

IN RE: PETITION FOR VARIANCE

E/S Carroll Run Court, 607' W of the c/l
Philpot Road
(4 Carroll Run Court)
10th Election District
6th Council District

George Santos, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-524-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, George and Lee Ann Santos. The Petitioners seek relief from Section 103.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 1A03.4.B.4) to permit a front setback from the centerline of Carroll Run Court of 82 feet in lieu of the required 100 feet, and to amend the Final Development Plan for The Woods at Carroll Run (f/k/a Cross Creek), Lot #2 thereof, accordingly. 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 in support of the request were George Santos, property owner, and Harry Geschwilm, builder. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregularly shaped parcel containing a gross area of 3.738 acres, more or less, zoned R.C.4. The property is currently being developed with a single-family dwelling for the Petitioners; however, a recent location survey determined that the house is located within the required 100-foot setback from Carroll Run Road. Thus, the requested variance is necessary in order to proceed. In this regard, Mr. Geschwilm testified that the property slopes significantly towards the rear and that a stream runs along the rear property line, approximately 500 feet from the house. The property is also

ORDER RECEIVED FOR FILING

Date 8/1/00

By Rye

significantly wooded. In order to avoid these natural features and provide an area of useable rear yard, the house was moved slightly forward towards the street. Moreover, the builder believed that the minimum required building setback was 80 feet, based on a conversation he had with an engineer who had previously been involved with this development. Thus, when the builder staked the house, he located the front wall of the dwelling 2 feet further back than what he thought was the required setback. However, when the location survey (required by the bank) was performed, it was learned that a 100-foot setback from the street centerline was required. Further testimony revealed that the Petitioners have discussed this matter with their neighbors and no one has any objections to the requested relief.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. It is clear that the requirements of Section 307 of the B.C.Z.R. have been met and that there will be no detriment to the health, safety or general welfare of the surrounding locale. Thus, the relief requested shall be granted.

It is to be noted that a Zoning Advisory Committee (ZAC) comment submitted by the Department of Environmental Protection and Resource Management, dated July 10, 2000, raised several issues which need be addressed. One such issue relates to the well, which must be located 30 feet from the house. Mr. Geschwilm indicated that the well has been drilled and is at least 60 feet from the house. The second issue indicates that a new plat for this development was recorded in 1996 under the name of The Woods at Carroll Run. According to DEPRM, that plat superceded the Cross Creek plat that was filed with the instant Petition. DEPRM noted that the newer plat for The Woods at Carroll Run contains a forest buffer and forest conservation easement in the rear portion of the property. Thus, no more than 25% of the natural vegetation can be removed from the property and the woods must be retained. The Petitioner testified that the rear of his property is heavily wooded and will not be disturbed by virtue of the proposed improvements. The Petitioner and the Builder indicated that compliance with these requirements is acceptable; thus, the comment from DEPRM shall be incorporated as a condition to the relief granted.

ORDER RECEIVED FOR FILING
Date 8/11/00
By [Signature]

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of August, 2000 that the Petition for Variance seeking relief from Section 103.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section 1A03.4.B.4) to permit a front setback from the centerline of Carroll Run Court of 82 feet in lieu of the required 100 feet, and to amend the Final Development Plan for The Woods at Carroll Run (f/k/a Cross Creek), Lot #2 thereof, 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) Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated July 10, 2000, a copy of which is attached hereto and made a part hereof.
- 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 8/1/00

By [Signature]



Baltimore County
Zoning Commissioner

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

August 1, 2000

Mr. & Mrs. George Santos
37 Snowberry Court
Cockeysville, Maryland 21030

RE: PETITION FOR VARIANCE
E/S Carroll Run Court, 607' W of the c/l Philpot Road
(4 Carroll Run Court)
10th Election District – 6th Councilmanic District
George Santos, et ux - Petitioners
Case No. 00-524-A

Dear Mr. & Mrs. Santos:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Harry Geschwilm
Arma-Gesch Building Corp., 1431 Monkton Road, Monkton, Md. 21111
DEPRM; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4 Carroll Run Ct.

which is presently zoned RC 4

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 Variance from Section(s) 103.3 (1A03.4.B.4)

Bill # 98-75 to allow a front setback of 82 feet from the centerline of Carroll Run Court in lieu of the required 100', and to amend lot #2 on the Final Development of Cross Creek.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To allow enough area behind house for a backyard suitable for children to play. Due to the extreme way the grade changes.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, 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:

Name - Type or Print _____

Signature _____

Company _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Legal Owner(s):

George SANTOS
Name - Type or Print _____

Lee Ann SANTOS
Signature _____

Lee Ann SANTOS
Name - Type or Print _____

Lee Ann SANTOS
Signature _____

37 Snowberry Ct.
Address _____ Telephone No. 410-290-1450

Phoenix MD 21030
City State Zip Code

Representative to be Contacted:

Harvey Geschwilt
Name _____ day & evening

1431 Monkton Rd
Address _____ Telephone No. 410-329-8200

Monkton MD 21111
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By AR Date 6/6/00

ORDER RECEIVED FOR FILING

Date _____
By _____

Case No. 00-524-A

2000/9/15/98

ZONING DESCRIPTION FOR 4 CARROLL RUN COURT

Beginning at a point on the east side of Carroll Run Ct. which is 40 feet wide at the distance of 607 feet west of the centerline of the nearest improved intersecting street Philpot Rd. which is 60 feet wide. Being Lot # 2 in the subdivision of Cross Creek as recorded in Baltimore County Plat Bood# 52, Folio# 135 containing 3.738 ac. . Also known as 4 Carroll Run Ct. and located in the 10 Election District, 6th Councilmanic District.

00-524-A

#524

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 083239

DATE 6/6/00 ACCOUNT 6000000000

AMOUNT \$ 100.00

RECEIVED FROM: Baltimore County, Maryland

FOR: Donation for state

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

77-20-504

PAID RECEIPT

PAYMENT DATE
6/06/2000 6/06/2000 15:41:22
REF: 0832 CASHIER JOEL JIM DEONCE
DEPT: 5 528 ZONING DEPT DIVISION
RECEIPT # 149081
OR NO. 083239

Receipt Tot 100.00
100.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

00-524-A

**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: 700-524-A
4 Carroll Run Road
10th Election District
6th Councilmanic District
Legal Owner(s): Lee Ann & George Santos

Variance: to allow a front setback of 82 feet from the centerline of the street in lieu of the required 100 feet and to amend Lot 2 on the Final Development Plan of Cross Creek.

Hearing: Friday, July 28, 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.

