

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NW/S Philpot Road, 800' N of *
Cross Creek Court (Lots 1-8 of * DEPUTY ZONING COMMISSIONER
The Woods at Carroll Run, fka *
Cross Creek) * OF BALTIMORE COUNTY
10th Election District *
6th Councilmanic District * Case No. 98-351-SPH

Philpot Investment Company *
Petitioner *
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Philpot Investment Company, by Thomas L. Pittman, Jr., President, through their attorney, Howard L. Alderman, Jr., Esquire. The Petitioners seek approval of an amendment to the Final Development Plan for Cross Creek, Section 1 thereof, to reflect the following modifications:

- 1) to change the name of this section to "The Woods at Carroll Run", 2) to show the addition of a forest buffer and forest conservation easement; and
- 3) to reflect the designation of Carroll Run Court from a private road to a public road. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Thomas Pittman, President of Philpot Investment Company, owners of the property, and Howard L. Alderman, Jr., Esquire, attorney for the Petitioners. Several residents from the surrounding community appeared as interested citizens, all of whom signed the Citizen Sign-In Sheet. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the property which is the subject of this request consists of Lots 1 thru 8 of the subdivision

ORDER RECEIVED FOR FILING

Date

By

formerly known as Cross Creek. These lots comprise a total of 35.258 acres of land, more or less, zoned R.C.4, and are located off of Philpot Road at its intersection with Carroll Run Court in Glencoe. The original subdivision, known as Cross Creek, received development approval in the 1980s for 28 single family building lots. All lots within Section II of the subdivision have been sold and developed with single family homes; however, the 8 lots which make up Section I remain undeveloped. The Developer has contracted to sell those lots to Philpot Investment Company who has requested the proposed amendments to the final development plan. It should be noted that the proposed amendments are minor in nature and the Developer could have obtained approval of same from those property owners who currently reside within 300 feet of this subdivision; however, the Developer opted to file the instant Petition for Special Hearing.

As noted above, several residents from the surrounding community appeared and voiced some concerns. The concerns raised by these citizens were in no way related to the proposed modifications set forth herein. These residents noted concerns over trash being dumped along Philpot Road, some of which may be on this Developer's property, or on adjacent property owned by the Feys Family. In addition, some concerns were raised about the narrowness of Philpot Road itself. One concern raised by Mr. Henry McDonough who resides on Carroll Road was that Carroll Run Court should actually be named Carroll Branch Court, given that the stream in the area is known as Carroll Branch. However, the Petitioners noted that when processing this matter through Baltimore County and reviewing street names, it was revealed that there currently exists a Carroll Branch Court elsewhere in Baltimore County. Therefore, the Petitioner did not have the option to choose Carroll Branch Court as the street name and thus, opted

ORDER RECORDED
5/19/98
JRP

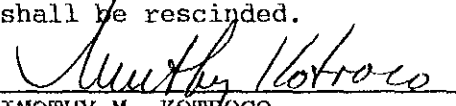
to name this road Carroll Run Court. Again, these concerns did not relate to the relief requested herein.

After due consideration of the testimony and evidence presented, I am persuaded to grant the relief requested in the Petition for Special Hearing. The proposed amendments set forth herein are minor in nature and will not be detrimental to the public health, safety, and general welfare. Furthermore, I find that the relief requested meets the special exception requirements set forth in Section 502.1 of the B.C.Z.R. and should therefore be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of May, 1998 that the Petition for Special Hearing to approve an amendment to the Final Development Plan for Cross Creek, Section 1 thereof, to reflect the following modifications: 1) to change the name of this section to "The Woods at Carroll Run", 2) to show the addition of a forest buffer and forest conservation easement; and 3) to show the designation of Carroll Run Court from a private road to a public road, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

May 19, 1998

Howard L. Alderman, Jr., Esquire
Levin & Gann
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NW/S Philpot Road, 800' N of Cross Creek Court
(Lots 1-8 of The Woods at Carroll Run, fka Cross Creek)
10th Election District - 6th Councilmanic District
Philpot Investment Company - Petitioner
Case No. 98-351-SPH

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Thomas L. Pittman, Jr., President, Philpot Investment Co.
15722 Irish Avenue, Monkton, Md. 21111

