avenue
Towson, Maryland 21204

Re: Contract of Sale Between Knollcrest Farms Corporation and Stephen H. Littman, dated September ___, 1988

Gentlemen:

This letter serves to amend the above-referenced Contract of Sale for Lot No. 1 at Knollcrest Farms. Pursuant to the Contract of Sale, I was provided a sixty-day study period in which to determine the suitability of Lot No. 1 for my intended purposes. I have completed my stu of Lot No. 1, and wish to purchase Lot No. 1 upon the terms ontained in the Contract of Sale, subject to the following condition. I must obtain the approval of Baltimore County to amend the Final Development Plan for Knollcrest Farms, to permit me to convey from Lot 1 an approximately 20-foot wide strip of property binding on the north side of Lot No. 1. The property conveyed will provide a means of ingress and egress to my existing property adjacent to Lot No. 1 and known as 14 Brickford Lane, Baltimore, Maryland 21208.

The Buyer and Seller hereby agree that the Buyer shall have until December 31, 1988 to obtain the requisite approvals from Baltimore County for the amendment of Seller's Final Development Plan to permit the conveyance described above. Buyer agrees to commence promptly, and to pursue diligently such approvals. In the event Buyer is unable to obtain the approvals prior to December 31, 1988, the Buyer shall have the right to terminate the Contract by delivery of written notice of such termination to Seller, whereupon the Contract shall become null and void and the Deposit shall promptly be refunded to the Buyer.

Except as amended by this letter, the Contract of Sale shall remain in full force and effect.

Petitioner's Ex. #13

Ex. 5
Petitioner's Ex. #14

RESUME

THOMAS J. HOFF

HOFF AND ANTONUCCI, INC.
1717 York Road, Suite 1B
Lutherville, Maryland 21093
301-628-9225

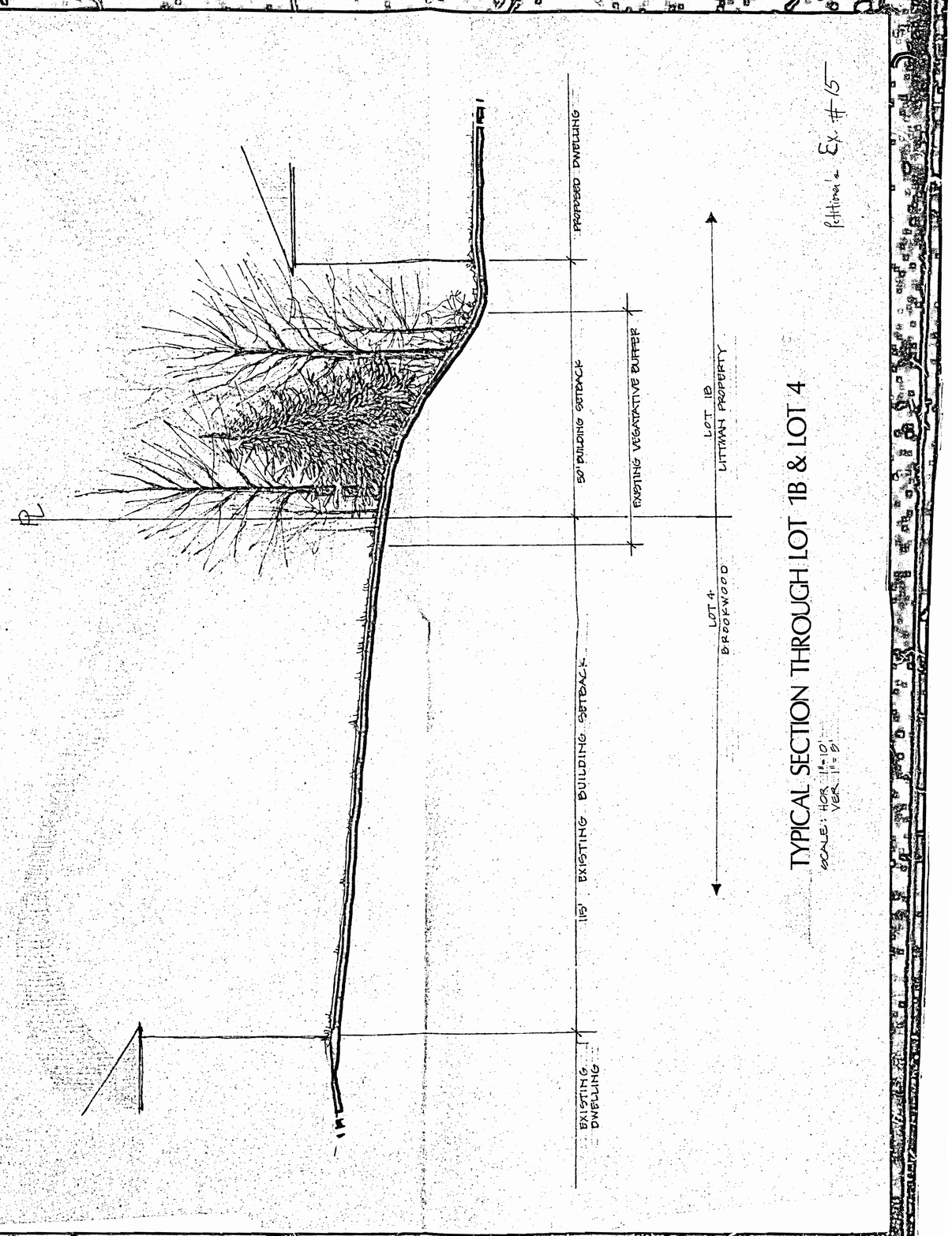
EDUCATION:

Bachelor of Science Landscape Architecture,
Magna Cum Laude
West Virginia University, 1976

EXPERIENCE:

December 1986 to Present.
HOFF & ANTONUCCI, INC.
Lutherville, Maryland
Principal - President. Responsibilities include administration, client relations, site design, project management, government agency coordination and project scheduling for all projects in the office. Project supervision of staff responsible for zoning plans, site plans, grading plans, storm water management plans, sediment control plans, utility plans, public works plans and landscape plans for commercial, residential, industrial, and institutional sites.

