IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
S/S Black Rock Road, Approx. 2,000' E of
The Baltimore County/Carroll County Line * ZONING COMMISSIONER
(5025 Black Rock Road)
5th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District
* Case No. 00-285-X
William Alden McDaniel, Jr.
Petitioner *

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owner of the subject property, William Alden McDaniel, Jr., through his attorney, Michael E. Marino, Esquire. The Petitioner requests a special exception to allow horse boarding and riding stables on the subject property, zoned R.C.2, pursuant to Section 1A01.2.C(21) of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of this request were William A. McDaniel, Jr., property owner, Marie Moxley, Bruce E. Doak, Registered Property Line Surveyor who prepared the site plan for this property, and Michael Marino, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is an irregularly shaped parcel which contains approximately 29.85 acres in area, R.C.2. The property is located on the south side of Black Rock Road, near Hampstead in northwestern Baltimore County. As noted above, the property is but a short distance from the Baltimore County/Carroll County line. The property is improved with a barn towards the center of the property and a horse riding area. Presently the property does not contain a dwelling or any other residential building.

ORDER RECEIVED FOR FILING
Date 2/14/00
By

Apparently Mr. McDaniel acquired the property approximately 1 year ago and wishes to utilize same to board horses. Mr. McDaniel's daughter is an avid horsewoman and keeps a horse on the property. Although Mr. McDaniel rents stalls within the barn to others, the property is not used as a commercial riding stable. Generally, it is used by family members and friends.

As noted above, the proposed use is permitted in the R.C.2 zone by special exception. The testimony offered by Mr. Doak demonstrated that the proposed use meets the requirements of Section 502.1 of the B.C.Z.R. as they relate to special exception criteria. His testimony was persuasive that the proposed use will not be detrimental to the health, safety or general welfare of the locale.

Based upon the testimony and evidence offered, I am persuaded to grant the special exception. The use appears appropriate given the nature of the locale and the subject property can support this use. As noted above, there were no Protestants who appeared at the hearing, and there were no adverse Zoning Advisory Committee comments from any . However, a comment was received from the Department of Environmental Protection and Resource Management (DEPRM) as to the maximum number of horse that could be boarded on the site. Their comment indicated that although the property is nearly 30 acres in area, a good portion of the site contains steep slopes and forest buffer. DEPRM recommended that a restriction be imposed on the grant of the special exception request as to the maximum number of horses. Section 100.6 of the B.C.Z.R. permits one animal for each acre of grazing or pastureland. Based upon the testimony and evidence offered, it appears that there are approximately 20 acres of the 29.85 acre total that are suitable for grazing. Thus, the Petitioner shall be restricted to a maximum of 20 horses to be boarded on the site. This restriction can be modified in the future if the Petitioner requests same and offers sufficient proof to justify an increased number.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14TH day of February, 2000 that the Petition for Special Exception to allow horse boarding

ORDER RECEIVED FOR FILING
Date 2/14/00
By

and riding stables on the subject property, zoned R.C.2, pursuant to Section 1A01.2.C(21) of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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.

2) The relief granted herein is limited to a boarding facility for a maximum of 20 horses.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 2/4/10
By

Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

February 11, 2000

Michael E. Marino, Esquire
Levy & Marino, P.A.
609 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
S/S Black Rock Road, Approx. 2000' E of Baltimore Co./Carroll Co. Line
(5025 Black Rock Road)
5th Election District – 5th Councilmanic District
William Alden McDaniel, Jr. - Petitioner
Case No. 00-285-X

Dear Mr. Marino:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception 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,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. William A. McDaniel, Jr.
5025 Black Rock Road, Hampstead, Md. 21074
People's Counsel; Case File

Printed with Soybean Ink on Recycled Paper

FLOODPLAIN

Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 5025 Black Rock Road

which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and 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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for horse boarding and riding stables

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Michael E. Marino
Name - Type or Print

Signature

Levy & Marino, P.A.
Company

609 Bosley Avenue 410-821-6633
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

William Alden McDaniel, Jr.
Name - Type or Print

Signature

Name - Type or Print

Signature

5025 Black Rock Road 410-685-3810
Address Telephone No

Hampstead, Maryland 21074
City State Zip Code

Representative to be Contacted:

Michael E. Marino, Esquire
Name

609 Bosley Avenue 410-821-6633
Address Telephone No.

Towson, Maryalnd 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By LEA **Date** 1-9-00

Case No. 00-285-X

ORDER RECEIVED FOR FILING
Date 1/14/00
By

REV 09/15/98

DROP OFF

NO REVIEW

GORDON T. LANGDON
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.
Registered Professional Land Surveyors
SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

00-285-X

ZONING DESCRIPTION

5025 Black Rock Road

All that piece or parcel of land situate, lying and being in the Fifth Election District of Baltimore County, State of Maryland and described as follows to wit:

Being Lot 4, as shown on the plat of, Section One, Thenton Mills, recorded among the Land Records of Baltimore County in Plat Book 70, folio 31. Containing 29.85 more or less acres.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

STATE OF MARYLAND
BRUCE EDWIN DOAK
No. 531
REGISTERED
PROPERTY LINE SURVEYOR

11/12/99

285

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: #00-285-X
5025 Black Rock Road
SW/S Black Rock Road, 1200' SE of Carroll County line
5th Election District
5th Councilmanic District
Legal Owner(s): William A. McDaniel, Jr.

Special Exception: for horse boarding and riding stables

Hearing: Tuesday, February 8, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

1/211 Jan. 20 C364885

CERTIFICATE OF PUBLICATION

TOWSON, MD, January 21, 20 00

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 Jan. 20, 20 00.

THE JEFFERSONIAN,

S. Williamson

LEGAL ADVERTISING

RECEIVED JAN 24 2000

CERTIFICATE OF POSTING

RE: CASE #00-285-X
PETITIONER/DEVELOPER
(William A. McDaniel, Jr.)
DATE OF Hearing
(Feb 8, 2000)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

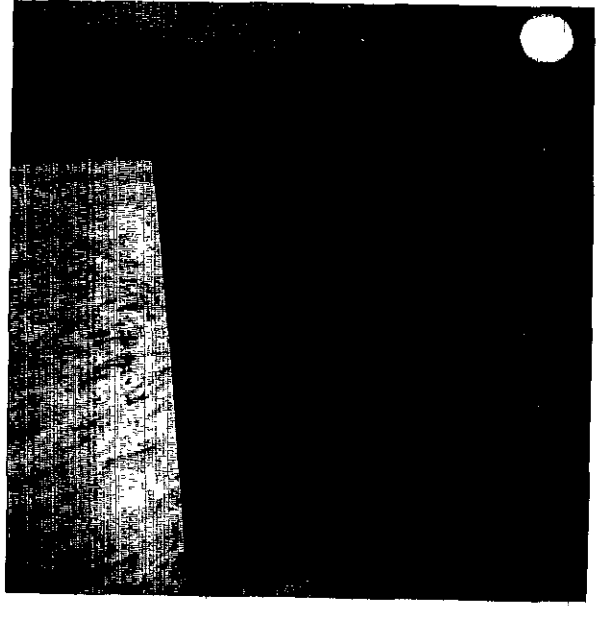
ATTENTION : MS. GWENDOLYN STEPHENS

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

5025 Black Rock Road Baltimore, Maryland 21074

The sign(s) were posted on 1-22-00
(Month, Day, Year)



Sincerely,

1/22/00
(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)

RECEIVED FEB 0 2 2000

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 11, 2000

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: 00-285-X
5025 Black Rock Road
SW/S Black Rock Road, 1200' SE of Carroll County line
5th Election District – 5th Councilmanic District
Legal Owner: William A. McDaniel, Jr.

Special Exception for horse boarding and riding stables.

HEARING: Tuesday, February 8, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

c: Michael Marino, Esquire, 609 Bosley Avenue, Towson 21204
William McDaniel, Jr., 5025 Black Rock Road, Hampstead 21074

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 24, 2000.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed with Soybean Ink on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 20, 2000 Issue – Jeffersonian

Please forward billing to:
Michael Marino, Esquire 410-821-6633
Levy & Marino, PA
609 Bosley Avenue
Towson, MD 21204

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: 00-285-X
5025 Black Rock Road
SW/S Black Rock Road, 1200' SE of Carroll County line
5th Election District – 5th Councilmanic District
Legal Owner: William A. McDaniel, Jr.