7/087 July 13 C403775

CERTIFICATE OF PUBLICATION

TOWSON, MD, 7/13, 2000

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 7/13, 2000.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
4 Carroll Run Court, E/S Carroll Run Ct,
607' W of c/l Philpost Rd
10th Election District, 6th Councilmanic

Legal Owner: George & Lee Ann Santos
Petitioner(s)

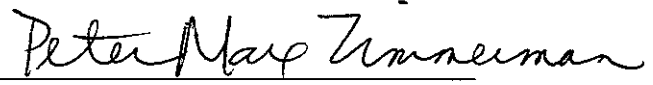
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-524-A

* * * * *

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.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 13th day of July, 2000 a copy of the foregoing Entry of Appearance was mailed to Harry Geschwilm, 1431 Monkton Road, Monkton, MD 21111, representative for Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

July 5, 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:

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4 Carroll Run Road
10th Election District – 6th Councilmanic District
Legal Owner: Lee Ann & George Santos

Variance to allow a front setback of 82 feet from the centerline of the street in lieu of the required 100 feet and to amend Lot 2 on the Final Development Plan of Cross Creek.

HEARING: Friday, July 28, 2000 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

C: Lee Ann & George Santos, 37 Snowberry Court, Phoenix 21030
Harry Geschwilm, 1431 Monkton Road, Monkton 21111

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JULY 13, 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.**



TO: PATUXENT PUBLISHING COMPANY
Thursday, July 13, 2000 Issue – Jeffersonian

Please forward billing to:

Harry Geschwilm 410-329-8200
ARMA-GESCH Building LLC
1431 Monkton Road
Monkton, MD 21111

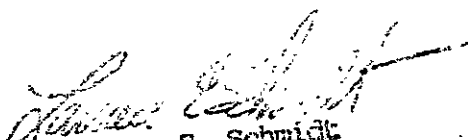
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HEARING: Friday, July 28, 2000 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt
sq

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.

**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: 00-524 A
Petitioner: George + Lee Ann Santos
Address or Location: 4 Carroll Run Ct.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Harry Geschwiltz (ARMA-GESCH Building LLC)
Address: 1431 Monkton Rd
Monkton MD 21111
Telephone Number: 410-329-8200

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

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

July 21, 2000

Mr. Harry Geschwilm
1431 Monkton Road
Monkton MD 21111

Dear Mr. Geschwilm:

RE: Case Number 00-524-A , 4 Carroll Run Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 6, 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



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: July 17, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For July 3, 2000
Item Nos. 516, 517, 518, 519, 520, 521, 522,
523, 524, 526, 527, 528, 529, 530, 531, 532,
534, 535, 536, 537, 538, 540, 541, and 543

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

June 29, 2000

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

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 26, 2000

Item No.: See Below

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.

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

516, 517, 518, 519, 522, 524, 525, 526, 527, 528,
529, 530, 531, 533, 535, 536, 537, 538, 539, 540,
541, 543,

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

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley RBS/AC
DATE: July 10, 2000
SUBJECT: Zoning Item #524
4 Carroll Run Court

Zoning Advisory Committee Meeting of June 26, 2000

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

X The plat accompanying the zoning petition is obsolete, and was re-recorded as Woods at Carroll Run in 1996. The subject lot contains a Forest Buffer and Forest Conservation Easement on the eastern portion of the property (see attachment). It is requested that the zoning variance approval be conditioned to require non-disturbance of this protected easement.

X The applicant may contact Environmental Impact Review at 410-887-3980 for more information about the Forest Buffer and Forest Conservation Easement.

X Groundwater Management: A minimum of 30 feet must be maintained from the well to the house.

X Agricultural Preservation: This petition can be supported but it must be indicated that no more than 25% of the vegetation will be removed on this RC4 zoned property. If the rear of the property is wooded, it must remain so.

ATTACHMENT

Reviewer: Pat Farr
Reviewer: Sue Farinetti
Reviewer: Wally Lippincott

Date: June 29, 2000
Date: June 27, 2000
Date: July 5, 2000

hs
7/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 5, 2000

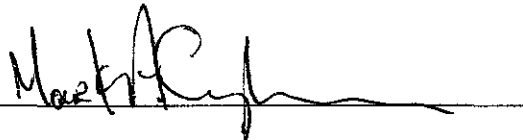
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Cases 524 & 547.

The Office of Planning has reviewed the above referenced case and has no comments to offer.

For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

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

Date: 6.26.00

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

RE: Baltimore County
Item No. 524 BR

Dear Ms. Jackson:

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.

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

ARMA-GESCH BUILDING CORP. L.L.C.
1431 MONKTON ROAD
MONKTON, MD 21111
(410) 329-8200 (410) 239-7758

*Side on 6/21/02
ASAP, so let's
OK - set in
as quickly as
possible*

Arnold Jablon
Director PDM
1111 West Chesapeake Ave.
Towson, Md. 21204

Re: Case # 00-524-A

Dear Mr. Jablon:

I need help. Mr. Carl Richards from the zoning department recommended I contact you. I am a contractor building a house for a customer in Carroll Woods located off Philpot Rd.. I located the house outside the building envelope. This was a result of a misunderstanding which took place in a conversation with the neighborhoods' engineer, Steve Smith. I had called Steve Smith to ask his advice on the matter of the location of the house. There is a large gully directly behind where the back wall of the house was to be located, our customer wanted the house moved up away from the gully. Through our conversation Steve Smith said the measurement came from the center of the road. I understood that measurement to be the set back, therefore when I staked the house I located the front wall two feet further than the set back to be safe. As a requirement for the bank to release the first draw a location survey was performed. Well, the survey says no money.

I have filed all the necessary papers for a variance. My customer has discussed the matter with his neighbors and they have no problem with the location of the house. We do not anticipate any resistance. We have continued with construction and soon will be ready for the second draw, still no money from the bank.

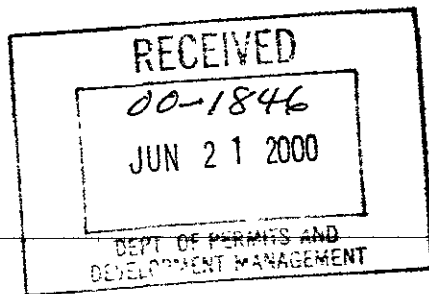
If there is a possibility of getting an early hearing date, it would be greatly appreciated. Thank you for your time and consideration.