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Petitioner's Ex. #15

Petitioner's Ex.16

QUALIFICATIONS OF APPRAISER

(Bernard F. Semon)

MEMBER

Baltimore County Appraiser's Society - President, 1978-80

Greater Baltimore Board of Realtors, Inc. - Past Chairman of Executive Committee - Appraisal Division

Baltimore County Chamber of Commerce - President 1984

Home Builders Association of Maryland - Instructor - School of Building and Construction Commercial Division

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Licensed Real Estate Salesman since 1960

Actively engaged in the appraisal and acquisition of Real Estate since 1963

Actively participated in limited partnerships involving residential condominium townhouse development, commercial and office building partnerships as well as a major size residential large lot development

APPRAISED FOR

Baltimore County Bureau of Land Acquisition

Baltimore County Office of Law

Carroll County Land Acquisition Division

Orphans' Court for Baltimore County

Baltimore Gas and Electric Company

Baltimore County Savings and Loan Association

Baltimore Federal Savings and Loan Association

Federal Savings Bank

Petitioner's Ex. # 18

JAMES S. PATTON, P.E.

Mr. Patton has over twenty-five (25) years experience in site engineering, site development services, and land planning for a wide variety of public and private clients. His experience in the private sector has been in residential, commercial, and industrial site development. His public works experience is very broad, as he served as an officer in the U. S. Navy Civil Engineer Corps and as City Engineer for Washington, Pennsylvania. In addition, he has provided site engineering and planning services to many local school boards, hospitals, colleges, and institutions in their development and construction programs.

He has been responsible for projects ranging in size and scope from a few thousand square feet to areas of more than a thousand acres. These projects have included storm water management, water distribution, sanitary sewer, streets, roads, parking areas, grading, wetlands and critical areas, and erosion control. His background includes new development, expansion, restoration and renewal.

Site Plan approvals and obtaining permits for site development is a major focus. The ability to overview the various elements of site development such as zoning, environmental concerns, and utilities has been and is an important function performed by Mr. Patton in obtaining approvals and expediting the development of a site.

EDUCATION

SWARTHMORE COLLEGE, Bachelor of Science, Civil Engineering
UNIVERSITY OF PENNSYLVANIA, Master of City Planning

LICENSES/CERTIFICATIONS

PROFESSIONAL ENGINEER - Pennsylvania, West Virginia (inactive), and Maryland

COMPREHENSIVE PLANNER - New York, Pennsylvania, West Virginia, and Delaware

PROFESSIONAL EXPERIENCE

1990 - Present — PRINCIPAL/PRESIDENT
PATTON CONSULTANTS, LTD.

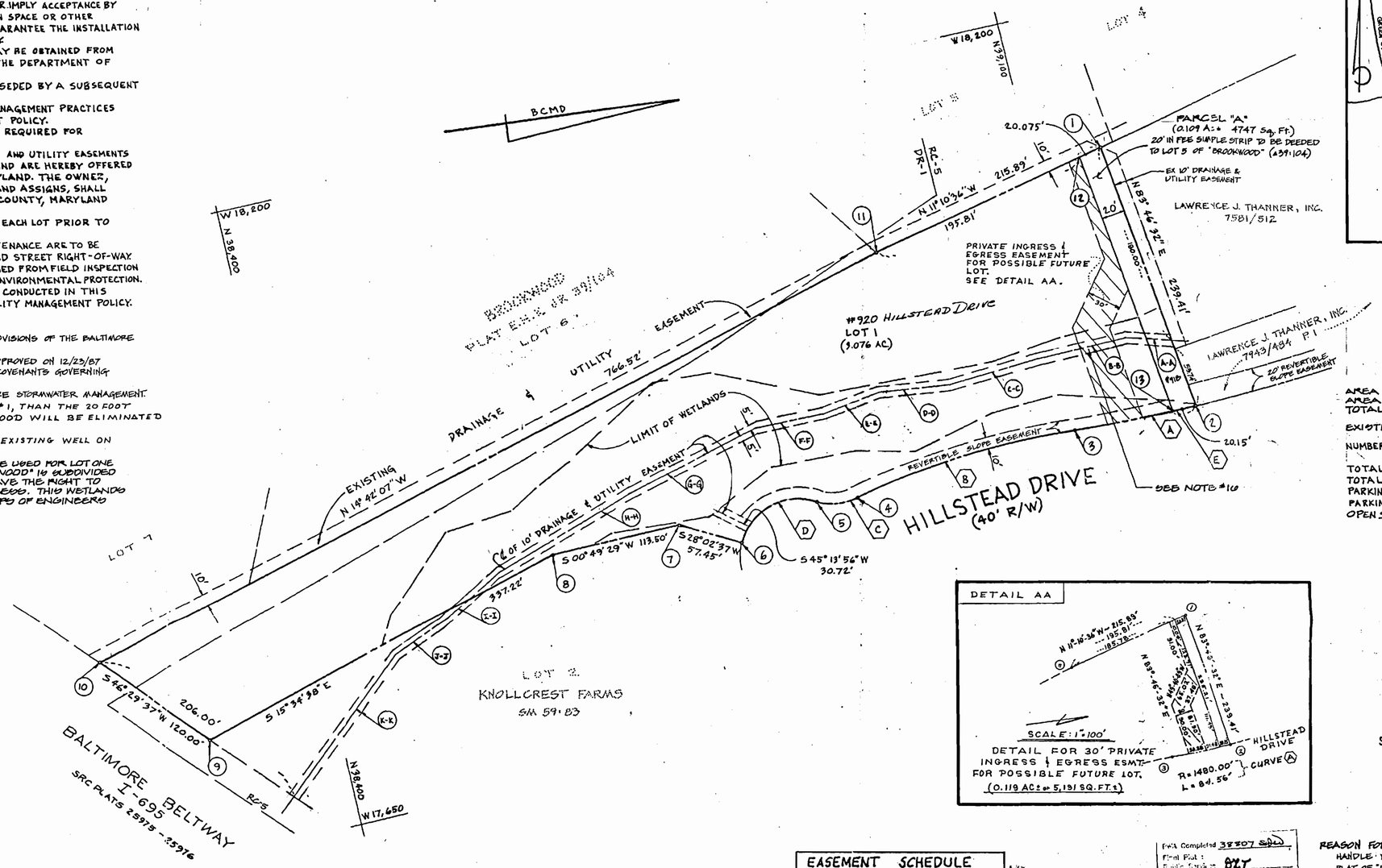
Site evaluation and feasibility, land development consulting, project management, zoning issues, expert testimony, and governmental approvals and permitting