Mr. John G. Moran, 4 Cross Creek Court, Phoenix, Md. 21131
Mr. Henry C. McDonough, 14936 Carroll Road, Sparks, Md. 21152
Ms. Susan Markuson, 1901 Stockton Road, Phoenix, Md. 21131
Mr. Larry Margrove, 6 Cross Creek Court, Phoenix, Md. 21131
Ms. Judy Harris, 2 Cross Creek Court, Phoenix, Md. 21131

People's Counsel; Case Files





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Philpot Road and Carroll Run Court

which is presently zoned RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

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

I, or we, agree to pay expenses of 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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Howard L. Alderman, Jr.

(Type or Print Name)

LEVIN & GANN, PA.

Signature

305 W. Chesapeake Ave. #113 410-321-0600

Address

Towson, MD 21204

City

State

Zipcode

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

Legal Owner(s):

Philpot Investment Company

(Type or Print Name)

By: *Tom C. Pittman*

Signature

Thomas L. Pittman, Jr., Pres.

(Type or Print Name)

Signature

15722 Irish Avenue 410-472-4184

Address

Phone No

Monkton, MD 21111

City

State

Zipcode

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

Thomas L. Pittman, Jr.

Name

15722 Irish Avenue, 21111 410-472-4184

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

25 hr

the following dates

Next Two Months

ALL ☒

OTHER ☐

REVIEWED BY: *JP*

DATE

3-24-98

ORDER RECEIVED FOR FILING

Date *3/19/98*

By *JP*



Zoning Administration

Development Management

98-351-SPH

#351

Attachment 1

PETITION FOR SPECIAL HEARING

Address: Philpot Road and Carroll Run Court

Legal Owner: Philpot Investment Company

Present Zoning: RC-4

REQUESTED RELIEF:

Approval of amendments to the Final Development Plan for "Cross Creek - Section 1" for: i) change of name of this section to "The Woods at Carroll Run"; ii) addition of a forest buffer and forest conservation easement; and iii) designation of Carroll Run Court as a public road.

FOR ADDITIONAL INFORMATION CONTACT:

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

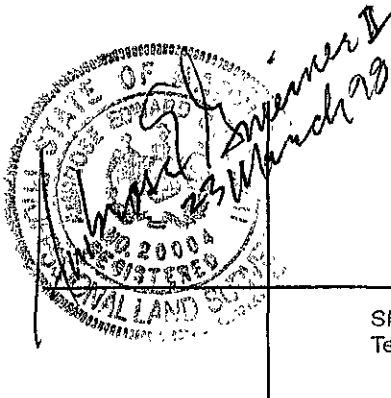
(410) 321-0600
Fax: (410) 296-2801
halderma@counsel.com

ORDER RECEIVED FOR FILING

Date

By

351



McKEE & ASSOCIATES, INC.

Engineering • Surveying • Real Estate Development

SHAWAN PLACE - 5 SHAWAN ROAD
Tel: (410) 527-1555

HUNT VALLEY, MD 21030
Fax: (410) 527-1563

March 23, 1998

**ZONING DESCRIPTION OF
LOTS 1 THRU 8, PLAT ONE
"CROSS CREEK"
10TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING at a point in the centerline of Philpot Road (60' right-of-way), said point being 800 feet north of the centerline of Cross Creek Court, thence running,

1. North 19° 18' 17" East 792.00 feet,
2. North 23° 58' 36" West, 807.63 feet,
3. South 44° 01' 24" West, 396.00 feet,
4. North 68° 58' 36" West, 503.25 feet,
5. South 62° 01' 24" West, 280.50 feet,
6. South 17° 49' 43" West, 643.30 feet,
7. South 00° 52' 53" West, 325.04 feet,
8. North 77° 41' 45" East 260.00 feet,
9. South 60° 23' 27" East, 754.05 feet,
10. North 37° 40' 45" East 129.89 feet,
11. by a curve to the left, having a radius of 223.93 feet and an arc length of 151.74 feet,
12. by a curve to the right, having a radius of 243.20 feet and an arc length of 91.40 feet,
13. South 25° 59' 30" East, 29.05 feet, and
14. South 70° 41' 43" East, 30.00 feet to the place of beginning.