Special Exception for horse boarding and riding stables.

HEARING: Tuesday, February 8, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 2, 2000

Mr. Michael E. Marino
609 Bosley Avenue
Towson MD 21204

Dear Mr. Marino:

RE: Case Number 00-285-X , 5025 Black Rock Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 7, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 21, 2000

RECEIVED JAN 2 7 2000

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for January 24, 2000
Item Nos. 273, 274, 276, 277, 279, 280, 281, 282, 283, 284, and 285

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC01240.NOC

Baltimore County
Fire Department

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

February 15, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED FEB 2 5 2000

ATTENTION: Gwen Stephens

RE: Property Owner: GOODWILL INDUSTRIES OF THE CHES., INC. - 277

Location: DISTRIBUTION MEETING OF JANUARY 18, 2000

Item No.: 277

Dear Ms. Stephens:

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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME REGARDING THE FOLLOWING ITEM NUMBERS:

273, 274, 276, 278, 279, 280, 281, 282, 283, 284, AND 285

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

FEB 2 0 2000

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS

RECEIVED FEB 0 4 2000

DATE: February 2, 2000

SUBJECT: Zoning Item #285
5025 Black Rock Road

Zoning Advisory Committee Meeting of January 24, 2000

____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X This property is located in an Agricultural Preservation Area and zoned RC2. Agricultural uses such as raising and bordering horses is appropriate as long as the land can support the proposed use. This property is significantly constrained by forest buffers, floodplains and steep slopes. Agricultural Preservation recommends a restriction to limit the number of horses permitted to be bordered to one horse per two acres per existing pasture.

Reviewer: Wally Lippincott Date: January 31, 2000
Reviewer: Dave Likens Date: February 2, 2000

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JAN 2 4

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

Date: January 24, 2000

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

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 281, 282, and 285
If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: Jeffrey W Long

AFK/JL

C:\JEFF_L\281.doc

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 1.12.00

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

RE: Baltimore County
Item No. 285 WCR

RECEIVED JAN 14 2000

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/~~US~~ 88 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

RE: PETITION FOR SPECIAL EXCEPTION 5025 Black Road Road, SW/S Black Rock Rd, 1200' SE of Carroll County line 5th Election District, 5th Councilmanic	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	FOR
Legal Owner: William A. McDaniel, Jr. Petitioner(s)	*	BALTIMORE COUNTY
	*	Case No. 00-285-X

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

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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of January, 2000 a copy of the foregoing Entry of Appearance was mailed to Michael E. Marino, Esq., 609 Bosley Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 00-285-X

Date Completed/Initials

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
Rec 1-24

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)
Rec 2/2

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

Department of Permits and Development Management

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax. 410-887-5708

Baltimore County

James T Smith, Jr, County Executive
Timothy M Kotroco, Director

May 23, 2006

Mr. Francis X. Borgerding, Jr.
Mercantile Building-Suite 600
409 Washington Avenue
Towson, MD 21204

Dear Mr. Borgerding

RE: Lot 4, Trenton Mills, Spirit and Intent Case No. 00-285-X
5th Election District

Your letter addressed to Mr. Kotroco, has been referred to me for reply. After careful review of the materials included with the letter and the zoning records for this property the following has been determined.

The proposed amendments to the site plan submitted and considered by Commissioner Schmidt in the above referenced case are substantial in number and size. Further, This property was created as Lot 4, Trenton Mills of which there exists a Final Development Plan (FDP). It appears that the existing structure is located outside of the "area to build the proposed buildings" as shown on said FDP. The proposed structures would be considered principal structures in support of the grant of special exception. By your redline plan it is certain that the proposed structures also would be situated outside of this "area".

The proposal is considered to be **beyond** the 'spirit and intent" of the order in Case No. 00-285-X. You may file petitions for Special Hearing to amend the site plan in said case. Additionally the FDP will be required to be amended.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Lloyd T. Moxley
Planner II,
Zoning Review

LTM

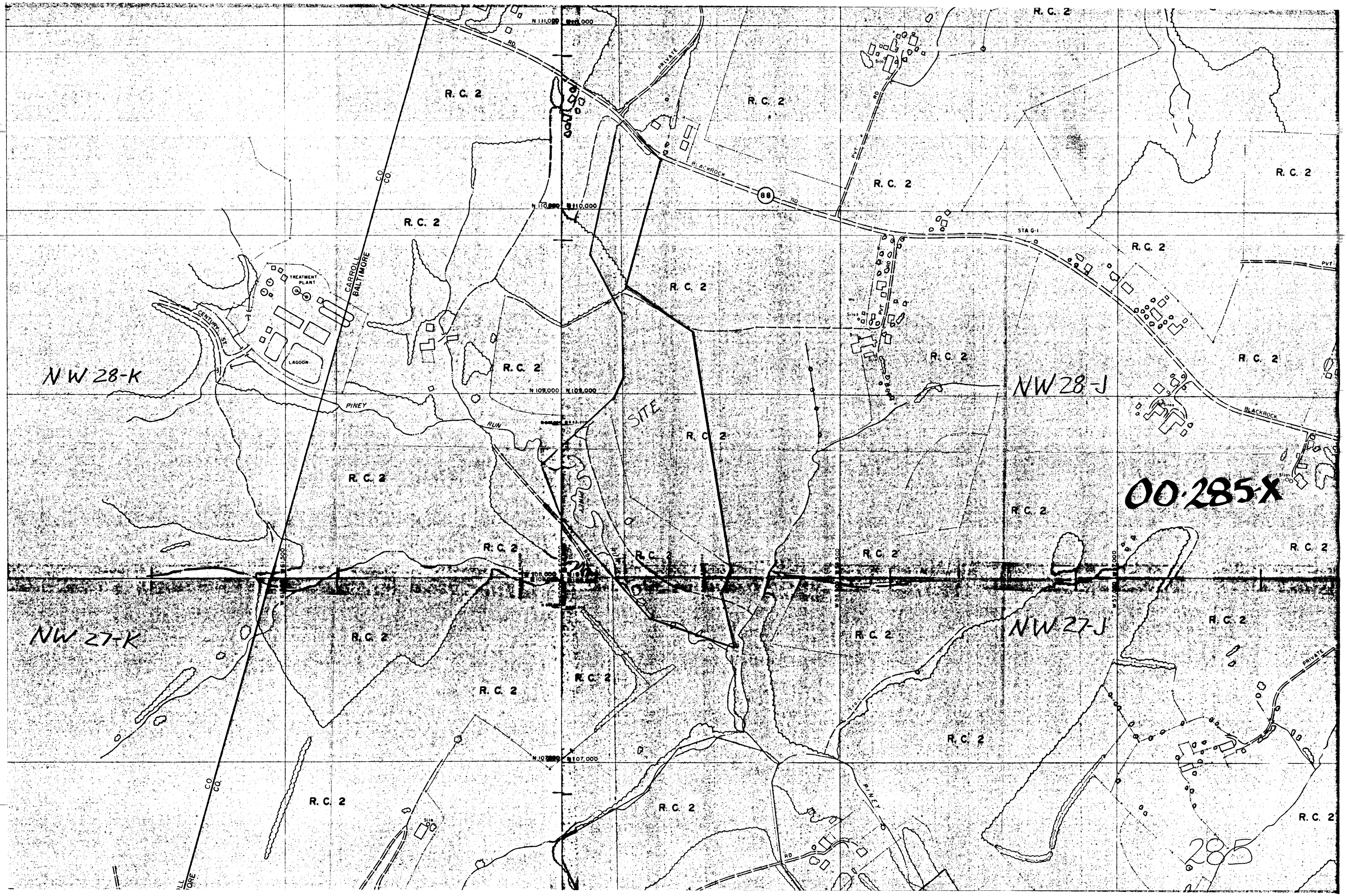
Printed on Recycled Paper

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Bruce E. Doak - Gerhold, Cross & Etzel, Ltd.	320 E. Towsontown Blvd Towson MD 21286
Michael Marino	609 Bosley Ave. Towson MD. 21204
W A McDaniel	5025 Black Rock Rd Hampstead MD 21074
Marie Morley	5025 Black Rock Rd Hampstead MD 21074

Printed with Soybean Ink on Recycled Paper


R. C. 2
N 111,000
E 113,000
RD
PRIVATE
CO
N 110,000
E 110,000
BLACKROCK
88
RD
PVT
STA G-1
TREATMENT PLANT
CARROLL
BALTIMORE
CENTURY ST
LAGOON
NW 28-K
NW 28-J
N 109,000
E 109,000
PINEY
RUN
SITE
00-285-X
N 105,000
E 105,000
NW 27-K
NW 27-J
N 103,000
E 107,000
PRIVATE
285

Terminate his right to use the common driveway ... with the Ensors and Mr. Long. This termination shall only be done once the Developer has constructed the driveway in its alternate location.