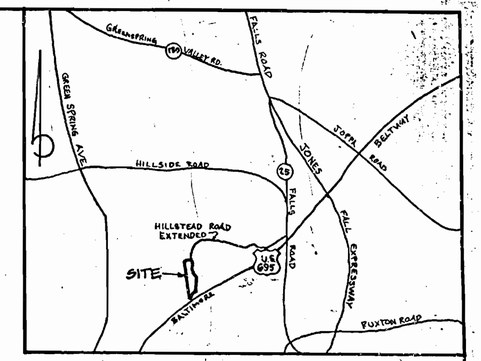
GENERAL NOTES

1. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT; NOR DOES IT GUARANTEE THE INSTALLATION OF STREETS OR UTILITES BY BALTIMORE COUNTY.
2. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND FROM THE DEPARTMENT OF PUBLIC WORKS.
3. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
4. THE OWNER/DEVELOPER WILL COMPLY WITH BEST MANAGEMENT PRACTICES CONTAINED IN THE WATER QUALITY MANAGEMENT POLICY.
5. SLOPE EASEMENTS FOR PANHANDLE DRIVE MAY BE REQUIRED FOR CONSTRUCTION OF PANHANDLE DRIVE.
6. HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.
7. A SEDIMENT CONTROL PLAN MUST BE APPROVED FOR EACH LOT PRIOR TO ISSUANCE OF BUILDING PERMIT FOR THAT LOT.
8. TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT-OF-WAY.
9. LIMIT OF WETLANDS (HYDRIC SOILS) AS DETERMINED FROM FIELD INSPECTION BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION. NO GRADING, CLEARING OR CONSTRUCTION WILL BE CONDUCTED IN THIS AREA EXCEPT AS PERMITTED IN THE WATER QUALITY MANAGEMENT POLICY.

ZONING LINE SHOWN THUS RC-5 / DR-1

10. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 22-68
11. THE PLAN FOR THE PROPERTY ON THIS PLAT WAS APPROVED ON 12/23/87
12. SEE DEED FOR LOT 1 (8076/383) FOR RESTRICTIVE COVENANTS GOVERNING WETLAND AND STREAM BUFFER AREAS.
13. ANY FURTHER DEVELOPMENT OF LOT 1 WILL REQUIRE STORMWATER MANAGEMENT.
14. IF AN APPROVED WELL IS NOT OBTAINED ON LOT #1, THAN THE 20 FOOT IN FEE STRIP FOR LOT #5 OF BROOKEWOOD WILL BE ELIMINATED BY RECORD PLAT.
15. IF AN APPROVED WELL IS DRILLED, THAN THE EXISTING WELL ON LOT #1 WILL BE PROPERLY BACKFILLED.
16. PROPOSED DRIVEWAY WETLANDS CROSSING TO BE USED FOR LOT ONE AND IN THE EVENT THAT LOT FIVE OF "BROOKWOOD" IS SUBDIVIDED INTO TWO LOTS, ONE OF THESE LOTS WOULD HAVE THE RIGHT TO USE THIS CROSSING FOR INGRESS AND EGRESS. THIS WETLANDS CROSSING HAS BEEN APPROVED BY THE CORPS OF ENGINEERS APPLICATION No. 88-4020-4.





VICINITY MAP

SCALE: 1" = 2000'

TABULATION

AREA OF LOT ONE		3.076 Ac±
AREA OF PARCEL "A"		0.109 Ac±
TOTAL AREA		3.185 Ac±
EXISTING ZONING	RC-5	2.89 Ac±
	DR-1	0.295 Ac±
NUMBER LOTS PERMITTED	RC-5 (667 X 2.89) = 1.798	1 LOT
	DR-1 (1 X .295) = .295 =	0 LOT
TOTAL NUMBER LOTS ALLOWED		1
TOTAL NUMBER LOTS PROPOSED		1
PARKING SPACES REQUIRED (8x2)		2
PARKING SPACES PROPOSED		2
OPEN SPACE REQUIRED		0

Filed for record
S.M. 60 FOLIO 95
Date JUN 26 1989
Test:
Clerk

ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWERAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO APPROVAL OF FINITIVE APPLICATIONS.

NOTE: SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. AT THE EXPIRATION OF THIS PERIOD NEW TESTS MAY BE REQUIRED.

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	
A	3° 16' 25"	1480.00'	84.56'	42.29	N 02° 52' 08" E	84.55'
B	17° 00' 53"	670.00'	198.98'	100.23'	N 6° 00' 29" W	198.25'
C	42° 39' 27"	50.00'	37.23'	19.52'	N 8° 48' 46" E	36.37'
D	92° 05' 50"	50.00	80.37'	51.84'	S 15° 54' 26" E	72.00'
E	00° 46' 49"	1480.00	20.16'	10.08'	S 02° 52' 08" W	20.15

COORDINATE TABLE

NO.	NORTH	WEST	NO.	NORTH	WEST
1	39 42.28	18074.49	7	38729.99	17839.99
2	39188.24	17836.49	8	38616.51	17841.63
3	39083.65	17841.01	9	38291.67	17751.07
4	38885.88	17827.15	10	38209.06	17838.11
5	38849.94	17832.72	11	38950.49	18092.65
6	38780.70	17812.99	12	39142.59	18070.60
			13	39168.09	17896.78

EASEMENT SCHEDULE

NO.	BEARING	DISTANCE
A-A	N 08° 54' 50" W	42.31'
B-B	N 00° 44' 04" E	78.01'
C-C	N 10° 42' 50" E	80.23'
D-D	N 07° 28' 18" W	61.52'
E-E	N 09° 05' 25" E	50.64'
F-F	N 01° 56' 29" E	59.03'
G-G	N 13° 48' 54" W	125.63'
H-H	N 17° 36' 45" W	132.20'
I-I	N 30° 57' 49" W	58.48'
J-J	N 22° 08' 08" W	63.70'
K-K	N 41° 10' 08" W	146.29'

Field Completed 38 SEP 87
Final Plat:
Public Check: DWT
Tech. Check: RWB/EHK 5/3/89
Cert. Sig.: DNR 5/26/89
Bond Rel.: RWB 6-13-89
Release: C.S.C.
Accounting: RWB
Addressing: ATK 6/16/89

REASON FOR AMENDMENT: TO PROVIDE A 20' WIDE PANHANDLE FROM HILLSTEAD DRIVE (EX 40' R/W) TO LOT 5, PLAT OF "BROOKWOOD" EHK Jr. 39:104.