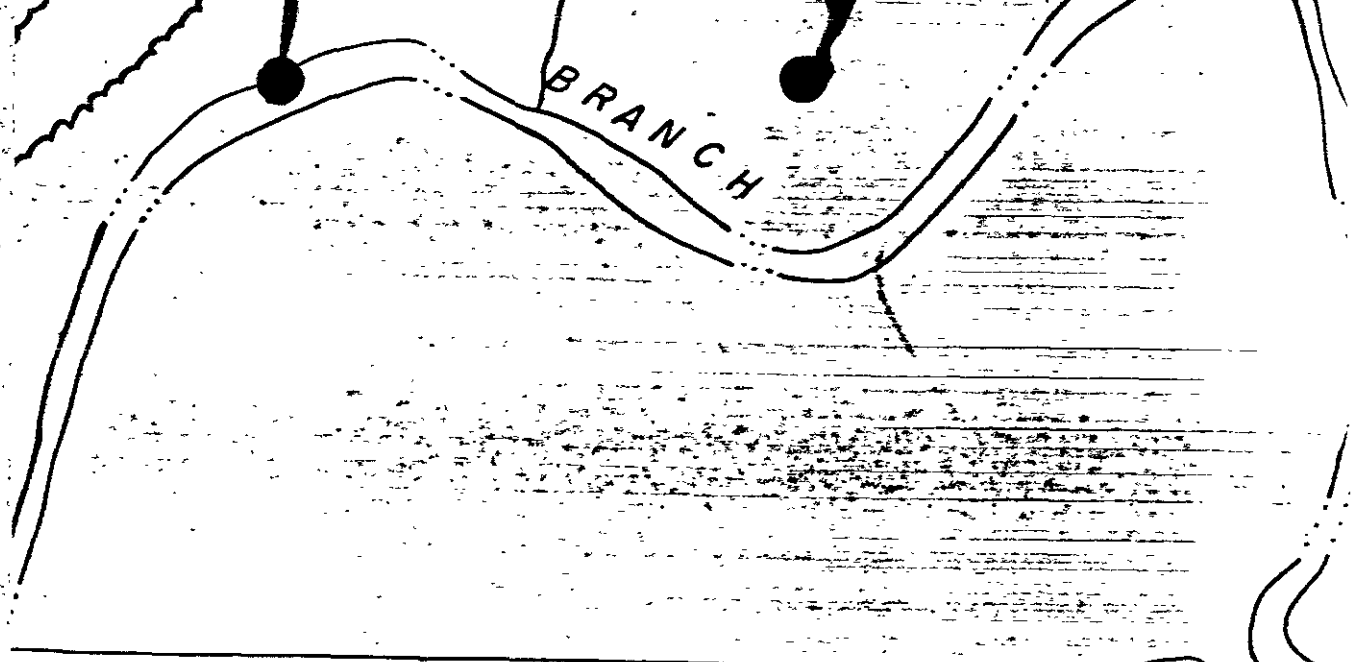
Sincerely,



Harry Geschwilm

Harry Geschwilm
1431 Monkton Road
Monkton, MD 21111
(410) 329-8200

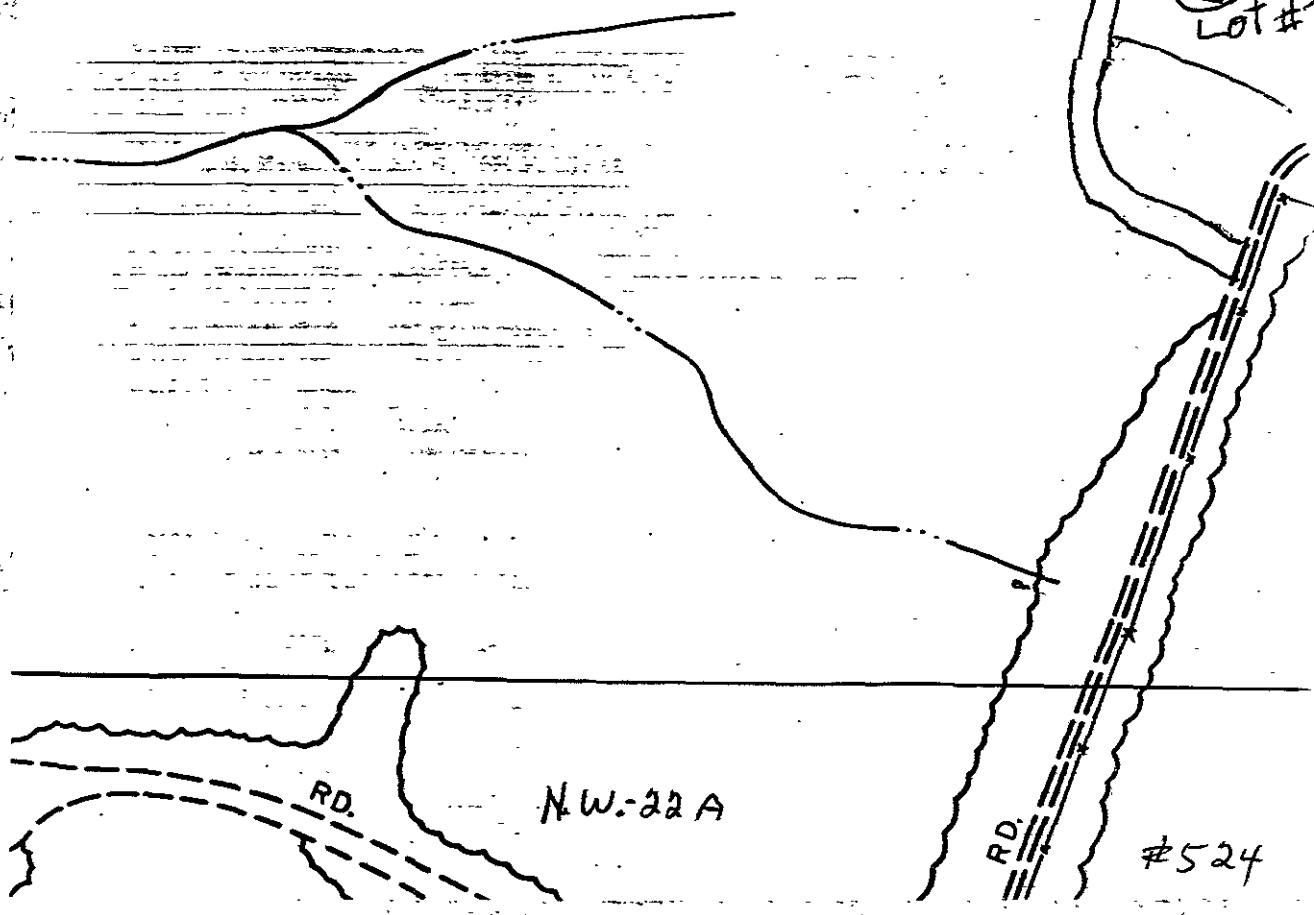




R. C. 4

NW 23 A

Site
Lot #2



N.W.-22 A

#524

00-524-A

1. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY THE WARRANTY OF THE TOWN OF BATHINGHAM THAT THE PLATED LOTS ARE SUITABLE FOR RESIDENTIAL, COMMERCIAL, INDUSTRIAL, OR OTHER PUBLIC USES, OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
2. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BATHINGHAM COUNTY CODE, SECTION 20-216.
3. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF UTILITIES BY BATHINGHAM COUNTY.