Containing 35.258 acres of land more or less.

BEING known as Nos. 2, 3, 4, 5, 6, 7, 8, and 10 Cross Creek Court.

ALSO BEING known as Lots 1 thru 8 and shown on the subdivision plat of "Plat One-Cross Creek" and recorded among the Land Records in the Plat Book E.H.K.; Jr. 52 Folio 135.

351
48-351-SPH

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-351-SPH
The Woods at Carroll Run
(FKA Cross Creek, Section 1)
NWC Philpot Road and Carroll Run Court

10th Election District
6th Councilmanic District

Legal Owner(s):

Philpot Investment Company.

Special Hearing: to approve amendments to the Final Development Plan for "Cross Creek - Section 1" for change of name of this section to "The Woods at Carroll Run"; addition of a forest buffer and forest conservation easement; and designation of Carroll Run Court as a public road.

Hearing: Tuesday, May 5, 1998 at 2:00 p.m., in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

4/231 April 16 C221120

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/16/, 1998

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 4/16/, 1998.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 048629

DATE 3-24-91 ACCOUNT R-001-6150
AMOUNT \$ 250.00

RECEIVED FROM: Thomas Pittman

FOR: Special Hearing Filing Fee
NWC Phil Pot Rd - Carroll Run Ct.
Item # 351

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTION DATE
5/24/1991 5/24/1991 09:44:49
BY WLOS CASHIER WNY DAY CASHIER
\$ MISCELLANEOUS CASH RECEIPT
RECEIVED BY 05/24/91
CP NO. 048629

250.00 PAID
Baltimore County, Maryland

98-351-SPH

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-351 SPH

Petitioner/Developer WOODS AT CARROLL RUN
% H. ALDERMAN, ESQ

Date of Hearing/Closing: 5/5/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at PHILPOT@ CARROLL RUN CT.
ONSITE

The sign(s) were posted on 4/18/98
(Month, Day, Year)

Sincerely,

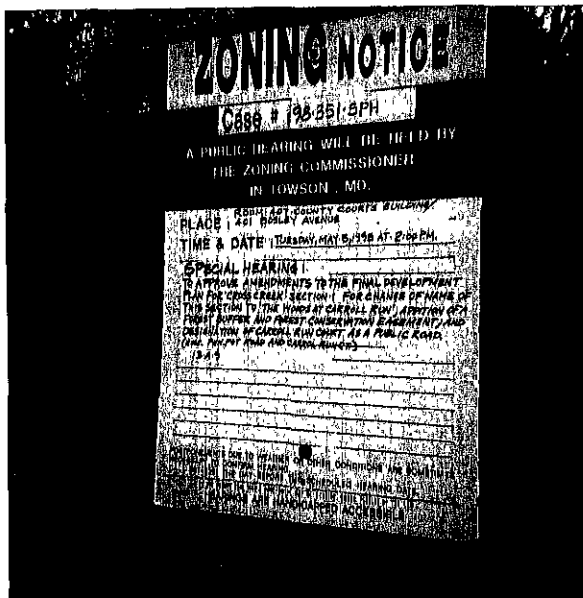
Patrick M. O'Keefe 4/24/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



98-351 SPH
WOODS AT CARROLL RUN
PHILPOT RD@ CARROLL RUN CT.
HRG. 5/5/98

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NWC Philpot Road and Carroll Run Ct. * ZONING COMMISSIONER
10th Election District, 6th Councilmanic *
Philpot Investment Co. * OF BALTIMORE COUNTY
Petitioner *
CASE NO. 98-351-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of April, 1998, a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 351

Petitioner: Philpot Investment Company

Address or Location: Philpot Road at Carroll Run Court

PLEASE FORWARD ADVERTISING BILL TO:

Name: Mr. Thomas L. Pittman, Jr.