C PLAT / 15.00
C
SM CLERK 15.00
#19712 C001 R02 T12:
06/26/

OWNER & DEVELOPER

STEPHEN H. LITTMAN
14 BRICKFORD LANE
PIKESVILLE, MD 21208
653-2277
DEED REFERENCE: 8070/383
TAX ACCOUNT #: 21-0000906107

AMENDED PLAT OF
LOT 1

KNOLLCREST FARMS

REFERENCE PLAT 59:83

3RD ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' DATE: APRIL 10, 1989
REVISED - 6/22/89 - TJH

JONES FALLS DRAINAGE AREA

APPROVED: BALTIMORE CO. OFFICE OF PLANNING & ZONING
6/12/89 DATE — BY DIRECTOR

APPROVED: BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
6-9-89 DATE — Robert W. Sheesley

APPROVED: BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
6/12/89 DATE — DIRECTOR OF PUBLIC WORKS

NOTE:
THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

NOTE:
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTO. CO METROPOLITAN DIST AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS: X-7151 N 40,307.88 W 14,768.16; X-866 N 41,293.33 W 19,670.26

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS

Stephen H. Littman — OWNER — 5-3-89 DATE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT & SETTING OF THE MARKERS.

Mark L. Robel — MARK L. ROBEL P.L.S. NO REG. # 339 — 4/30/89 DATE

STATE OF MARYLAND — MARK LEE ROBEL — No. 339 — PROPERTY LINE SURVEYOR

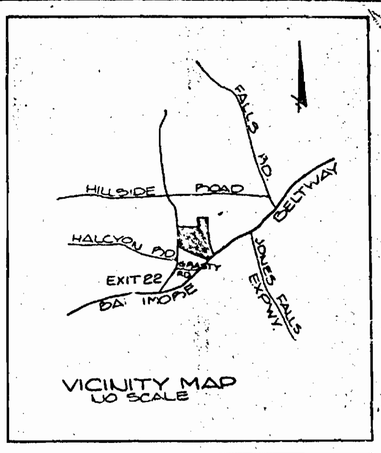
YITTI, ROBEL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
1717 YORK ROAD, SUITE 2B
LUTHERVILLE, MARYLAND 21093
252-4552

Petitioner's Exhibit No. 10

60-95

COORDINATES					
No	NORTH	WEST	No	NORTH	WEST
1	38183.80	19614.89	111	38540.00	19457.30
9	38036.09	19448.89	112	38555.14	19259.76
10	37927.18	19480.89	113	38615.00	19457.30
20	37991.41	19654.89	114	38662.20	19260.89
89	38197.75	17832.32	115	38646.86	19190.21
25	38210.76	17356.85	116	38668.23	18993.57
28	38952.15	18031.67	117	38597.70	19181.11
31	39008.65	18170.77	118	38618.25	18991.91
32	39010.11	18487.77	119	38681.99	18940.83
33	39146.41	18458.01	120	38603.59	18531.61
90	39070.68	19285.62	121	38682.15	18575.72
91	39078.61	19425.09	128	38580.22	19193.14
92	39055.18	19623.95	129	38456.67	19181.79
93	38699.89	19606.10	130	38417.81	19131.79
94	38685.00	19605.86	131	38384.74	19169.29
95	38615.00	19585.26	132	38684.74	19244.29
96	38565.00	19584.77	133	38417.81	19231.79
97	38515.00	19604.57	134	38456.67	19231.79
98	38180.63	19600.38	135	38571.12	19242.30
99	38545.98	19622.44			

CURVE DATA						
CURVE	Δ	RADIUS	LENGTH	TANGENT	BEARING / LONG CHD	
92-99	4°29'29"	4540.00'	355.80	177.99	S4°29'25"E	355.71'
111-112	1°29'29"	10041.79'	195.64'	99.60	N84°45'15"E	195.26'
113-114	10°29'29"	1021.79'	187.98'	95.00	N84°45'15"E	189.22'
115-116	6°34'56"	1921.74'	197.98'	99.18'	N85°47'59"E	197.80'
117-118	6°34'56"	1271.74'	190.49'	95.42'	N85°47'59"E	190.31'
119-120	360°00'00"	50.00'	209.44'	—	—	—
120-121	60°00'00"	50.00'	52.36'	28.87	N61°54'25"W	50.00'
128-129	10°29'29"	678.50'	124.21'	62.29	S5°14'45"E	124.07'
130-131	41°24'36"	50.00'	36.14'	18.90	S20°02'18"E	35.36'
131-132	360°00'00"	50.00'	226.35'	—	—	—
132-133	41°24'36"	50.00'	36.14'	18.90	N20°02'18"E	35.36'
134-135	10°29'29"	628.50'	115.05'	57.70	N5°14'45"W	114.92'



VICINITY MAP
NO SCALE

FLOOD CONTROL BASELINE		
FROM - TO	BEARING	DISTANCE
196 - 197	N 5° 55' 59" E	93.40'
197 - 198	N 11° 35' 32" E	79.68'
198 - 199	N 22° 27' 09" W	29.68'
199 - 200	N 1° 42' 26" W	67.09'
200 - 201	N 26° 09' 05" W	41.24'
201 - 202	N 17° 42' 02" E	49.24'
202 - 203	N 8° 44' 46" W	151.55'
203 - 204	N 66° 56' 10" E	19.84'
204 - 205	N 7° 22' 56" W	220.91'
205 - 206	N 26° 15' 26" W	60.45'
206 - 207	N 10° 57' 15" W	66.15'
207 - 208	N 60° 50' 16" W	66.80'
208 - 209	N 7° 29' 10" W	100.99'
209 - 210	N 21° 52' 30" W	60.41'
210 - 211	N 66° 50' 34" W	100.72'
211 - 212	N 15° 11' 21" W	45.66'
189 - 220	S 85° 05' 27" W	10.00'
220 - 221	S 1° 54' 33" E	76.00'
221 - 222	S 19° 25' 03" E	66.00'
222 - 223	S 84° 34' 54" E	106.57'
223 - 224	S 25° 16' 21" E	100.44'
224 - 225	S 21° 45' 19" E	126.57'
225 - 226	S 66° 56' 21" E	102.86'
226 - 227	S 28° 09' 39" E	50.62'
227 - 228	S 19° 51' 40" E	155.51'

DENSITY CALCULATIONS:
ZONE OP. 1
GROSS AREA OF TRACT 46.051 AC.±
NUMBER OF LOTS 17 LOTS + TRACT A
DENSITY: 18 LOTS / 46.051 AC.
0.390 LOTS PER AC.