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2. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BATHINGHAM COUNTY CODE, SECTION 20-216.
3. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF UTILITIES BY BATHINGHAM COUNTY.

NO	Q	85,945.27	1,447.15	WEST	NO	NORTH	WEST
11	56,263.21	1,715.57	173	85,429.95	127	85,429.95	1,639.63
12	56,263.21	2,050.57	129	85,283.52	128	85,283.52	1,710.57
13	56,579.05	2,550.32	130	85,271.1	129	85,271.1	1,735.11
14	56,579.05	2,550.32	131	85,271.1	130	85,271.1	1,735.11
15	56,579.05	2,550.32	132	85,271.1	131	85,271.1	1,735.11
16	56,579.05	2,550.32	133	85,271.1	132	85,271.1	1,735.11
17	56,579.05	2,550.32	134	85,271.1	133	85,271.1	1,735.11
18	56,579.05	2,550.32	135	85,271.1	134	85,271.1	1,735.11
19	56,579.05	2,550.32	136	85,271.1	135	85,271.1	1,735.11
20	56,579.05	2,550.32	137	85,271.1	136	85,271.1	1,735.11
21	56,579.05	2,550.32	138	85,271.1	137	85,271.1	1,735.11
22	56,579.05	2,550.32	139	85,271.1	138	85,271.1	1,735.11
23	56,579.05	2,550.32	140	85,271.1	139	85,271.1	1,735.11
24	56,579.05	2,550.32	141	85,271.1	140	85,271.1	1,735.11
25	56,579.05	2,550.32	142	85,271.1	141	85,271.1	1,735.11
26	56,579.05	2,550.32	143	85,271.1	142	85,271.1	1,735.11
27	56,579.05	2,550.32	144	85,271.1	143	85,271.1	1,735.11
28	56,579.05	2,550.32	145	85,271.1	144	85,271.1	1,735.11
29	56,579.05	2,550.32	146	85,271.1	145	85,271.1	1,735.11
30	56,579.05	2,550.32	147	85,271.1	146	85,271.1	1,735.11
31	56,579.05	2,550.32	148	85,271.1	147	85,271.1	1,735.11
32	56,579.05	2,550.32	149	85,271.1	148	85,271.1	1,735.11
33	56,579.05	2,550.32	150	85,271.1	149	85,271.1	1,735.11
34	56,579.05	2,550.32	151	85,271.1	150	85,271.1	1,735.11
35	56,579.05	2,550.32	152	85,271.1	151	85,271.1	1,735.11
36	56,579.05	2,550.32	153	85,271.1	152	85,271.1	1,735.11
37	56,579.05	2,550.32	154	85,271.1	153	85,271.1	1,735.11
38	56,579.05	2,550.32	155	85,271.1	154	85,271.1	1,735.11
39	56,579.05	2,550.32	156	85,271.1	155	85,271.1	1,735.11
40	56,579.05	2,550.32	157	85,271.1	156	85,271.1	1,735.11
41	56,579.05	2,550.32	158	85,271.1	157	85,271.1	1,735.11
42	56,579.05	2,550.32	159	85,271.1	158	85,271.1	1,735.11
43	56,579.05	2,550.32	160	85,271.1	159	85,271.1	1,735.11
44	56,579.05	2,550.32	161	85,271.1	160	85,271.1	1,735.11
45	56,579.05	2,550.32	162	85,271.1	161	85,271.1	1,735.11
46	56,579.05	2,550.32	163	85,271.1	162	85,271.1	1,735.11
47	56,579.05	2,550.32	164	85,271.1	163	85,271.1	1,735.11
48	56,579.05	2,550.32	165	85,271.1	164	85,271.1	1,735.11
49	56,579.05	2,550.32	166	85,271.1	165	85,271.1	1,735.11
50	56,579.05	2,550.32	167	85,271.1	166	85,271.1	1,735.11
51	56,579.05	2,550.32	168	85,271.1	167	85,271.1	1,735.11
52	56,579.05	2,550.32	169	85,271.1	168	85,271.1	1,735.11
53	56,57						