Address: 15722 Irish Avenue

Monkton, MD 21111

Telephone Number: 410-472-4194

Revised 2/20/98 - SCJ

98-351-SPH

Request for Zoning: variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-351-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: _____

DATE AND TIME: _____

REQUEST: A special Hearing to approve these amendments to the
FDP of Cross Creek - Sect. I: 1) to change the name of this section to the
Woods at Carroll Run" 2) the addition of a forest buffer & forest conser-
vation easement and 3) designation of Carroll Run Ct. as a
Public Road.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 2, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-351-SPH

The Woods at Carroll Run (FKA Cross Creek, Section 1)
NWC Philpot Road and Carroll Run Court
10th Election District - 6th Councilmanic District
Legal Owner: Philpot Investment Company

Special Hearing to approve amendments to the Final Development Plan for "Cross Creek - Section 1" for change of name of this section to "The Woods at Carroll Run"; addition of a forest buffer and forest conservation easement; and designation of Carroll Run Court as a public road.

HEARING: Tuesday, May 5, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "SJ" written below it.

Arnold Jablon
Director

c: Howard L. Alderman, Jr.
Philpot Investment Company

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 20, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
April 16, 1998 Issue - Jeffersonian

Please forward billing to:

Mr. Thomas L. Pittman, Jr. 410-472-4184
15722 Irish Avenue
Monkton, MD 21111

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-351-SPH

The Woods at Carroll Run (FKA Cross Creek, Section 1)
NWC Philpot Road and Carroll Run Court
10th Election District - 6th Councilmanic District
Legal Owner: Philpot Investment Company

Special Hearing to approve amendments to the Final Development Plan for "Cross Creek - Section 1" for change of name of this section to "The Woods at Carroll Run"; addition of a forest buffer and forest conservation easement; and designation of Carroll Run Court as a public road.

HEARING: Tuesday, May 5, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt
50)

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 16, 1998

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for April 13, 1998
 Item No. 351

The Development Plans Review Division has reviewed the subject zoning item. A formal request to the Director of the Department of Public Works shall be made requesting conversion of a private road to a public road.

RWB:HJO:jrb

cc: File

ZONE0413.351



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4 . 3 . 28
Item No. 351 JJS

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

April 13, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 6, 1998

Item No.: SEE BELOW

Zoning Agenda:

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.

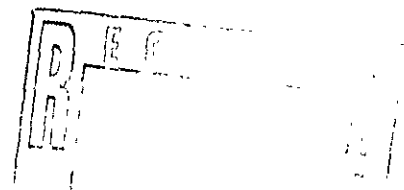
8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

351, 355, 357, 358, 359, AND 360

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



5/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: April 14, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

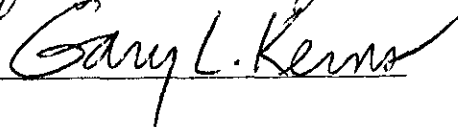
Item No. 350, 351, 352, and 362

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by:



Division Chief:



AFK/JL

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-625-9050

LAW OFFICES
LEVIN & GANN

A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

5 ph - ok
wa 3/25
ELLIS LEVIN (1893-1960)

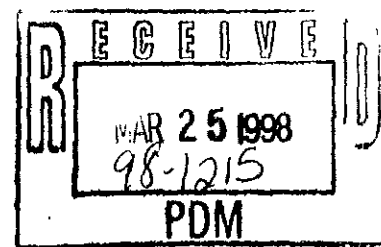
3/25/98
8
to wcr
if can be 30 day, OK

HOWARD L. ALDERMAN, JR.
haldorma@counsel.com

March 24, 1998

HAND DELIVERED

Mr. Arnold Jablon, Director
Department of Permits and
Development Management
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204



RE: Request for Expedited Hearing
Case No. 98-351-SPH

Dear Mr. Jablon:

On behalf of my client, Philpot Investment Company, I am writing to request an expedited hearing on the above-referenced zoning petition. The Petition as filed is a Special Hearing to amend a previously approved Final Development Plan to:

- 1) To change the name of the subdivision;
- 2) To add an area of forest buffer and forest conservation easement which has been approved by DEPRM; and
- 3) To designate the road and cul-de-sac serving the eight lots of this Section of the subdivision as a public rather than a private roadway.

It is my understanding that all of these modifications have been discussed with and approved by the various County agencies, subject to approval of the required amendments of the Final Development Plan. For your reference, none of the eight lots which comprise this Section of the Development have been sold to third-party purchasers.