PARCEL "A" NOT PART OF THIS SUBDIVISION SHOWN FOR IDENTIFICATION PURPOSES ONLY

NOTES:
STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS
FOR PANHANDLE LOTS, REFUSE COLLECTION SHALL BE PROVIDED ROAD MAINTENANCE SHALL BE PROVIDED TO THE JURISDICTION OF THE PANHANDLE AND THE STREET RIGHT-OF-WAY LINE ONLY AND NOT OUTO THE PANHANDLE LOT DRIVEWAY.
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO GRID NORTH OF THE METROPOLITAN DISTRICT TRAVERSE STATIONS 11189 & 11190

SLAUGHTERHOUSE BRANCH - SANITARY DRAINAGE

HIGHWAY'S DEPARTMENT OF BALTIMORE COUNTY APPROVED FOR STREET ALIGNMENT & LOCATION

ROADS ENGINEER DATE

APPROVED FOR BALTO CO HEALTH DEPARTMENT

DEPUTY STATE & CO ENGINEER DATE

APPROVED FOR BA. CO. PLANNING BOARD

DIRECTOR DATE

OWNER'S CERTIFICATE:
THE REQUIREMENTS OF SECTION 59 TO OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND 1957 EDITION (TITLE CLERKS OF THE COURT SUB TITLE CLERKS OF CIRCUIT COURTS) AND FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.
BROOKWOOD JOINT VENTURE
BOX 62 PAPER MILL ROAD
PHOENIX MARYLAND 21131
Richard A Moore 6/7/76
OWNER DATE

SURVEYOR'S CERTIFICATE
I, EUGENE F RAPHEL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL NO 859 CH 1010 OF THE ACTS OF 1945 AND SUBSEQUENT ACTS AMENDATORY THEREOF
E.F. Raphel 6/7/76
REG LAND SURVEYOR # 2246 DATE

E F RAPHEL & ASSOCIATES
201 COURTLAND AVE
TOWSON, MD. 21204

Petitioner's Ex. #19

1T16

"BROOKWOOD"
2ND ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1" = 100' MAY 2, 1976

E.H.K., JR. 39 FOLIO 104
Filed
Date JUN 18 1976
Test:
Clerk

N 89°44'11" W 317.00'
PROPERTY OF MERRITT E.H.K. JR. 5535 FOLIO 230
LOT 4 #12
S 3°40'20" E 444.65'
10' DRAINAGE & UTILITY EASEMENT
MINIMUM BLDG SETBACK LINE
N 86°22'54" E 200.00'
N 11°57'47" W 447.95'
LOT 5 #14
20' DRAINAGE & UTILITY EASEMENT
N 39,000
W 19,000
N 3°40'20" W 424.00
S 3°40'20" E 259.80 (record)
LOT 6 #16
N 14°49'24" W 616.60'
N 39,000
W 20,000
S 06°22'54" W 1169.41' 1200.00'
10' DRAINAGE & UTILITY EASEMENT
TRACT "A"
S 55°05'22" E 17.50'
30' DRAINAGE & UTILITY EASEMENT
S 34°54'38" W 132.50'
S 55°05'22" E 325.75'
TITLE LINE
S 32°37'06" E 205.31'
N 34°54'38" E 200.00'
10' DRAINAGE & UTILITY EASEMENT
N 83°53'21" E 406.97'
N 72°09'59" E 197.44'
DRAINAGE & UTILITY EASEMENT
LOT 1 #2
LOT 2 #4
LOT 3 #6
BRICKFORD LANE
5' SETBACK LINE
MINIMUM BUILDING SETBACK LINE
S 45°16'59" E 28.43'
S 34°54'38" W 190.00'
S 00°05'27" E 505.03'
S 00°05'27" W 416.42'
EAST 127.90' R: 1084.79' L: 198.64'
WEST 127.47' R: 1084.79' L: 198.64'
R: 1921.74' L: 197.98'
R: 1271.74' L: 190.49'
N 44°43'30" E 28.14'
25' MBL
LOT 17 #3
LOT 11 #5
LOT 10 #9
LOT 12 #3
LOT 9
LOT 16 #4
LOT 15 #6
LOT 14 #7
LOT 13 #5
LOT 8
LOT 7
#11
#15
#17
S 87°29'21" E 522.01'
S 87°29'21" E 44.85'
N 87°22'50" E 371.75'
S 70°20'45" E 499.10'
S 27°00'24" E 571.21'
S 8°09'09" E 660.54'
N 46°26'52" E 18.81'
N 46°26'52" E 1829.71'
S 00°05'27" E 290.46'
S 00°05'27" E 290.46'
S 00°05'27" E 290.46

Protestant #1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: December 19, 1989

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

DEC 27 1989

SUBJECT: Stephen H. Littman, Item 152
Zoning Petition No. 90-296

The Petitioner requests a Special Hearing to amend the final development plan of Brookwood; and to subdivide Lot 5 into 2 lots (5A and 5B) and to allow the septic area for Lot 5B to be in the DR-1 zone.

In reference to the Petitioner's request, staff offers the following comments:

The plat submitted with this request indicates a panhandle and a 30 ft. ingress and egress easement for Lot 5B. The easement and the panhandle exist in the Knollcrest Farms development. If the access for Lot B is not reflected on the final development plan for Knollcrest Farms, an amendment will be required.

Based upon an analysis of the information provided, staff recommends that the Petitioner's request be granted.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

11/16/89
Date

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

PETITIONER'S

Zoning Item # 152, Zoning Advisory Committee Meeting of November 14, 1989

Property Owner: Stephen H. Littman

Location: 14 Brickford Lane

District: 3

Water Supply: private

Sewage Disposal: metro

COMMENTS ARE AS FOLLOWS:

( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.

( ) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.

( ) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

( ) A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.

( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations For more complete information, contact the Division of Maternal and Child Health.

( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.

( ) Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestoes, 887-3775.

( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.

( ) Soil percolation tests, have been ___, must be ___, conducted.
( ) The results are valid until ___
( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.

(✓) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
( ) shall be valid until
( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

(✓) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

( ) If submission of plans to the County Review Group is required, a hydrogeological study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.