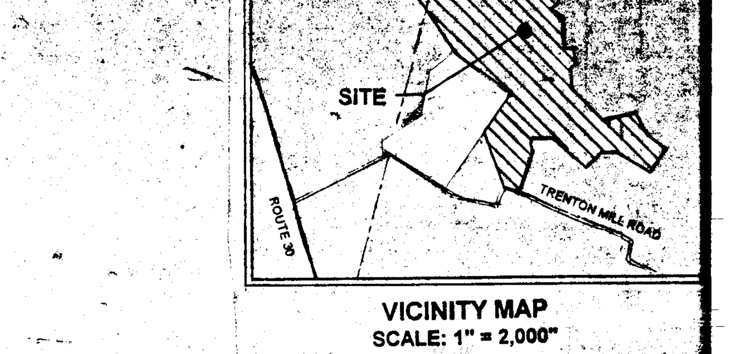
4). The Developer shall not be required to dedicate to Baltimore County an area along Piney Run for the stream valley park program.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

TIMOTHY M. KOTROCO
Hearing Officer
for Baltimore County

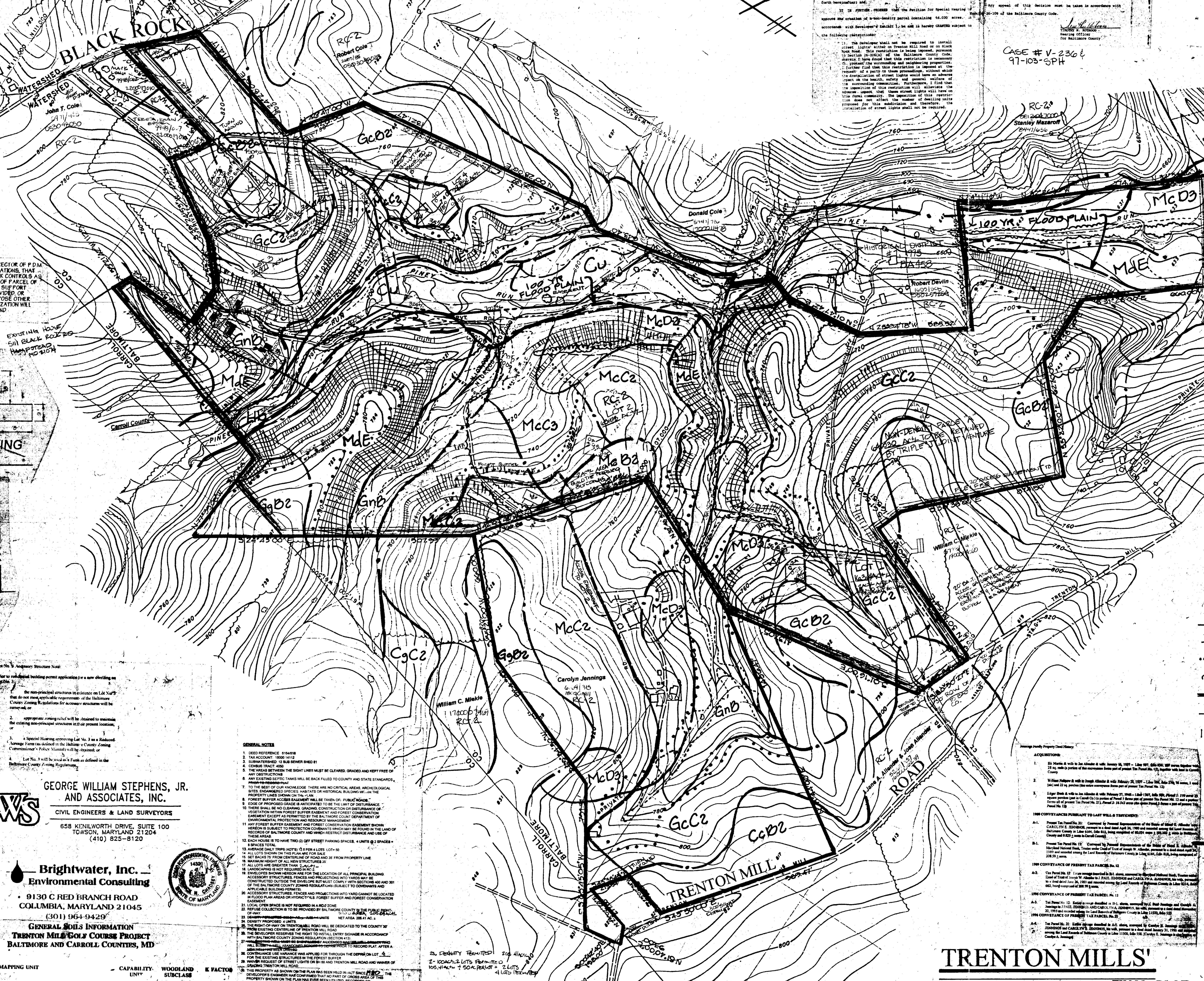
1). The Developer shall not be required to install street lights either on Trenton Mill Road or on Black Rock Road. This restriction is being imposed, pursuant to Section 26-206(e) of the Baltimore County Code, wherein I have found that this restriction is necessary to protect the surrounding and neighboring properties. I further find that this restriction is imposed at the request of a party to these proceedings, without which the installation of street lights would have an adverse impact on the health, safety and general welfare of the surrounding communities. Furthermore, I find that the imposition of this restriction will alleviate the adverse impact that these street lights will have on this rural community. The imposition of this restriction does not affect the number of dwelling units proposed for this subdivision and therefore, the installation of street lights shall not be required.

CASE # V-236 & 97-103-SPH



VICINITY MAP
SCALE: 1" = 2,000"

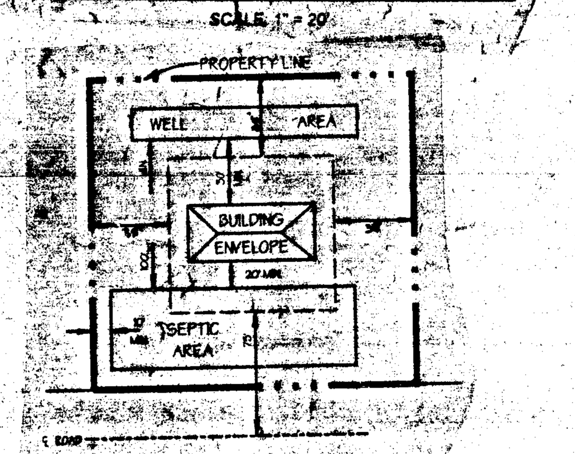
1 ...
2 Protective covenants road
Any forest conservation easement shown hereon is subject to protective covenants which may be found in the land records of Baltimore County and which restrict disturbance and use of these areas.
3 Standard non disturbance note:
There shall be no clearing, grading, construction, soil compaction or excavation, introduction of toxic chemicals or other disturbances detrimental to the live specimen tree or critical root zones for these trees except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.



THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF P.D.M. BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATION. ANY PART OF PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FUTHER DIVIDED, 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.