CURVE TABLE				
CURVE	DELTA	PAQ	LEN	TANI
04:194	17:29 07"	572 97	29 56	62 17
05:106	22:15 10"	535 45	35 93	67 54
06:071	27:01 13"	500 00	39 76	70 00
07:036	31:47 16"	464 55	43 59	72 06
08:001	36:33 19"	430 00	47 43	74 10
09:012	41:19 22"	395 44	51 27	76 15
10:023	46:05 25"	362 91	55 11	78 19
11:034	50:51 28"	330 38	58 56	80 23
12:045	55:37 31"	297 85	62 40	82 27
13:056	60:23 34"	265 32	66 24	84 31
14:067	65:09 37"	232 79	69 59	86 35
15:078	69:55 40"	200 26	73 43	88 39
16:089	74:41 43"	167 73	77 27	90 43
17:100	79:27 46"	135 20	81 11	92 47
18:111	84:13 49"	102 67	84 55	94 51
19:122	88:59 52"	70 14	88 39	96 55
20:133	93:45 55"	37 61	92 23	98 59
21:144	98:31 58"	5 08	96 07	100 63
22:155	103:17 61"		99 51	102 67
23:166	108:03 64"		103 35	104 71
24:177	112:49 67"		107 19	106 75
25:188	117:35 70"		111 03	108 79
26:199	122:21 73"		114 47	110 83
27:210	127:07 76"		118 31	112 87
28:221	131:53 79"		122 15	114 91
29:232	136:39 82"		125 99	116 95
30:243	141:25 85"		129 83	118 99
31:254	146:11 88"		133 67	121 03
32:265	150:57 91"		137 51	123 07
33:276	155:43 94"		141 35	125 11
34:287	160:29 97"		145 19	127 15
35:298	165:15 100"		149 03	129 19
36:309	170:01 103"		152 87	131 23
37:320	174:47 106"		156 71	133 27
38:331	179:33 109"		160 55	135 31
39:342	184:19 112"		164 39	137 35
40:353	189:05 115"		168 23	139 39
41:364	193:51 118"		172 07	141 43
42:375	198:37 121"		175 91	143 47
43:386	203:23 124"		179 75	145 51
44:397	208:09 127"		183 59	147 55
45:408	212:55 130"		187 43	149 59
46:419	217:41 133"		191 27	151 63
47:430	222:27 136"		195 11	153 67
48:441	227:13 139"		198 95	155 71
49:452	231:99 142"		202 79	157 75
50:463	236:85 145"		206 63	159 79
51:474	241:71 148"		210 47	161 83
52:485	246:57 151"		214 31	163 87
53:496	251:43 154"		218 15	165 91
54:507	256:29 157"		221 99	167 95
55:518	261:15 160"		225 83	169 99
56:529	266:01 163"		229 67	172 03
57:540	270:87 166"		233 51	174 07
58:551	275:73 169"		237 35	176 11
59:562	280:59 172"		241 19	178 15
60:573	285:45 175"		245 03	180 19
61:584	290:31 178"		248 87	182 23
62:595	295:17 181"		252 71	184 27
63:606	300:03 184"		256 55	186 31
64:617	304:89 187"		260 39	188 35
65:628	309:75 190"		264 23	190 39
66:639	314:61 193"		268 07	192 43
67:650	319:47 196"		271 91	194 47
68:661	324:33 199"		275 75	196 51
69:672	329:19 202"		279 59	198 55
70:683	334:05 205"		283 43	200 59
71:694	338:91 208"		287 27	202 63
72:705	343:77 211"		291 11	204 67
73:716	348:63 214"		294 95	206 71
74:727	353:49 217"		298 79	208 75
75:738	358:35 220"		302 63	210 79
76:749	363:21 223"		306 47	212 83
77:760	368:07 226"		310 31	214 87
78:771	372:93 229"		314 15	216 91
79:782	377:79 232"		317 99	218 95
80:793	382:65 235"		321 83	220 99
81:804	387:51 238"		325 67	223 03
82:815	392:37 241"		329 51	225 07
83:826	397:23 244"		333 35	227 11
84:837	402:09 247"		337 19	229 15
85:848	406:95 250"		341 03	231 19
86:859	411:81 253"		344 87	233 23
87:870	416:67 256"		348 71	235 27
88:881	421:53 259"		352 55	237 31
89:892	426:39 262"		356 39	239 35
90:903	431:25 265"		360 23	241 39
91:914	436:11 268"		364 07	243 43
92:925	440:97 271"		367 91	245 47
93:936	445:83 274"		371 75	247 51
94:947	450:69 277"		375 59	249 55
95:958	455:55 280"		379 43	251 59
96:969	460:41 283"		383 27	253 63
97:980	465:27 286"		387 11	255 67
98:991	470:13 289"		390 95	257 71
99:1002	474:99 292"		394 79	259 75
100:1013	479:85 295"		398 63	261 79
101:1024	484:71 298"		402 47	263 83
102:1035	489:57 301"		406 31	265 87
103:1046	494:43 304"		410 15	267 91
104:1057	499:29 307"		413 99	269 95
105:1068	504:15 310"		417 83	271 99
106:1079	509:01 313"		421 67	273 03
107:1090	513:87 316"		425 51	275 07
108:1101	518:73 319"		429 35	277 11
109:1112	523:59 322"		433 19	279 15
110:1123	528:45 325"		437 03	281 19
111:1134	533:31 328"		440 87	283 23
112:1145	538:17 331"		444 71	285 27
113:1156	543:03 334"		448 55	287 31
114:1167	547:89 337"		452 39	289 35
115:1178	552:75 340"		456 23	291 39
116:1189	557:61 343"		460 07	293 43
117:1200	562:47 346"		463 91	295 47
118:1211	567:33 349"		467 75	297 51
119:1222	572:19 352"		471 59	299 55
120:1233	577:05 355"		475 43	301 59
121:1244	581:91 358"		479 27	303 63
122:1255	586:77 361"		483 11	305 67
123:1266	591:63 364"		486 95	307 71
124:1277	596:49 367"		490 79	309 75
125:1288	601:35 370"		494 63	311 79
126:1299	606:21 373"		498 47	313 83
127:1310	611:07 376"		502 31	315 87
128:1321	615:93 379"		506 15	317 91
129:1332	620:79 382"		509 99	319 95
130:1343	625:65 385"		513 83	321 99
131:1354	630:51 388"		517 67	323 03
132:1365	635:37 391"		521 51	325 07
133:1376	640:23 394"		525 35	327 11
134:1387	645:09 397"		529 19	329 15
135:1398	649:95 400"		533 03	331 19
136:1409	654:81 403"		536 87	333 23
137:1420	659:67 406"		540 71	335 27
138:1431	664:53 409"		544 55	337 31
139:1442	669:39 412"		548 39	339 35
140:1453	674:25 415"		552 23	341 39
141:1464	679:11 418"		556 07	343 43
142:1475	683:97 421"		559 91	345 47
143:1486	688:83 424"		563 75	347 51
144:1497	693:69 427"		567 59	349 55
145:1508	698:55 430"		571 43	351 59
146:1519	703:41 433"		575 27	353 63
147:1530	708:27 436"		579 11	355 67
148:1541	713:13 439"		582 95	357 71
149:1552	717:99 442"		586 79	359 75
150:1563	722:85 445"		590 63	361 79
151:1574	727:71 448"		594 47	363 83
152:1585	732:57 451"		598 31	365 87
153:1596	737:43 454"		602 15	367 91
154:1607	742:29 457"		605 99	369 95
155:1618	747:15 460"		609 83	371 99
156:1629	752:01 463"		613 67	373 03
157:1640	756:87 466"		617 51	375 07
158:1651	761:73 469"		621 35	377 11
159:1662	766:59 472"		625 19	379 15
160:1673	771:45 475"		629 03	381 19
161:1684	776:31 478"		632 87	383 23
162:1695	781:17 481"		636 71	385 27
163:1706	786:03 484"		640 55	387 31
164:1717	790:89 487"		644 39	389 35
165:1728	795:75 490"		648 23	391 39
166:1739	800:61 493"		652 07	393 43
167:1750	805:47 496"		655 91	395 47
168:1761	810:33 499"		659 75	397 51
169:1772	815:19 502"		663 59	399 55
170:1783	820:05 505"		667 43	401 59
171:1794	824:91 508"		671 27	403 63
172:1805	829:77 511"		675 11	405 67
173:1816	834:63 514"		678 95	407 71
174:1827	839:49 517"		682 79	409 75
175:1838	844:35 520"		686 63	411 79
176:1849	849:21 523"		690 47	413 83
177:1860	854:07 526"		694 31	415 87
178:1871	858:93 529"		698 15	417 91
179:1882	863:79 532"		701 99	419 95
180:1893	868:65 535"		705 83	421 99
181:1904	873:51 538"		709 67	423 03
182:1915	878:37 541"		713 51	425 07
183:1926	883:23 544"		717 35	427 11
184:1937	888:09 547"		721 19	429 15
185:1948	892:95 550"		725 03	431 19
186:1959	897:81 553"		728 87	433 23
187:1970	902:67 556"		732 71	435 27
188:1981	907:53 559"		736 55	437 31
189:1992	912:39 562"		740 39	439 35
190:2003	917:25 565"		744 23	441 39
191:2014	922:11 568"		748 07	443 43
192:2025	926:97 571"		751 91	445 47
193:2036	931:83 574"		755 75	447 51
194:2047	936:69 577"		759 59	449 55
195:2058	941:55 580"		763 43	451 59
196:2069	946:41 583"		767 27	453 63
197:2080	951:27 586"		771 11	455 67
198:2091	956:13 589"		774 95	457 71
199:2102	960:99 592"		778 79	459 75
200:2113	965:85 595"		782 63	461 79
201:2124	970:71 598"		786 47	463 83
202:2135	975:57 601"		790 31	465 87
203:2146	980:43 604"		794 15	467 91
204:2157	985:29 607"		797 99	469 95
205:2168	990:15 610"		801 83	471 99
206:2179	995:01 613"		805 67	473 03
207:2190	1000:00 616"		809 51	475 07
208:2201	1004:59 619"		813 35	477 11
209:2212	1009:58 622"		817 19	479 15
210:2223	1014:57 625"		821 03	481 19
211:2234	1019:56 628"		824 87	483 23
212:2245	1024:55 631"		828 71	485 27
213:2256	1029:54 634"		832 55	487 31
214:2267	1034:53 637"		836 39	489 35
215:2278	1039:52 640"		840 23	491 39
216:2289	1044:51 643"		844 07	493 43
217:2300	1049:50 646"		847 91	495 47
218:2311	1054:49 649"		851 75	497 51