(✓) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

(✓) Others This office recommends extension of metro sewer to serve proposed lot 5B in lieu of establishment of private septic reserve area. For further information, contact Mr. Larry Pilson at 887-2762.

EXHIBIT

BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

Protestant #2

Baltimore County
Planning Board
Towson, Maryland 21204
(301) 887-3211

Dennis F. Rasmussen
County Executive

TO: J. Robert Haines
Zoning Commissioner

DATE: April 24, 1990

FROM: P. David Fields, Secretary
To the Planning Board

SUBJECT: Amended Final Development Plans -
"Brookwood" and "Knollcrest Farms"

Pursuant to Section 1E01.3A.7.b.i of the Baltimore County Zoning Regulations, the proposed complementary amendments to the Final Development Plans of "Brookwood" and "Knollcrest Farms" were approved by the Baltimore County Planning Board at its meeting on April 19, 1990, and may now proceed to the special exception hearing.

P. David Fields

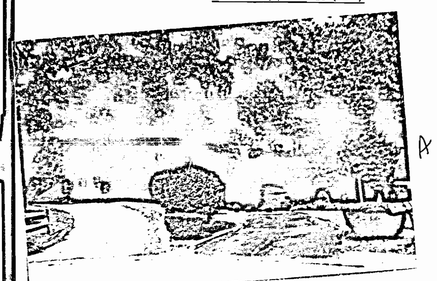
PDF/TD/prh

cc: Frank Fisher
Thomas J. Hoff, ASLA

PETITIONER'S
EXHIBIT 8

RECEIVED
MAY 1 1990

PROTESTANT(S) EXHIBIT (5)









ZONING POLICY MANUAL

ARNOLD JABLON
ZONING COMMISSIONER

RESIDENTIAL

RESIDENTIAL - MISCELLANEOUS

RM-1.....Amendments to Development Plans
RM-1A.....Access - Residential
RM-2.....Animals, Horses on Residential Property, Farms
RM-3.....Community Recreation Facilities (In a Development)
RM-4.....Conversions and Two Family Dwelling Determination
RM-5.....Group Homes (A.L.U.'s) (10/6/83)
RM-6.....Height Determination
RM-7.....Non-Conforming Apartments
RM-8.....Paper Streets
RM-9.....Road Widening - Existing Lots
RM-10.....R.O. Zones (General) (M-84-6, 2/27/84)
RM-11.....R.O. Zones (New Residences and Additions)
RM-12.....Traders License Affidavit
RM-13.....Trailers - Residential Use
RM-14.....Two or More Dwelling Units Existing On a Lot
RM-15.....Undersized Lots - Permit Applications (M-85-1, replacement)
RM-16.....Contiguous Ownership (10/18/83)
RM-17.....Unlicensed Vehicle - Residential
RM-18.....Waterfront Construction
RM-19.....Tenant Farmer's Dwellings
RM-20.....Model House, Sales or Rental Office
RM-21.....Distances Between Buildings (Facing Elevations)
RM-22.....Mixed Uses on One Property (RESIDENTIAL OR COMMERCIAL)

RESIDENTIAL SUBDIVISION - DENSITY

RSD-1.....Applicable Regulations - Existing Record Lots
RSD-2.....Density Transfer (M-84-4, revised 8/3/84)
RSD-3.....Gross Residential Density
RSD-4.....Guard House, Caretaker's House
RSD-5.....Lot Divided by R.C. Zone
RSD-6.....Parcelling Property Under One Ownership
RSD-7.....R.C. Zones Under The Same Ownership
RSD-8.....Sale or Transfer of Small R.C. Zoned Parcels
RSD-9.....Small Lot Table Applications
RSD-10.....Subdividing R.C.2 Zoned Land

RESIDENTIAL TRANSITION AREA

RT-1.....R.T.A. General Policies (M-84-8 5/1/84)
RT-2.....Buffer Location Criteria
RT-3.....Transition Setbacks

PETITIONER'S EXHIBIT 3

LIBER 5728 PAGE 572

THIS DECLARATION OF RESTRICTIONS, made this [illegible] day of February, 1977 by and between BROOKWOOD JOINT VENTURE, a Maryland Partnership, hereinafter known as Declarant, party of the first part and WILLIAM CORNAN STEWART and CAROLINE PINEHART STEWART, his wife, party of the second part; and ARLINGTON FEDERAL SAVINGS AND LOAN ASSOCIATION, party of the third part; and RONALD P. FISH and FRED WOLF III, Trustees, party of the fourth part.

WHEREAS the Declarant is a developer of Lots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 as shown on a Plat entitled "BROOKWOOD", which Plat is recorded among the Land Records of Baltimore County in Plat Book EHK,Jr. 39, folio 104, and

WHEREAS the Declarant, for the purposes of creating and maintaining a general scheme of development, desires that the aforesaid lots be subject to the convenants and conditions and restrictions hereinafter set forth, and

WHEREAS by Deed dated August 2, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5661, folio 277, the party of the first part did grant and convey unto the party of the second part Lot No. 4 as shown on the aforesaid Plat without imposing any restrictions thereon, and

WHEREAS it was the intention of the Declarant that all lots in said subdivision would be subject to the legal operation of said restrictive convenants, and

WHEREAS the parties of the second part are willing to the imposition of said restrictive covenants on their lot.

NOW, THEREFORE, the Declarant for itself, its successors and assigns, hereby declares that all the aforesaid lots shall be subject to the covenants, restrictions, conditions and reservations hereinafter set forth.

1. Lots as shown on the aforesaid plats of BROOKWOOD shall be used for private residential purposes only and no dwelling shall be erected, altered, placed or permitted to remain on any lot other than one detached dwelling not to exceed two and one half stories in height, said dwelling designed for single family occupancy. Single family occupancy shall not be construed to prevent the erection of a dwelling with an attached apartment or living area for use by member or members of the owner's family. Nothing herein contained shall prevent the use of part of a lot as a right of way for use by other lots within the subdivision.