EXISTING HOUSE
5111 BLACK ROCK RD
HAMPSTEAD MD 21074


OFFSTREET PARKING ALTERNATE
SCALE 1" = 20'



TYPICAL LOT DETAIL
NO SCALE
RC-2

Lot No. 3 Accessory Structure Note:

Prior to residential building permit application for a new dwelling on Lot No. 3:

1. the non-principal structures in existence on Lot No. 3 that do not meet applicable requirements of the Baltimore County Zoning Regulations for accessory structures will be removed; or
2. appropriate zoning relief will be obtained to maintain the existing non-principal structures in their present location; or
3. a Special Hearing approving Lot No. 3 as a Reduced Acreage Farm (as defined in the Baltimore County Zoning Commissioner's Policy Manual) will be obtained; or
4. Lot No. 3 will be used as a Farm as defined in the Baltimore County Zoning Regulations.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
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Brightwater, Inc.
Environmental Consulting
9130 C RED BRANCH ROAD
COLUMBIA, MARYLAND 21045
(301) 964-9429

GENERAL SOILS INFORMATION
TRENTON MILL GOLF COURSE PROJECT
BALTIMORE AND CARROLL COUNTIES, MD

MAP SYMBOL	MAPPING UNIT	CAPABILITY UNIT	WOODLAND SUBCLASS	K FACTOR
Cu	Codorus silt loam	IIw-7	1w	0.49
CgC2	Chester gravelly silt loam, 8-15% slopes, moderately eroded	IIIe-4	2o	0.32
GcB2	Glenelg loam, 3-8% slopes, moderately eroded	IIe-4	2o	0.32
GcC2	Glenelg loam, 8-15% slopes, moderately eroded	IIIe-4	2o	0.32
GgB2	Glenelg channery loam, 3-8% slopes, Moderately eroded	IIe-4	2o	0.28
GnA	Glenville silt loam, 0-3% slopes	IIw-1	2w	0.32
GnB	Glenville silt loam, 3-8% slopes	IIe-16	2w	0.32
Hb	Hatboro silt loam	IIIw-7	2w	0.49
MbB2	Manor loam, 3-8% slopes, moderately eroded	IIe-25	2o	0.37
MbC2	Manor loam, 8-15% slopes, moderately eroded	IIIe-25	2r	0.37
MbD2	Manor loam, 15-25% slopes, moderately eroded	IVe-25	2r	0.37
MbD3	Manor loam, 15-25% slopes, severely eroded	VIe-3	2r	0.37
McB2	Manor channery loam, 3-8% slopes, moderately eroded	IIe-25	2o	0.32
McC2	Manor channery loam, 8-15% slopes, moderately eroded	IIIe-25	2r	0.32
McC3	Manor channery loam, 8-15% slopes, severely eroded	IIIe-25	2r	0.32
McD2	Manor channery loam, 15-25% slopes, moderately eroded	IVe-25	2r	0.32
McD3	Manor channery loam, 15-25% slopes, severely eroded	VIe-3	2r	0.32
MdE	Manor soils, 25-50% slopes	VIe-3	2r	0.37

Denotes Prime Farmland Soil as listed by the Baltimore County Soil Conservation District

GENERAL NOTES

1. DEED REFERENCE 6164/818
2. TAX ACCOUNT: 18000 14112
3. SUBWATERSHED: 12 SUB SEWER SHED 81
4. CENSUS TRACT: 4050
5. THE AREAS BETWEEN THE SIGHT LINES MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS
6. ANY EXISTING SEPTIC TANKS WILL BE BACK FILLED TO COUNTY AND STATE STANDARDS. ~~PRIOR TO RECORD PLAT~~
7. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES, HABITATS OR HISTORICAL BUILDING WITHIN THE PROPERTY LINES SHOWN ON THE PLAN.
8. FOREST BUFFER ACCESS EASEMENT WILL BE TAKEN OF; PUBLIC ROADS.
9. EDGE OF PROPOSED GRADE IS ANTICIPATED TO BE THE LIMIT OF DISTURBANCE.
10. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNT DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
11. ANY FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTION COVENANTS WHICH MAY BE FOUND IN THE LAND OF RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
12. EACH HOUSE IS TO HAVE TWO (2) OFF STREET PARKING SPACES. 4 UNITS @ 2 SPACES = 8 SPACES TOTAL.
13. AVERAGE DAILY TRIPS (ADT'S) 12.5 PER 4 LOTS LOT= 50
14. ALL LOTS SHOWN ON THIS PLAN ARE FOR SALE
15. SET BACKS 75' FROM CENTERLINE OF ROAD AND 35' FROM PROPERTY LINE.
16. MAXIMUM HEIGHT OF ALL NEW STRUCTURES 35'
17. ALL LOTS ARE GREATER THAN 2 AC+/-
18. LANDSCAPING IS NOT REQUIRED IN RC-2.
19. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDING. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
20. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAN AREAS OR HYDRIC SOILS. FOREST BUFFER AND FOREST CONSERVATION EASEMENT.
21. LOCAL OPEN SPACE IS NOT REQUIRED IN A RC-2 ZONE.
22. REFUSE COLLECTION IS TO BE PROVIDED BY BALTIMORE COUNTY IN THE PUBLIC RIGHT-OF-WAY.
23. ~~DENSITY PERMITTED~~ NET AREA 205.41 AC. ± GROSS AREA 205.41 AC+/-
24. DENSITY PROPOSED 4 UNITS.
25. THE RIGHT-OF-WAY ON TRENTON MILL ROAD WILL BE DEDICATED TO THE COUNTY 30' FROM EXISTING CENTERLINE OF TRENTON MILL ROAD.
26. THE DEVELOPER RESERVES THE RIGHT TO INSTALL ENTRY SIGNAGE IN ACCORDANCE WITH BALTIMORE COUNTY ZONING REGULATION (SECTION 413).
27. ~~ANY EXISTING WELL MUST BE BACKFILLED BY A LICENSED MASTER WELL DRILLER WHO WILL SUBMIT A WELL ABANDONED REPORT TO DEPRM PRIOR TO RECORD PLAT, AFTER A NEW WELL HAS BEEN DRILLED.~~
28. CONTINUANCE USE VARIANCE WAS APPLIED FOR THROUGH THE DEPRM ON LOT 4 FOR THE EXISTING STRUCTURES IN THE FOREST BUFFER
29. WAIVER REQUEST OF STREET LIGHTS ON SH 88 AND TRENTON MILL ROAD AND WAIVER OF GRADING TRENTON MILL ROAD
30. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD IN TACT SINCE 1980. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF GROSS AREA OF THIS PROPERTY SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS. IF ANY ADJACENTLY OWNED PROPERTY HAS BEEN SUBDIVIDED AFTER THIS DATE, SHOW THIS AREA AS PART OF THE OVERALL TRACT BOUNDARY AND ADJUST DENSITY CALCULATIONS ACCORDINGLY.
31. THIS DEVELOPEMTN IS EXEMPT FROM STORM WATER MANAGEMENT IN ACCORDANCE WITH SECTION 14-155 (b) (4) OF BALTIMORE COUNTY CODE
32. Mark E. Joachim CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.
33. THE EXISTING HOUSE ON LOT 3 SHALL BE REMOVED BEFORE A BUILDING PERMIT IS GRANTED. ALL BARNS AND OUT BUILDING SHALL REMAIN.
34. THE ACCESS THROUGH THE ENSOR PROPERTY WILL BE ABANDON IF THE ENSOR'S AGREE TO GRANT GRADING EASEMENT FOR SIGHT DISTANCE FOR LOTS 3 AND 4.
35. CAROLYN JENNING SHALL GRANT AN ACCESS EASEMENT TO LOT 2.
36. LOTS 3 AND 4 SHALL HAVE A COMMON ACCESS POINT ON BLACK ROAD IF THE GRADING EASEMENT IS GRANTED BY THE ENSOR'S.
37. ALL EXISTING WELLS AND SEPTIC AREAS ON LOT 3 WILL BE BACK FILLED BY A STATE LICENSED MASTER WELL DRILLER ~~CERTIFIED CONTRACTOR~~ AND THE ABANDONMENT REPORT SUBMITTED TO DEPRM BEFORE A BUILDING PERMIT WILL BE ISSUED ON LOT 3.
38. ALL FUTURE STATE HIGHWAY ROADS WILL BE DEDICATED TO STATE AND WILL BE SHOWN ON THE RECORD PLATS. COUNTY ROADS WILL BE DEDICATED TO COUNTY ON TRENTON MILL ROAD AND SHOWN ON THE RECORD PLATS.
39. FOREST BUFFERS HAVE 35' BUILDING RESTRICTION LINE
40. LOT 1 WILL PUMP OR RETEST AN AREA BELOW THE HOUSE FOR A 10,000 SF SEPTIC RESERVE AREA.