ZONING: DC-4
GROSS AREA TRACT: PLAT 1, PLAT 2, TRACT 'A',
CROSS CREEK: 1574.6 AC±
NUMBER OF LOTS PERMITTED: 1554 ± 0.20: 31 LOTS
PLAT ONE: 36 258 AC±: 18 LOTS SHOWN
PLAT TWO: 71 480 AC±: 16 LOTS
TRACT 'A': AC±: 7 LOTS

TOTALS 157463 AC± : 31 LOTS

DENSITY : 31 LOTS / 157.46 AC. ± : 0.20 LOTS / AC

THE UNDERSIGNED, A REGISTERED SURVEYOR OF THE STATE OF MARYLAND HEREBY CERTIFIES THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) SECTION 3-08 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY IN SO FAR AS SAME CONCERNS THE MAKING OF THE PLAT AND MARKER SETTING.

James W. McKee 12/13/94
JAMES W. MCKEE MD REG No. 9012 DATE

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

OWNER Thomas L. Pittman, JR. DATE _____

**PHILPOT·INVESTMENT
COMPANY**
15722 IRISH AVENUE
MONTICELLO, MD 21114

DEED REFERENCE: WPC 495/110
PROP. ACCOUNT No.: 2000004013-20

FINAL PLAT CHECKED: _____
PLANNING: _____

ENGINEERING: Russ 2/23/13
 1/1/13 10:00 TEA 3:20-95
 HOUSE NUMBERS: 1

RESOURCE MANAGEMENT: _____
 DATE: 3/29/95
 APPROVED: BY THE DIRECTOR OF PERMITS AND
 DIRECTOR: *A. Gus Dittus*

EST. 1966
DEVELOPMENT MANAGEMENT PURSUANT TO SEC. 20
210 (C), BALTIMORE COUNTY CODE.

DIRECTOR _____ DATE _____



Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD
TELEPHONE: (410) 527-4555

HUNT VALLEY, MARYLAND 21030
FACSIMILE: (410) 527-4563

SHAWAN PLACE, 5 SHAWAN ROAD
TELEPHONE: (410) 527-1555

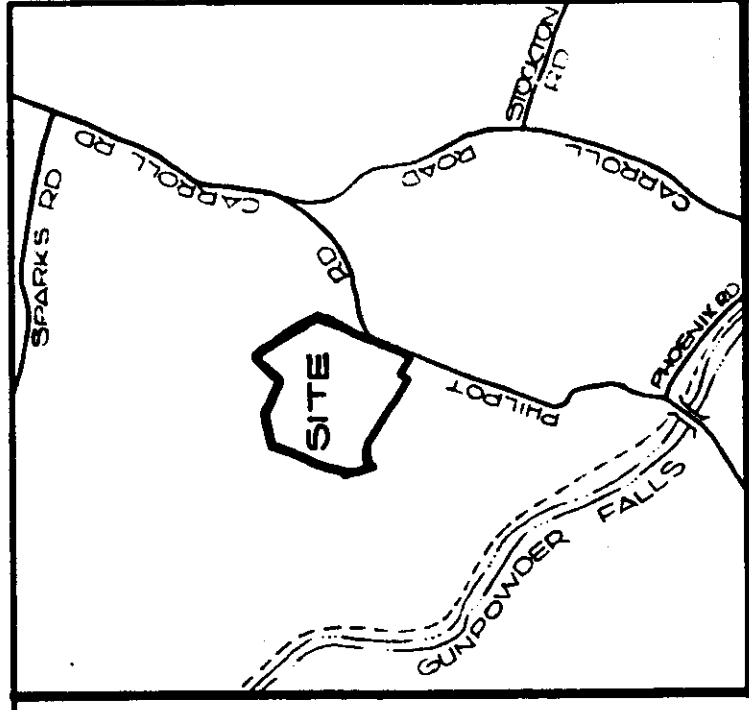
COMPUTED BY: GCS DRAWN BY: DCC CHECKED BY: GCS JOB No: 93-25

FIRST AMENDED

10TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: 1" = 100'
DATE: JUNE 15, 1994