Protestant's #4

September 10, 1990

Mr. J. Robert Haines
Zoning Commissioner for
Baltimore County
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case No. 90 296 SPH

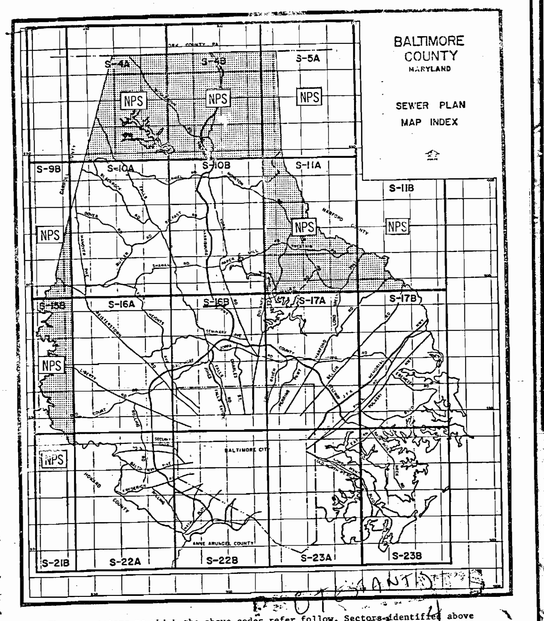
Dear Mr. Haines:

In reference to the above noted case, I would like to register the strongest possible opposition to the proposed subdivision plan of Dr. Littman. We have lived at 15 Brickford Lane, 3 lots removed from Dr. Littman's, since 1985 and purchased our property because of the large lot size, rural character of the neighborhood, and our original and long-standing belief that the covenants protected the community from any further development and subdivision.

I firmly believe that if the County were to grant the exception that it would adversely effect the character of our neighborhood and the value of our property.

Sincerely yours,

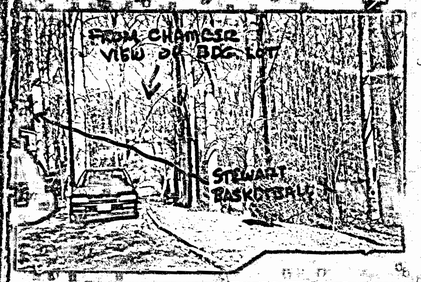
James Crystal



The map sectors to which the above codes refer follow. Sectors identified above as NPS (No Planned Community Service) are not included. The corresponding code is located in the upper right-hand corner of each sector.