23. DENSITY PERMITTED 205.41 AC+/-
2 - 100 AC+/- 2 LOTS PERMITTED
105.41 AC+/- ÷ 50 AC PER LOT = 2 LOTS
4 LOTS PERMITTED

41. Prior to the issuance of any permits for an unrelated farm use or structure on that non-density parcel, the Developers would provide written notice to all adjacent property owners that an application for an unrelated farm use or structure had been filed, and provide an opportunity for a public hearing to be held should any surrounding resident object to the use or structure proposed within the application.

42. Non-Density Parcel Note:

The use of the non-density parcel created hereby shall be limited to farming, farming related uses and other uses associated with the purposes for which non-density parcels are created.

THIS PLAN IS SEALED AND CERTIFIED TO BE IN ACCORDANCE WITH THE HEARING OFFICER'S ORDER AND ALL AGENCIES COMMENTS

OWNER
CAROLYN E. JENNINGS & J. PAUL JENNINGS
5306 TRENTON MILL ROAD
UPPERCO, MD. 21155
(410) 374-6630

DEVELOPER
TRIPLE "J" JOINT VENTURE
11 WEST 42ND STREET
N.Y. N.Y. 10036
(212)302-1100
ATTN. MICHELLE JENNINGS

LEGEND

- 100 YR. FLOODPLAIN
- WET LANDS
- FOREST BUFFER / EASEMENT
- TREE LINE
- ACCESS EASEMENT
- EXISTING CONTOURS
- SLOPES >25%
- PROPOSED DWELLING
- PROPOSED WELL
- PROPOSED SEPTIC AREA
- EXISTING SEPTIC AREA
- EXISTING WELL AREA
- LIMIT OF SITE

10' PERIMETER DRAINAGE & UTILITY EASEMENT WILL BE GRANTED TO BALTIMORE CO.

Jennings Family Property Deed History:

ACQUISITIONS:

1. Eli Martin & wife to Jos Allender & wife January 16, 1937 – Liber 997, folio 496; 109 acres together with 28 sq. rods (a portion of this conveyance forms part of present Tax Parcel No. 12) together with land in Carroll County
2. William Fishpaw & wife to Joseph Allender & wife February 23, 1937 – Liber 998, folio 270, 96 acres, 1 rood (sic) and 22 sq. perches (this entire conveyance forms part of present Tax Parcel No. 12)
3. Edgar Bush & wife to Jos Allender & wife February 27, 1945 – Liber 1397, folio 386, Parcel 1: 170 acres 2 square perches (part in Carroll Co.) (a portion of Parcel 1 forms part of present Tax Parcel No. 12 and a portion forms all of present Tax Parcel No. 21), Parcel 2: 16.342 acres (the entire Parcel 2 forms a part of present Tax Parcel No. 12)

1980 CONVEYANCES PURSUANT TO LAST WILL & TESTAMENT:

A-1. Present Tax Parcel No. 21: Conveyed by Personal Representatives of the Estate of Ethel E. Allender to CAROLYN E. JENNINGS, pursuant to a deed dated April 24, 1980 and recorded among the Land Records of Baltimore County in Liber 6164, folio 818, being comprised of 60.024 acres ± ... acres in Carroll County

B-1. Present Tax Parcel No. 12: Conveyed by Personal Representatives of the Estate of Ethel E. Allender, Maryland National Bank, Trustee under the Deed of Trust of Joseph W. Allender, pursuant to a deed dated April 24, 1980 and recorded among the Land Records of Baltimore County in Liber 6164, folio 818, being comprised of 208.59 ± acres.

1989 CONVEYANCE OF PRESENT TAX PARCEL No. 12

A-2. Tax Parcel No. 12: ... conveyed by Maryland National Bank, Trustee under the Deed of Trust of Joseph W. Allender to J. PAUL JENNINGS and CAROLYN E. JENNINGS, his wife, pursuant to a deed dated June 30, 1989 and recorded among the Land Records of Baltimore County in Liber 8214, folio 662, being comprised of 208.59 ± acres.

1993 CONVEYANCE OF PRESENT TAX PARCEL No. 12

A-3. Tax Parcel No. 12: Entire acreage described in B-1, above, conveyed by J. Paul Jennings and Carolyn E. Jennings to J. PAUL JENNINGS and CAROLYN E. JENNINGS, his wife, pursuant to a deed dated December 22, 1993 and recorded among the Land Records of Baltimore County in Liber 11500, folio 558

1996 CONVEYANCE OF PRESENT TAX PARCEL No. 21

A-4. Tax Parcel No. 21: Entire acreage described in A-1, above, conveyed by Carolyn E. Jennings to J. PAUL JENNINGS and CAROLYN E. JENNINGS, his wife, pursuant to a deed dated January 31, 1996 and recorded among the Land Records of Baltimore County in Liber 11500, folio 558 (Carolyn E. Jennings ...)

BALTIMORE COUNTY PUBLIC SCHOOLS

Trenton Mills
5

TRENTON MILLS'

FINAL PLAT

FINAL DEVELOPMENT PLAN
THE DEVELOPMENT PLAN WAS SIGNED 11-4-96
PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING

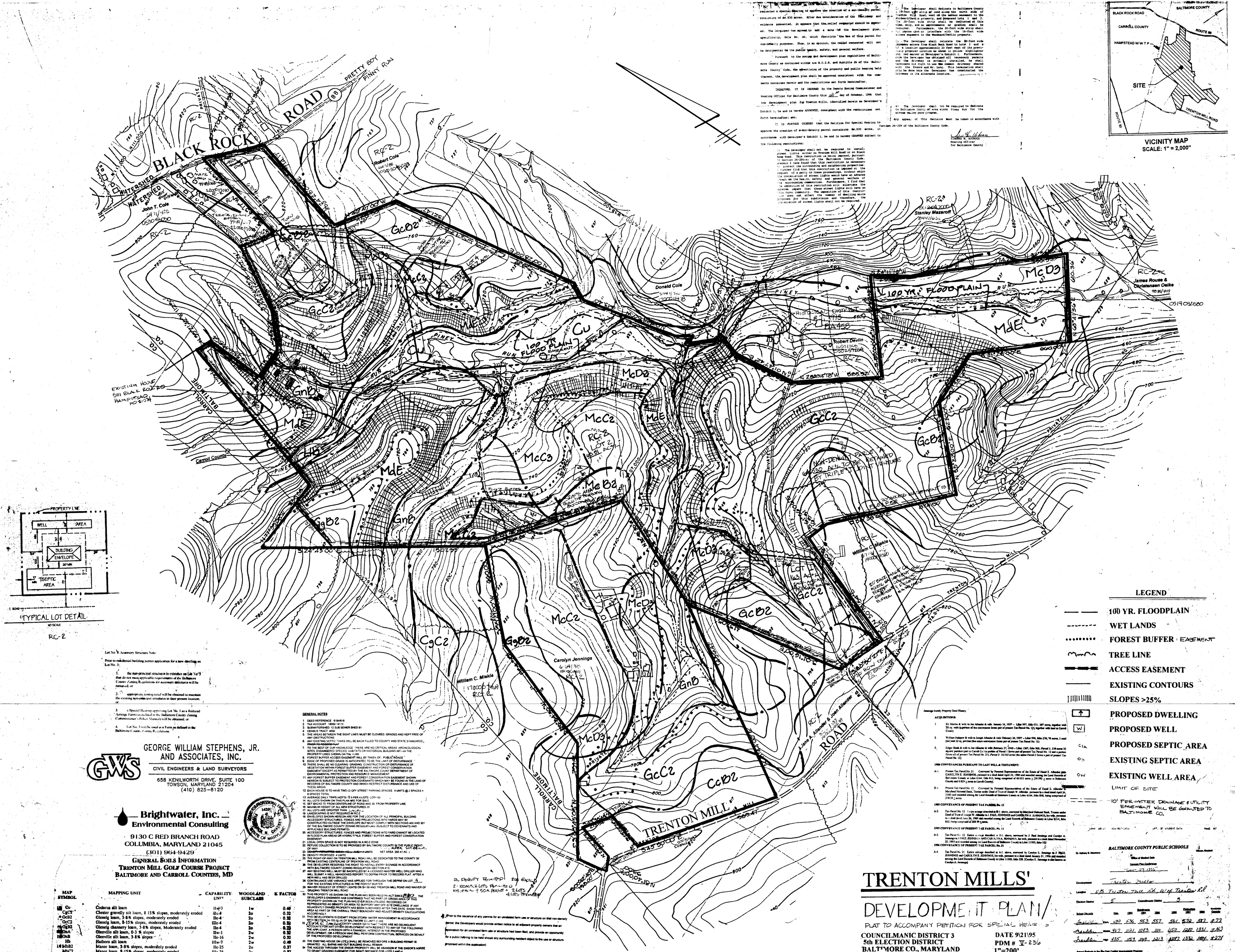
COUNCILMANIC DISTRICT 3
5th ELECTION DISTRICT
BALTIMORE CO., MARYLAND

DATE 9/21/95
PDM # V-236
1" = 200'