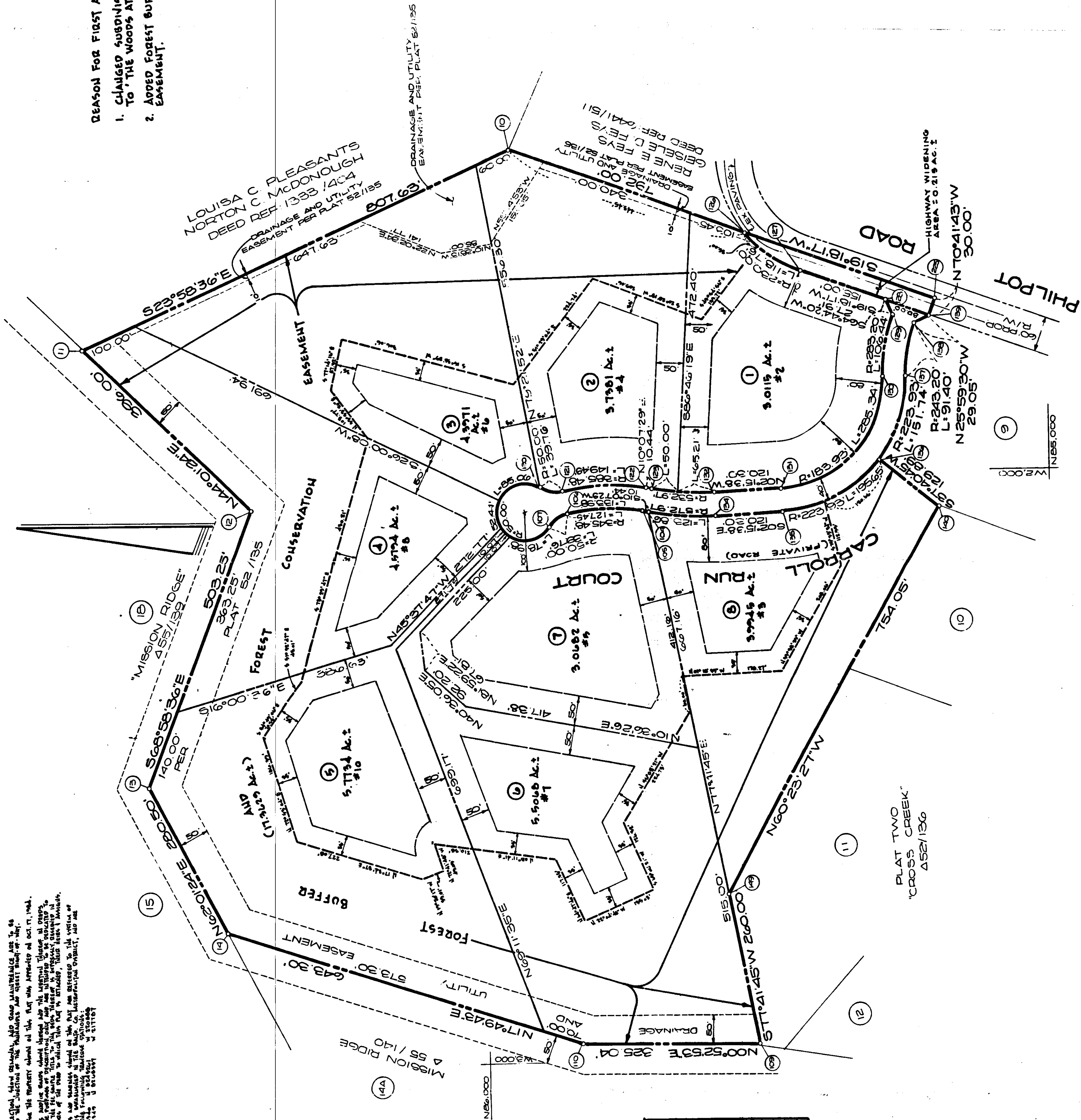
BEING A 1ST AMENDMENT TO
PLAT ONE "CROSS CREEK"
PLAT REF: 52 / 135

As submitted 8/28/96



REASON FOR FIRST AMENDMENT:

1. CHANGED SUBDIVISION NAME FROM 'CROSS CREEK' TO 'THE WOODS AT CARROLL RUI'.
2. ADDED FOREST BUFFER & FOREST CONSERVATION EASEMENT.



CURVE TABLE				
CURVE	A	RPD	LEU	LONG CHORD
104 134	12° 3' 07"	572 92	123 86	5 03° 55' 55 W 123 14
105 106	12° 2' 10"	345 48	123 98	
106 107	9° 5' 34 01"	50 00	379 36	21 00
107 102	2° 1' 06 02"	50 00	336 61	
120 121	4° 5' 34 01"	50 00		
121 122	12° 2' 31 01"	305 48	149 69	21 00
123 132	12° 2' 02"	232 97	111 21	57 83
129 130	2° 22 02"	583 20	106 64	57 86
132 137	8° 9' 53 07"	103 93	205 34	160 39
137 139	12° 3' 2 02"	223 93	3477 39	219 62
		243 20	91 60	46 25
26 127	2° 45 06 06"	230 00	116 76	67 74

COORDINATE TABLE					
L	B	T	S	E	A
0.00	0.00	0.00	0.00	0.00	0.00
0.01	0.01	0.01	0.01	0.01	0.01
0.02	0.02	0.02	0.02	0.02	0.02
0.03	0.03	0.03	0.03	0.03	0.03
0.04	0.04	0.04	0.04	0.04	0.04
0.05	0.05	0.05	0.05	0.05	0.05
0.06	0.06	0.06	0.06	0.06	0.06
0.07	0.07	0.07	0.07	0.07	0.07
0.08	0.08	0.08	0.08	0.08	0.08
0.09	0.09	0.09	0.09	0.09	0.09
0.10	0.10	0.10	0.10	0.10	0.10
0.11	0.11	0.11	0.11	0.11	0.11
0.12	0.12	0.12	0.12	0.12	0.12
0.13	0.13	0.13	0.13	0.13	0.13
0.14	0.14	0.14	0.14	0.14	0.14
0.15	0.15	0.15	0.15	0.15	0.15
0.16	0.16	0.16	0.16	0.16	0.16
0.17	0.17	0.17	0.17	0.17	0.17
0.18	0.18	0.18	0.18	0.18	0.18
0.19	0.19	0.19	0		

[illegible]

DENSITY CALCULATIONS

GROSS AREA TRACT PLAT 1, 2 & TRACT A 1524
NUMBER LOTS PERMITTED 155 4 x 20 - 31607

PLAT-1	35 258 AC +	8 lots	Shown
PLAT 2	71 480 AC +	16 lots	Shown
TRACT A	AC +	7 lots	Proposed
TOTAL	<u>15</u>	<u>AC +</u>	<u>31 lots</u>