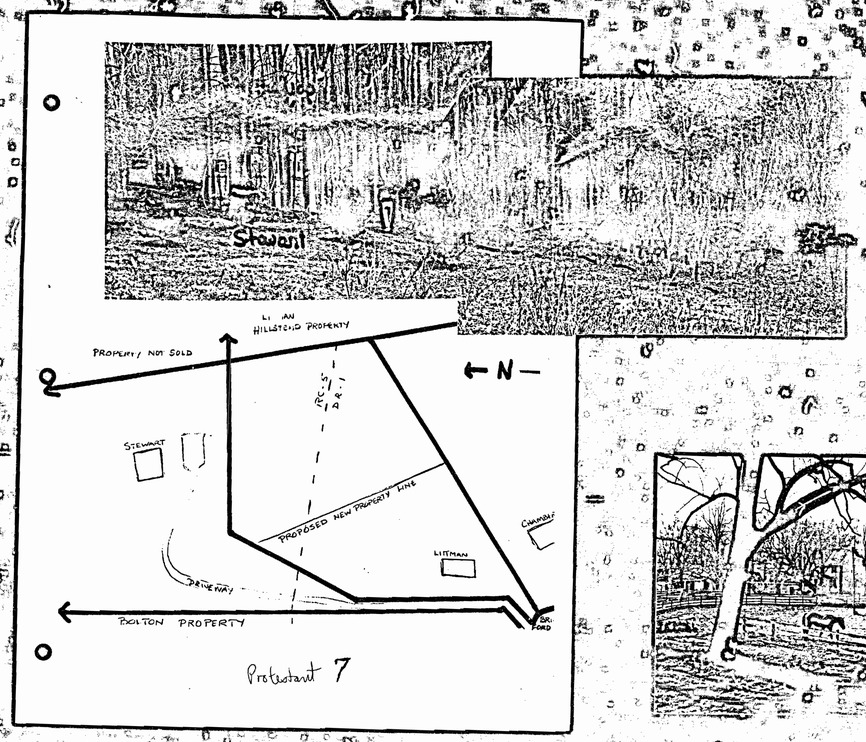
EXHIBIT

V1-1.05









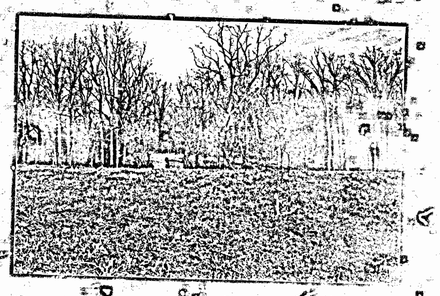
Protestant 7





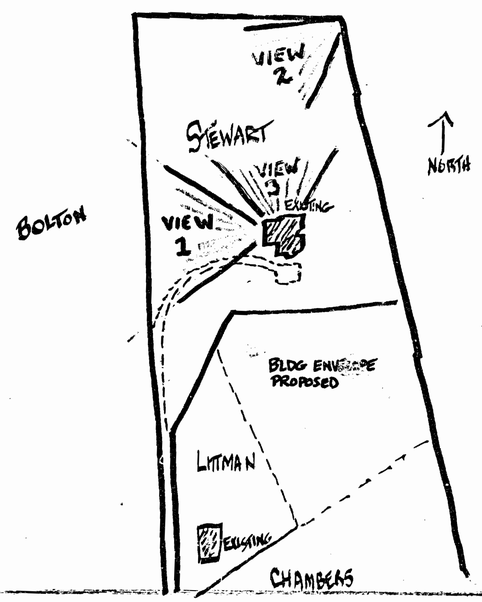




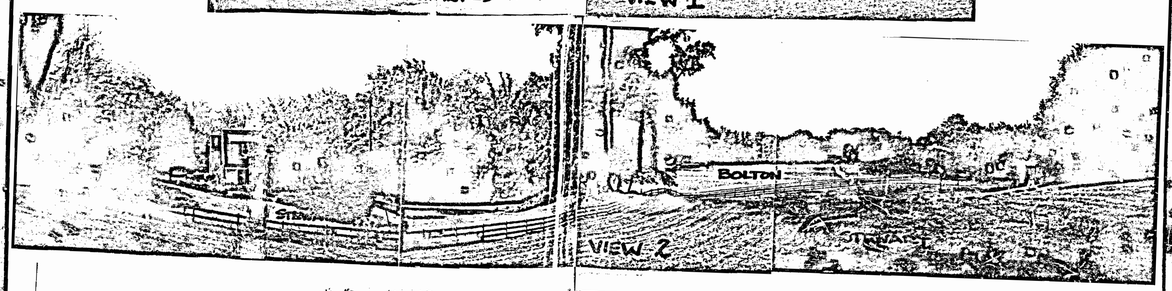


Protestants Exhibit 8

8 PHOTO EXHIBIT A









Protestant's Ex. #9

EDWARD A. GRIFFITH

QUALIFICATIONS OF APPRAISER

EDUCATION

PRINCETON UNIVERSITY, BACHELOR OF ARTS
COMPLETED COURSES I AND II OFFERED BY THE SOCIETY OF REAL ESTATE APPRAISERS
COMPLETED REAL ESTATE BROKERS COURSE AT THE UNIVERSITY OF MARYLAND
COMPLETED REAL ESTATE LAW COURSE AT CATONSVILLE COMMUNITY COLLEGE

MEMBERSHIPS AND LICENSES

THE GREATER BALTIMORE BOARD OF REALTORS
SOCIETY OF REAL ESTATE APPRAISERS
LICENSED REAL ESTATE BROKER IN THE STATE OF MARYLAND
VICE CHAIRMAN OF THE BALTIMORE COUNTY PLANNING BOARD (1968-1978)
VICE CHAIRMAN OF REAL ESTATE BROKERS' ROUND TABLE
BALTIMORE COUNTY APPRAISERS' SOCIETY
AMERICAN ARBITRATION ASSOCIATION
TREASURER OF MARYLAND ENVIRONMENTAL SERVICES
LICENSED MORTGAGE BROKER
VICE CHAIRMAN OF AIRPORT ZONING APPEALS BOARD OF MARYLAND (1974-1982)

EXPERIENCE

THIS APPRAISER HAS BEEN ACTIVE IN THE REAL ESTATE PROFESSION SINCE 1963 AND HAS BEEN ENGAGED IN APPRAISING SINCE 1974.

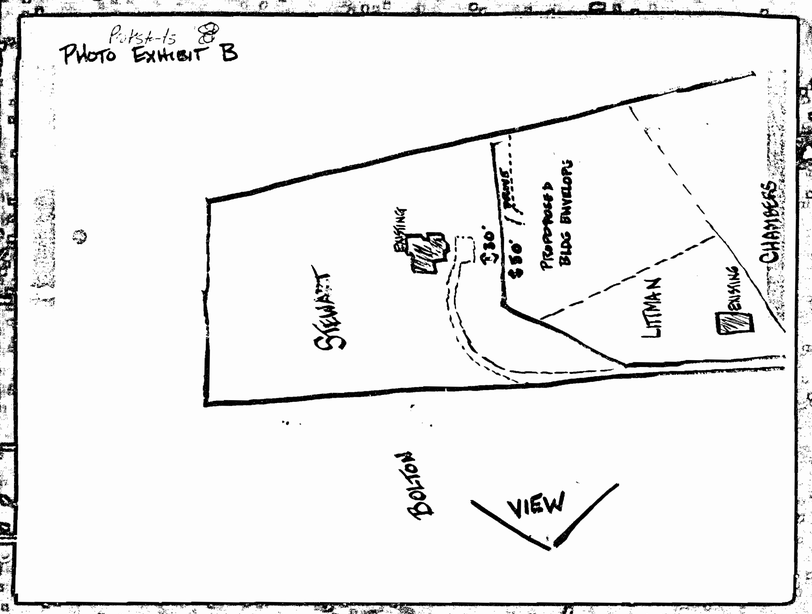
COURT TESTIMONY

BALTIMORE COUNTY TAX APPEALS BOARD
BALTIMORE COUNTY CIRCUIT COURT
BOARD OF PUBLIC WORKS, STATE OF MARYLAND
BOARD OF ZONING APPEALS, BALTIMORE COUNTY
BOARD OF ZONING APPEALS, BALTIMORE CITY
BOARD OF ZONING APPEALS, CARROLL COUNTY

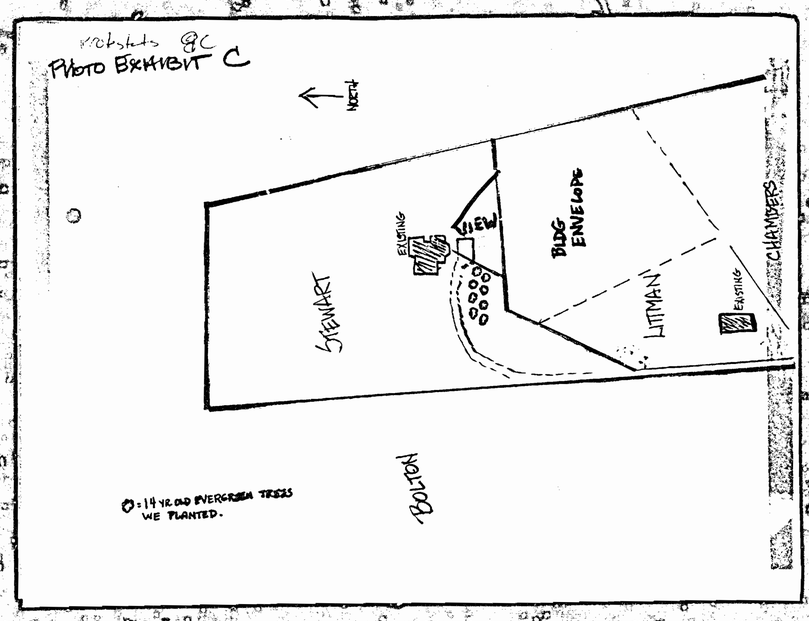
CLIENTS

MARYLAND DEPARTMENT OF GENERAL SERVICES
MARYLAND STATE HIGHWAY AUTHORITY
BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY OFFICE OF LAW
ORPHANS COURT OF BALTIMORE COUNTY
ORPHANS COURT OF BALTIMORE CITY
ORPHANS COURT OF HOWARD COUNTY
HOWARD COUNTY AGRICULTURAL PRESERVATION PROGRAM
VARIOUS SAVINGS AND LOAN ASSOCIATIONS
VARIOUS LAW FIRMS

Petitioner's 8
PHOTO EXHIBIT B



Petitioner's 8C
PHOTO EXHIBIT C





WORLD BOOKINGS C