Given the minor nature of these amendments we anticipate that the hearing will take less than one-half hour. However, based on the need to schedule the road contractor to permit road

Mr. Arnold Jablon, Director

March 25, 1998

Page 2

construction as early as possible, we need to obtain approval of the requested FDP Amendment as soon as possible. Any consideration that you could afford to us will be greatly appreciated. Please call me should you have any questions in connection with this request.

Very truly yours,

A handwritten signature in black ink, appearing to read "Howard L. Alderman, Jr.", with a stylized flourish at the end.

Howard L. Alderman, Jr.

HLA:las

cc: Philpot Investment Company
Ms. Sophie Jennings

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

TOM PITTMAN

15722 IRISH AVE.

Howard L. Alderman Jr.

MONKTON, MD. 21111
Levin & Gorn PA 305 W. Chesapeake
#163 Towson MD 21204



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

Copy of
Order

NAME

ADDRESS

JOHN G. MORAN

4 CROSS CREEK CT. 21131

HENRY C. McDONOUGH

14936 CARROLL Rd 21152

Susan Markuson

1901 STOCKTON RD 21131

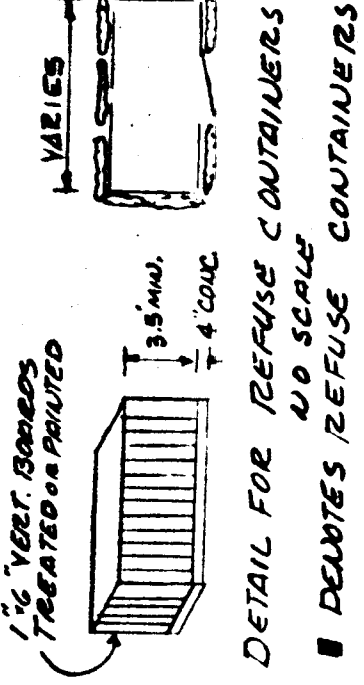
Larry Margrove

6 Cross Creek Ct 21131

Judy Harris

2 Cross Creek Ct





10:22 AM 11/22/2011

2. The proposed amendments of the Provvisory Section, as indicated here-
on, are intended to conform it to the overall approval of this particu-
lar development plan. Any significant or major deviation from this particu-
lar development plan, affecting the Provvisory Section, must be approved in
advance of the final decision that will be made on the proposed amend-

As the law of Building Permit Applications, the "Provisional Section" of this law must also be updated to comply in all respects to the Building Permits.

This development plan is approved by the Director of Permits and Development Management based on his interpretation of the density and bulk regulations that it complies with present policy, density and bulk regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall contain additional dwellings of any purpose other than those presently on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of generating income.