COMMUNITY INPUT MEETING 1/3/96

- A WAIVER FOR STREET LIGHTS HAVE BEEN APPLIED FOR.
- BLACK ROCK ROAD IS A SCENIC ROUTE.

OFFICE OF PLANNING AND ZONING
APPROVED BY
DIRECTOR OF PDM DATE
DIRECTOR OF PLANNING DATE



The Developer shall dedicate to Baltimore County a 25-foot wide strip of land along the north side of Trenton Mill Road, west of the access easement to the Goodwin/Clark property, and beyond Lot 4 of the Goodwin/Clark property, as proposed Lot 5, at the present time, until and unless any road or grading shall be required. Furthermore, the 30-foot wide strip shall not encroach upon or interfere with the 16-foot wide access easement to the Woodward/Devlin property.

The Developer shall relocate the 30-foot wide driveway access from Black Rock Road to Lots 3 and 4 to a location approximately 20 feet west of its previously proposed location as shown in yellow highlighter on the Developer's Exhibit 1. However, if and when both the Devlin and Woodward/Devlin driveways are installed, he shall terminate his right to use the common driveway shared with the Encore and Mr. Long. This termination shall only be done once the Developer has constructed the driveway in its alternate location.

The Developer shall not be required to dedicate to Baltimore County an area along Piney Run for the stream valley park program.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

TIMOTHY M. KOTROCO
Hearing Officer
for Baltimore County

requested a special hearing to approve the creation of a non-density parcel consisting of 64.030 acres. After due consideration of the testimony and evidence presented, it appears that the relief requested should be granted. The Developer has agreed to add a Note 40 to the development plan, specifically, Note No. 40, which restricts the use of this parcel for non-density purposes. Thus, in my opinion, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein and the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 27th day of October, 1996 that the development plan for Trenton Hills, identified herein as Developer's Exhibit 1, be and is hereby APPROVED, consistent with the restrictions set forth hereinafter; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve the creation of a non-density parcel containing 64.030 acres, in accordance with Developer's Exhibit 1, be and is hereby GRANTED subject to the following restrictions:

1) The Developer shall not be required to install street lights either on Trenton Mill Road or on Black Rock Road. This restriction is being imposed pursuant to Section 26-280(b) of the Baltimore County Code, wherein I have found that this restriction is necessary to protect the surrounding and neighboring properties from traffic hazard. This restriction is imposed at the request of the party to these proceedings, without which the installation of street lights would have an adverse impact on the health, safety and general welfare of the surrounding communities. Furthermore, I find that the imposition of this restriction will alleviate the adverse impact that these street lights will have on this rural community. The imposition of this restriction does not affect the manner of development which is proposed for this subdivision and therefore the installation of street lights shall not be required.

Lot No. 3 Accessory Structure Note:

Prior to residential building permit application for a new dwelling on Lot No. 3:

1. the non-principal structures in existence on Lot No. 3 that do not meet applicable requirements of the Baltimore County Zoning Regulations are accessory structures will be removed; or

2. appropriate zoning relief will be obtained to maintain the existing non-conforming structures in their present location; or

3. a Special Hearing approving Lot No. 3 as a Reduced Acreage Farm (as defined in the Baltimore County Zoning Commissioner's Policy Manual) will be obtained; or

4. Lot No. 3 will be used as a Farm as defined in the Baltimore County Zoning Regulations.

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GENERAL SOILS INFORMATION
TRENTON MILL GOLF COURSE PROJECT
BALTIMORE AND CARROLL COUNTIES, MD

MAP SYMBOL	MAPPING UNIT	CAPABILITY UNIT	WOODLAND SUBCLASS	K FACTOR
Co	Codorus silt loam	IIw2	1w	0.49
CgC2	Chester gravelly silt loam, 8-15% slopes, moderately eroded	IIe-4	2o	0.32
GcB2	Glenelg loam, 3-8% slopes, moderately eroded	IIe-4	2o	0.32
GcC2	Glenelg loam, 8-15% slopes, moderately eroded	IIIe-4	2o	0.32
GgB2	Glenelg channery loam, 3-8% slopes, Moderately eroded	IIe-4	2o	0.32
GnA	Glenville silt loam, 0-3 % slopes	IIw-1	2w	0.32
GnB	Glenville silt loam, 3-8% slopes	IIe-16	2w	0.32
Hb	Hatboro silt loam	IIIw-7	2w	0.49
MbB2	Manor loam, 3-8% slopes, moderately eroded	IIe-25	2o	0.37
MbC2	Manor loam, 8-15% slopes, moderately eroded	IIIe-25	2r	0.37
MbD2	Manor loam, 15-25% slopes, moderately eroded	IVe-25	2r	0.37
MbD3	Manor loam, 15-25% slopes, severely eroded	VIe-3	2r	0.37
McB2	Manor channery loam, 3-8% slopes, moderately eroded	IIe-25	2o	0.32
McC2	Manor channery loam, 8-15% slopes, moderately eroded	IIIe-25	2r	0.32
McC3	Manor channery loam, 8-15% slopes, severely eroded	IVe-25	2r	0.32
McD2	Manor channery loam, 15-25% slopes, moderately eroded	IVe-25	2r	0.32
McD3	Manor channery loam, 15-25% slopes, severely eroded	VIe-3	2r	0.32
MeB2	Manor soils, 25-50% slopes	VIe-3	2r	0.37

30 Forest Buffers Have 30' Building Restriction Lines

GENERAL NOTES

1 DEED REFERENCE 6164/618
2 TAX ACCOUNT 1900-1412
3 SUBWATERSHED 12 SUB SEWER SHED B1
4 CENSUS TRACT 4050
5 THE AREAS BETWEEN THE SIGHT LINES MUST BE CLEARED, GRADED AND KEPT FREE OF OBSTRUCTIONS.
6 ANY EXISTING SEPTIC TANKS WILL BE BACK FILLED TO COUNTY AND STATE STANDARDS, UNDER INSPECTION.
7 TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CRITICAL AREAS, ECOLOGICAL SITES, ENDANGERED SPECIES, HABITATS OR HISTORICAL BUILDING WITHIN THE PROPERTY LINES SHOWN ON THIS PLAN.
8 FOREST BUFFER ACCESS EASEMENT WILL BE TAKEN OF PUBLIC ROADS
9 EDGE OF PROPOSED GRADE IS INDICATED TO BE THE LIMIT OF DISTURBANCE
10 THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNT DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
11 ANY FOREST BUFFER EASEMENT, FOREST CONSERVATION EASEMENT, SWM EASEMENT OR ANY OTHER RESTRICTION COVENANTS WHICH MAY BE FOUND IN THE LAND OF RECORDS OF BALTIMORE COUNTY SHALL RESTRICT DISTURBANCE AND USE OF THESE AREAS
12 EACH HOUSE IS TO HAVE TWO (2) OFF STREET PARKING SPACES 4 UNITS @ 2 SPACES = 8 SPACES TOTAL
13 AVERAGE DAILY TRIPS (ADT'S) 10 'S PER 4 LOTS - LOT= 50
14 ALL LOTS SHOWN ON THIS PLAN ARE FOR SALE
15 SET BACKS TO BE FROM CENTERLINE OF ROAD AND 35 FROM PROPERTY LINE
16 MAXIMUM HEIGHT OF ALL NEW STRUCTURES 35
17 ALL LOTS ARE WATER SERVICE
18 NO CLEARING IS ALLOWED WITHIN 25' OF ANY WETLANDS
19 ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDING ACCESSORY STRUCTURES. FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS)
20 ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS, FOREST BUFFER AND FOREST CONSERVATION EASEMENTS
21 LOCAL OPEN SPACE IS NOT REQUIRED IN A RC2 ZONE
22 REFUSE COLLECTION IS TO BE PROVIDED BY BALTIMORE COUNTY IN THE PUBLIC RIGHT-OF-WAY
23 DENSITY PERMITTED 204 UNITS NET AREA 265.41 AC ±
24 DENSITY PROPOSED 4 UNITS
25 THE RIGHT-OF-WAY ON TRENTON MILL ROAD WILL BE DEDICATED TO THE COUNTY 30' FROM EXISTING CENTERLINE OF TRENTON MILL ROAD
26 THE DEVELOPER RESERVES THE RIGHT TO INSTALL ENTRY SIGNAGE IN ACCORDANCE WITH BALTIMORE COUNTY ZONING REGULATION (SECTION 413)
27 ANY SOLITARY WELL MUST BE BACKFILLED BY A LICENSED MASTER WELL DRILLER WHO SHALL FILE A NOTARIZED AFFIDAVIT WITH THE DEPRM PRIOR TO RECORD PLAT AFTER A NEW WELL HAS BEEN DRILLED
28 CONTINUANCE USE VARIANCE WAS APPLIED FOR THROUGH THE DEPRM ON LOT 4 FOR THE EXISTING STRUCTURES IN THE FOREST BUFFER
29 WAIVER REQUEST OF STREET LIGHTS ON SR 86 AND TRENTON MILL ROAD AND WAIVER OF GRADING TRENTON MILL ROAD
30 THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD IN ACT SINCE MAY 2 THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF GROSS AREA OF THIS PROPERTY SHOWN ON THE PLAN HAS EVER BEEN UTILIZED RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS, IF ANY ADJACENTLY OWNED PROPERTY HAS BEEN SUBDIVIDED AFTER THIS DATE, SHOW THIS PROPERTY AS PART OF THE OVERALL TRACT BOUNDARY AND AMOUNT DENSITY CALCULATIONS ACCORDINGLY
31 THIS DEVELOPMENTIS EXEMPT FROM STORM WATER MANAGEMENT IN ACCORDANCE WITH SECTION 34-155 (a) (4) OF BALTIMORE COUNTY CODE
32 I, Mark D. Jones CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING THE APPLICANT: A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT; OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT
33 THE EXISTING HOUSE ON LOT 3 SHALL BE REMOVED BEFORE A BUILDING PERMIT IS GRANTED. ALL BARNS AND OUT BUILDING SHALL REMAIN
34 THE ACCESS THROUGH THE ENSOR PROPERTY WILL BE A RANDOM IF THE ENSOR'S AGREE TO GRANT GRADING EASEMENT FOR SIGHT DISTANCE FOR LOTS 3 AND 4
35 LOT 3 SHALL BE GIVEN A 20' WIDE ACCESS EASEMENT TO LOT 2
36 LOTS 3 (NOT BEING SHOWN) SHALL HAVE ACCESS POINT ON BLACK ROAD IF THE GRADING EASEMENT IS GRANTED BY THE ENSORS
37 ALL EXISTING WELLS AND SEPTIC AREAS ON LOT 4 WILL BE BACK FILLED BY A STATE CERTIFIED CONTRACTOR AND THE ABANDONMENT REPORT SUBMITTED TO DEPRM BEFORE A BUILDING PERMIT WILL BE ISSUED ON LOT 4
38 ALL FUTURE STATE HIGHWAY ROADS WILL BE DEDICATED TO STATE AND WILL BE SHOWN ON THE RECORD PLATS. COUNTY ROADS WILL BE DEDICATED TO COUNTY ON TRENTON MILL ROAD AND SHOWN ON THE RECORD PLATS.

23. DENSITY PERMITTED 204 UNITS
2 - LOTS/4.76 LOTS PERMITTED
105.9/4.76 = 50A/ROAST = 2 LOTS
4 LOTS PERMITTED

4. Prior to the issuance of any permits for an unrelated farm use or structure on that non-density parcel, the Developers would provide written notice to all adjacent property owners that an application for an unrelated farm use or structure had been filed, and provide an opportunity for a public hearing to be held should any surrounding resident object to the use or structure (proposed within the application)

42. Non-Density Parcel Note:

The use of the non-density parcel created hereby shall be limited to farming, farming related uses and other uses associated with the purposes for which non-density parcels are created.

Jennings Family Property Deed History

ACQUISITION

1. Eli Morton & wife to Jon Allender & wife: January 16, 1937 – Liber 997, folio 031, 307 acres, together with 28 sq. rods (a portion of the conveyance forms part of present Tax Parcel No. 12), together with land in Carroll County
2. William Ashpaw & wife to Joseph Allender & wife: February 24, 1937 – Liber 996, folio 230, 70 acres, 1 rood (sic) and 24 sq. perches (the same conveyance forms part of present Tax Parcel No. 12)
3. Edgar Bush & wife to Jon Allender & wife: February 27, 1941 – Liber 1007, folio 320, Parcel 1: 159 acres 25 square perches (part in Carroll Co) (a portion of Parcel 1 forms part of present Tax Parcel No. 12 and a portion forms all of present Tax Parcel No. 25); Parcel 2: 75.762 acres (the same Parcel 2 forms a part of present Tax Parcel No. 12)

1988 CONVEYANCES PURSUANT TO LAST WILL & TESTAMENT:

A-1. Present Tax Parcel No. 25: Conveyed by Personal Representatives of the Estate of Hazel E. Allender unto CAROLYN E. JENNINGS, (married to a third deed) April 24, 1985 and recorded among the Land Records of Baltimore County in Liber 6164, folio 513, being comprised of 60.021 acres ± (59.792 ± acres in Baltimore County and 0.229 ± acres in Carroll County)

B-1. Present Tax Parcel No. 12: Conveyed by Personal Representatives of the Estate of Hazel E. Allender unto Maryland National Bank, Trustee under Deed of Trust of Joseph W. Allender pursuant to a deed dated April 24, 1980 and recorded among the Land Records of Baltimore County in Liber 6164, folio 898, being comprised of 218.59 ± acres

1989 CONVEYANCE OF PRESENT TAX PARCEL No. 12

A-2. Tax Parcel No. 12 – Estate acreage described as B-1 above, conveyed by Maryland National Bank, Trustee under Deed of Trust of Joseph W. Allender to C. PAUL JENNINGS and CAROLYN A. JENNINGS, her wife, pursuant to a deed dated June 26, 1989 and recorded among the Land Records of Baltimore County in Liber 8214, folio 662, being comprised of 208.99 ± acres.