OWNER LOT 6

OWNER LOT 10

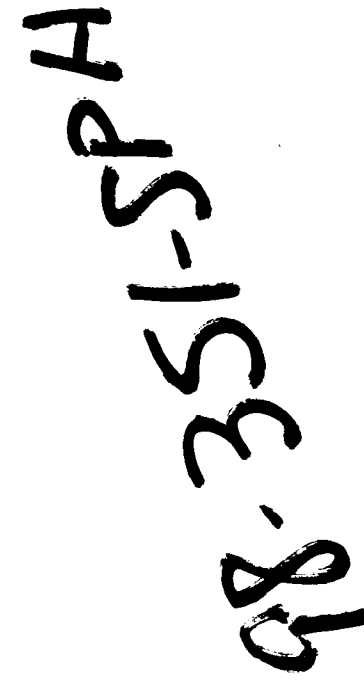
OWNER LOT 11

OWNER LOT 12



F. I. JOHNSON, INC.
REGISTERED PROFESSIONAL ENGINEER
201 CONSTITUTION BLVD.
FREDERICK, MARYLAND 21701

CROSS CREEK JOINT VENTURE
15722 IRISH AVE
MONKTON MD.
21111
01-472-4184



PLAT TO ACCOMPANY
SPECIAL HEARING TO APPROVE
FIRST AMENDED
FINAL DEVELOPMENT PLAN
WOODS AT CARROLL RUN

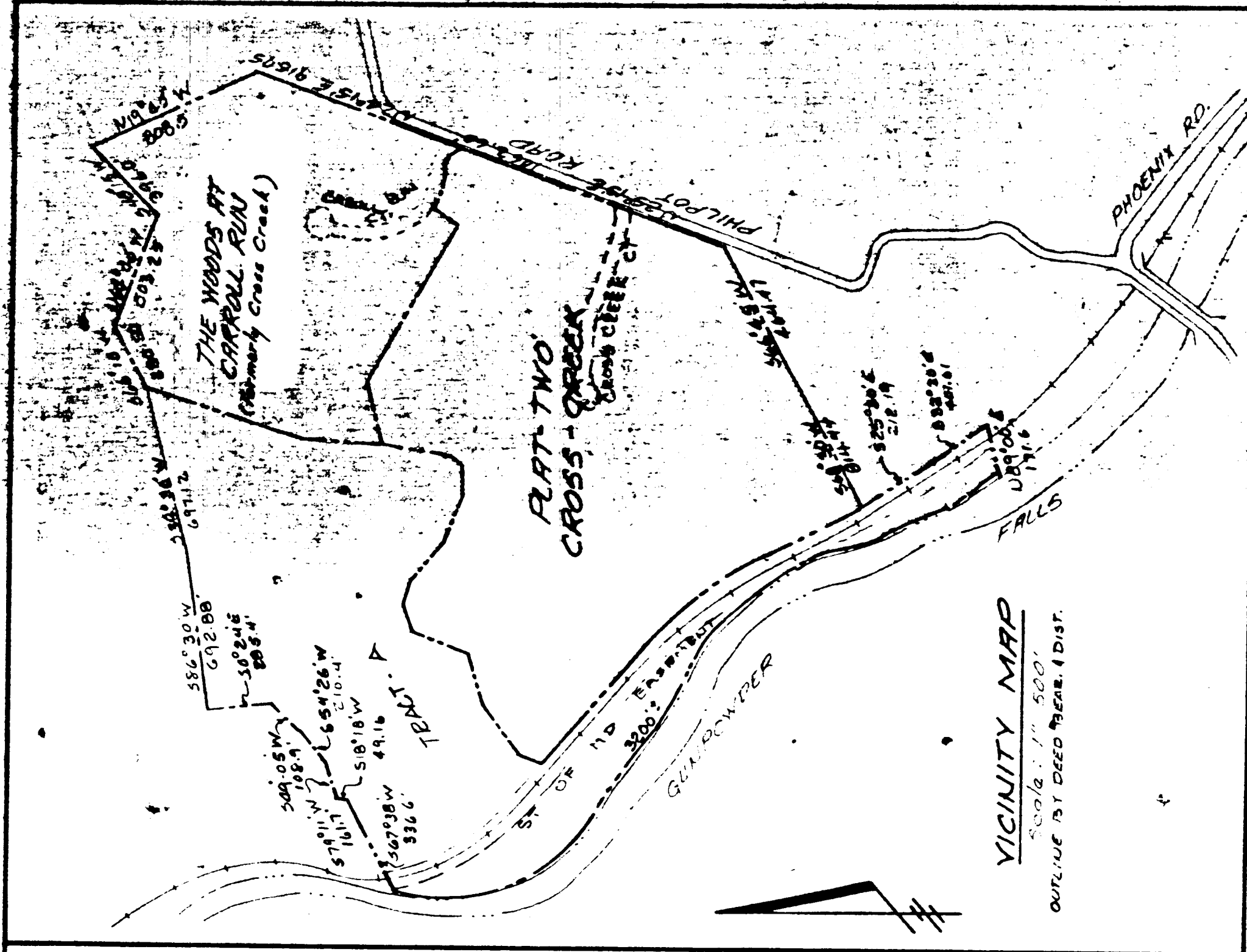
THE WOODS AT CARROLL RUN
 100' ELECT. DIST.
 SCALE 1"=100'
 BALTO. CO., MD.
 January 30, 1997
 RAISED SEPT. 25, 1977
 REVISED MARCH 20, 1998
 P.D.M. # 178.

² DENSITY CALCULATIONS

GROSS AREA OF TRACT	197.463 ACRES	RD 4
EXISTING ZONING		31 LOTS
NUMBER OF LOTS PERMITTED	(197.463 X 0.21)	41
NUMBER OF LOTS SHOWN	(PLAY ONE = 0 LOTS) (PLAY TWO = 16 LOTS) (TRACT A = 0 LOTS)	EXISTING

PETITIONER'S
EXHIBIT

1. Private gas system and other utility connections to be made in accordance with applicable codes.
2. There shall be no structural alterations to the existing building.
3. Structure shall be erected with minimum exterior finish of 1/2" thick concrete block.
4. Structure of frame and roof shall be erected in accordance with the following:
5. Roof shall be covered with asphalt and shingles.
6. Structure shall be erected on the following foundation:
7. There shall be no settling or shifting of foundation.
8. All foundations shall be poured concrete.
9. All foundations shall be 12" wide.
10. All foundations shall be 12" high.
11. All foundations shall be 12" thick.
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98. All foundations shall be 12" thick.
99. All foundations shall be 12" wide.
100. All foundations shall be 12" high.



7
DENSITY REGULATIONS

GROSS AREA OF TRACT	137.463 ACRES +/-	RC - 4
EXISTING ZONING		RC - 4
NUMBER OF LOTS PERMITTED (137.463 x 0.2)	27.4926	31 LOTS
NUMBER OF LOTS SHOWN (PLAT ONE - 4 LOTS)	4	
NUMBER OF LOTS SHOWN (PLAT TWO - 4 LOTS (EXISTING))	4	
(TRACT A - 4 LOTS)		
TOTAL NUMBER OF PROPOSED LOTS	8	28 LOTS

[illegible]

PLAT TO ACCOMPANY
SPECIAL HEARING TO APPROVE
FIRST AMENDED
FINAL DEVELOPMENT PLAN
9
THE WOODS AT CARRVILLE RUN

CROSS CREEK JOINT VENTURE
15722 IRISH AVE
MOUNTAIN MD.
21111
301-472-4184

13 ALTO. CO. M.D.
January 30, 1997
REVISED SEPT. 23, 1977
REVISED. MARCH 20, 1998
P.D.M. # 178

201 COMMERCE ST., 2ND FL.
NEW YORK, N.Y. 10038

DEVELOPMENT PLAN NOTE

and development plan is approved by the Director of Permits and Development, the permit shall be issued. In the event the zoning negotiations, that it complies with the present policy, density, and bulk controls as they are delineated in the regulations. Any part or parcel of this tract that has been not have density or bulk controls, supporting structures hereon shall not be subject to the zoning regulations. The zoning regulations additional dwellings or any purpose other than indicated presently on said plan. Utilization will have occurred when a building is constructed and transferred for the purpose of the zoning regulations.

ADJACENT OWNERS SIGNATURE BLOCK
 LOTS 9, 10, 11, AND 12 N PLAT 2 CROSS CREEK ~ E.H.K. JR. 52/190

OWNER LOT 5

OWNER LOT 10

OWNER LOT 11

OWNER LOT 12

[illegible]

TYPICAL LOT
SHOWING SETBACKS & TYPICAL
PARKING LAYOUT
NO SCALE

SECRET

The priority nature of this special development plan is not intended to bar third parties from a field development plan from which buildings, structures, or other improvements may be approved or issued. The purpose is to provide notice to third parties that the land is being developed under the special development plan and that the third party is likely to be required to develop the land in the same type of development. This special development plan shall be developed in accordance with the zoning regulations and the current zoning map as they may be amended from time to time.

The disapproved portions of the Advisory Section, as indicated here-
in, shall be deleted to expedite it from the overall approval of this part-
ial development plan. Any significant or major deviation from this partial
development plan, including the Advisory Section, must be approved in
accordance with Section 1287.2 of

5. Support of the "theory section" is not based on final engineering plans; rather, it is limited to generally establish size, configuration, uncertainty by the building and their development and the location and way of existing other systems that is to be retained.

in all the use of building permit applications, the "Provisory Section" of this final permit you must be quoted to comply in all respects to the Building Regulations.