1995 CONVEYANCE OF PRESENT TAX PARCEL No. 12

A-3. Tax Parcel No. 12 – Estate acreage described at A-2 above, conveyed by C. Paul Jennings and Carolyn A. Jennings to C PAUL JENNINGS and CAROLYN A. JENNINGS, his wife, pursuant to a deed dated December 22, 1995 and recorded among the Land Records of Baltimore County in Liber 11500, folio 510

1996 CONVEYANCE OF PRESENT TAX PARCEL No. 25

A-4. Tax Parcel No. 25 – Estate acreage described at A-1 above, conveyed by Carolyn E. Jennings & J. Paul Jennings and CAROLYN E. JENNINGS, his wife, pursuant to a deed dated January 31, 1996 and recorded among the Land Records of Baltimore County in Liber 11500, folio 558. [Carolyn E. Jennings is also known as Carolyn A. Jennings]

TRENTON MILLS'

DEVELOPMENT PLAN

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING

COUNCILMANIC DISTRICT 3
5th ELECTION DISTRICT
BALTIMORE CO., MARYLAND

DATE 9/21/95
PDM # W-236
1"=200'

OWNER
CAROLYN E JENNINGS & J. PAUL JENNINGS
5806 TRENTON MILL ROAD
HAMPSTEAD, MD. 21074

DEVELOPER
TRIPLE "J" JOINT VENTURE
11 WEST 42ND STREET
N.Y., N.Y. 10036

COMMUNITY INPUT MEETING
1/3/96

- A WAIVER FOR STREET LIGHTS HAVE

BALTIMORE COUNTY PUBLIC SCHOOLS

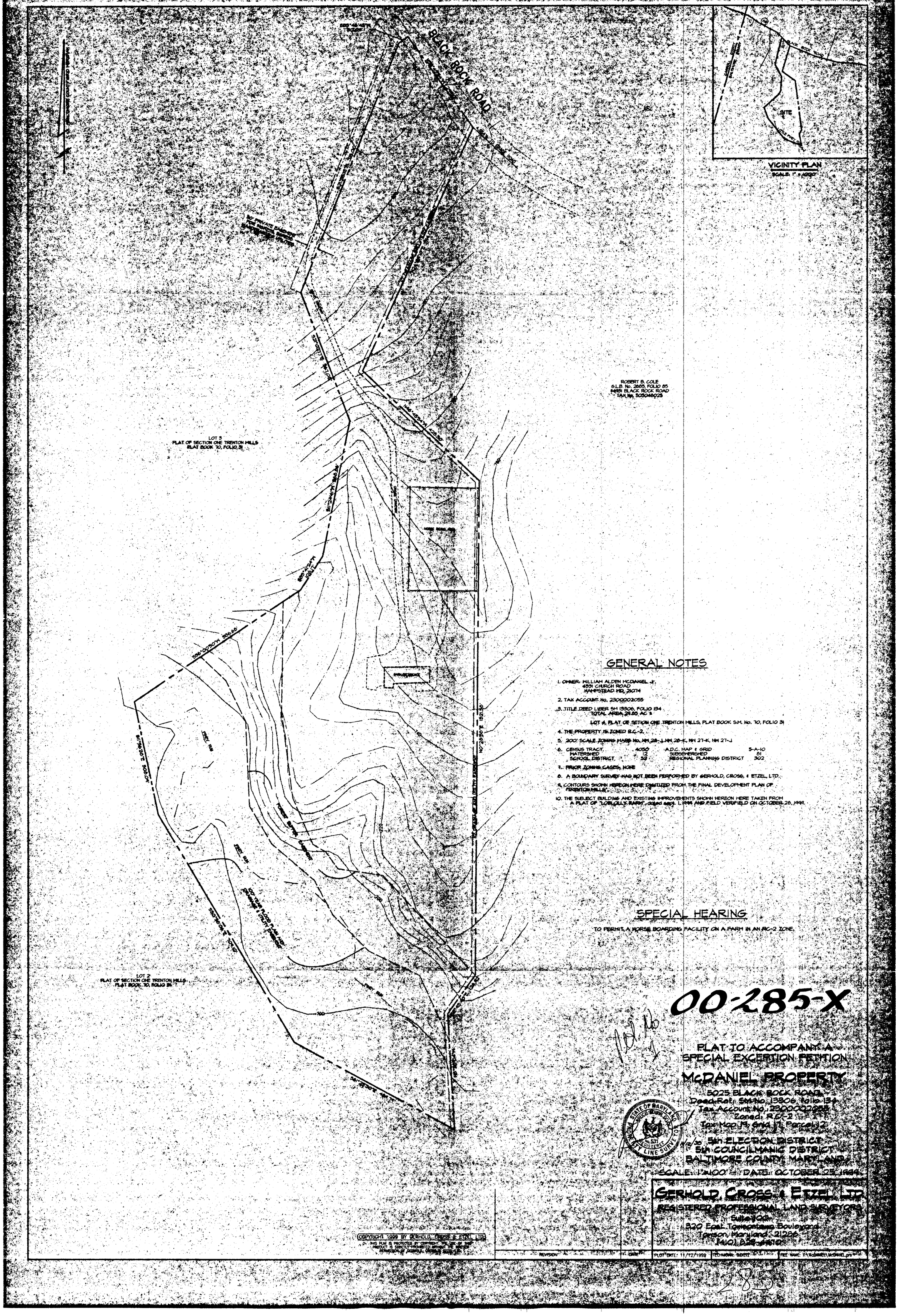
Development: Trenton Mills
Location: N/S Trenton Mill Rd. W/of Trenton Rd
Election District: 5 Councilmanic District: 5

School Districts	Date	Enrollment 1993	1994	1995	Capacities 1993	1994	1995
Franklin	Elem	430	536	552	557	561	578	582	422
Franklin	Middle	967	1121	1083	1111	1150	1210	1231	1143
Franklin	High	935	1051	1049	1213	1202	1332	1404	1221

School Projects in the Six-Year Capital Improvement Program:

Proposed School	Action	Capacity	Planned to Open
Franklin Middle (Addition/Renovation)	FY97 Planning/ Constr.		FY 99

Structure	Type of Housing	Estimated Pupil Yields Elem.	Mid.	High
4	Single Family	1	1	1


BLACK ROCK ROAD
SITE
VICINITY PLAN
SCALE 1" = 1000'
ROBERT B. COLE
L.B. No. 2885, FOLIO 85
14931 BLACK ROCK ROAD
TAX No. 3030480123
LOT 3
PLAT OF SECTION ONE TRENTON MILLS
PLAT BOOK 70, FOLIO 31
LOT 2
PLAT OF SECTION ONE TRENTON MILLS
PLAT BOOK 70, FOLIO 31
N 26°58'E 182.50'
N 66°45'24" E 229.50'
S 36°00'00" W 356.66'
N 26°58'E 182.50'
STEEL RUN
FOREST BUFFER EASEMENT
100 YEAR FLOOD PLAIN AND DRAINAGE & UTILITY EASEMENT
SEPTIC RESERVE
GENERAL NOTES
1. OWNER: WILLIAM ALDEN McDANIEL Jr.
4931 CHURCH ROAD
HAMPSTEAD MD. 21074
2. TAX ACCOUNT No. 2300003055
3. TITLE DEED LIBER SM 13306, FOLIO 134
TOTAL AREA 29.85 AC ±
LOT 4, PLAT OF SETION ONE TRENTON MILLS, PLAT BOOK S.M. No. 70, FOLIO 31
4. THE PROPERTY IS ZONED R.C.-2.
5. 200' SCALE ZONING MAPS No. NW 28- J, NW 28-K, NW 27-K, NW 27-J
6. CENSUS TRACT 4050 A.D.C. MAP & GRID 5-A-10
WATERSHED 13 SUBSEWERSHED 81
SCHOOL DISTRICT 53 REGIONAL PLANNING DISTRICT 302
7. PRIOR ZONING CASES, NONE
8. A BOUNDARY SURVEY WAS NOT BEEN PERFORMED BY GERHOLD, CROSS, & ETZEL, LTD.
9. CONTOURS SHOWN HEREON WERE DIGITIZED FROM THE FINAL DEVELOPMENT PLAN OF "TRENTON MILLS".
10. THE SUBJECT BUILDING AND EXISTING IMPROVEMENTS SHOWN HEREON WERE TAKEN FROM A PLAT OF "LOBLOLLY FARM", dated sept. 1, 1998 AND FIELD VERIFIELD ON OCTOBER 28, 1999.
SPECIAL HEARING
TO PERMIT A HORSE BOARDING FACILITY ON A FARM IN AN RC-2 ZONE.
00-285-X
PLAT TO ACCOMPANY A SPECIAL EXCERTION PETITION
McDANIEL PROPERTY
5025 BLACK ROCK ROAD
Deed Ref: S.M.No. 13806, folio 134
Tax Account No. 2300002055
Zoned: RC-2
Tax Map 19, Grid 13, Parcel 12
5th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=100' DATE: OCTOBER 25, 1999
STATE OF MARYLAND
BRUCE EDWARD ROAD
No. 537
REGISTERED
PROPERTY LINE SURVEYOR
GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 320
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470
REVISION DATE
PLOT DATE: 11/12/1999 TECHNICIAN: BRETT FILE NAME: Y:\McDANIEL\McDANIEL.prj
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