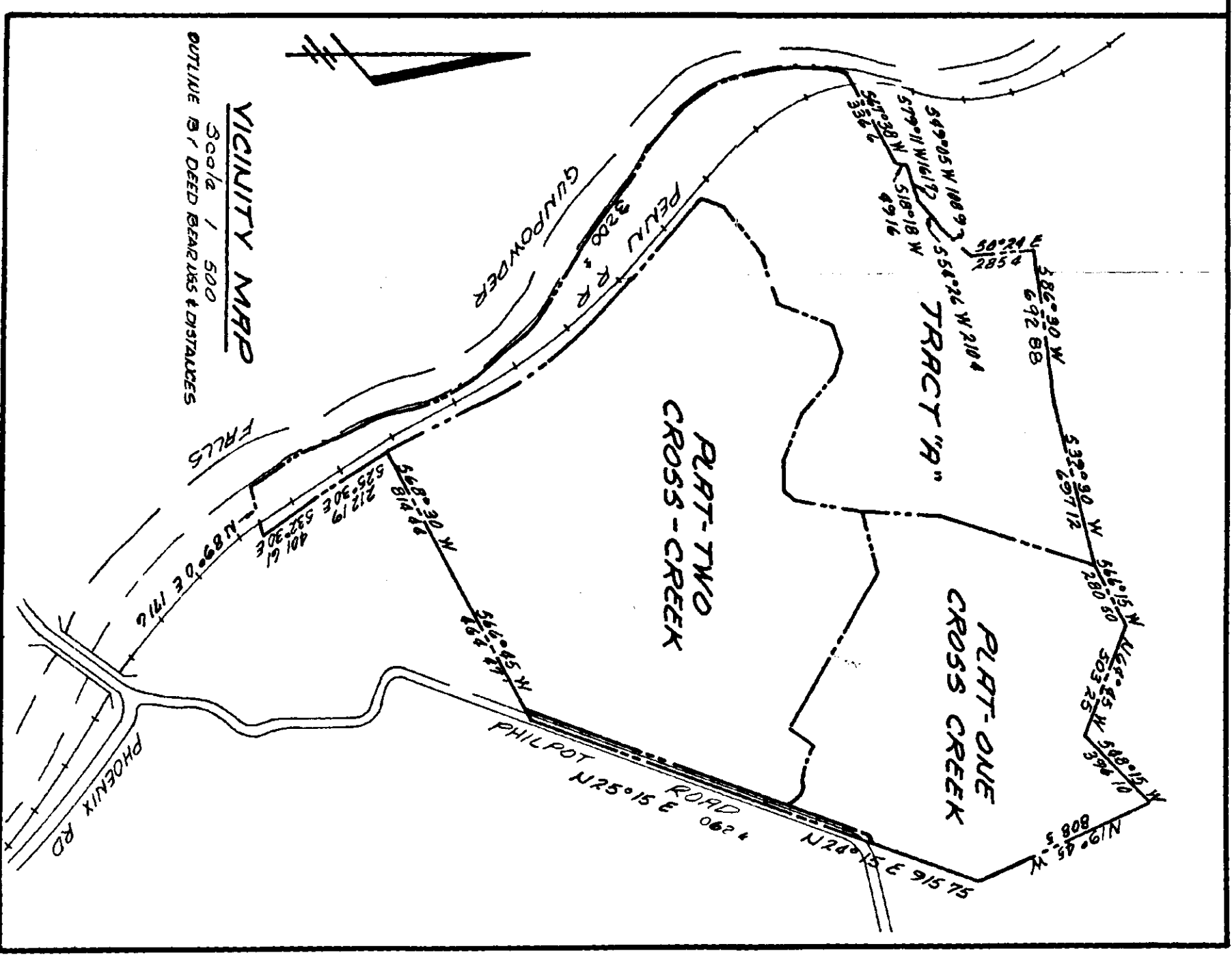
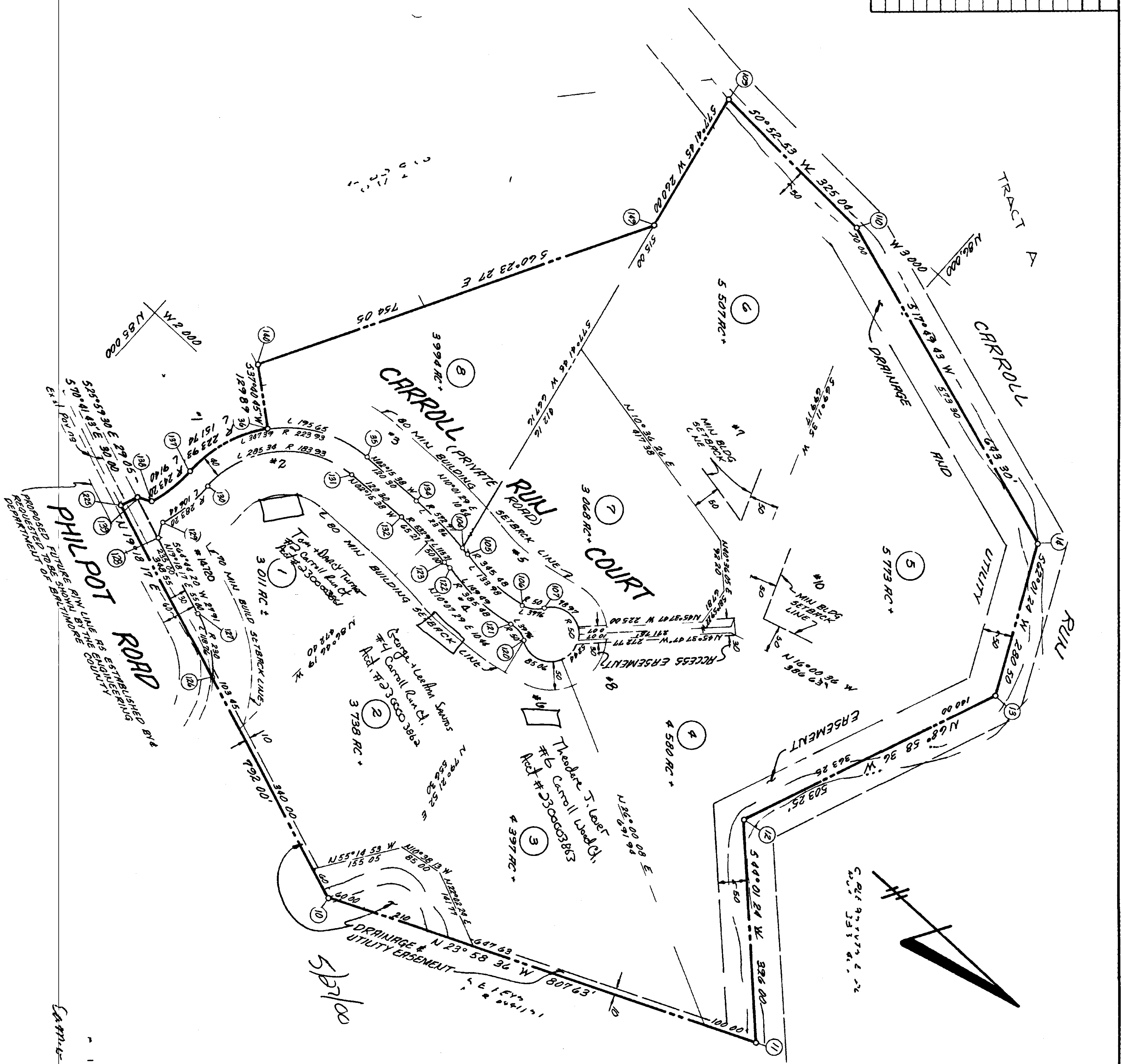
DENSITY - 314075/1 AC* - 0.20 lots/AC

DEED REFERENCE WPC 495/110

THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY
WARRANTY BY THE COUNTY OF ANY SURVEY INFORMATION FROM
THE PLAT. NO OTHER PUBLIC INSTRUMENT SHOWING THIS PLAT
THE PLAT. FINDING OF THE PLAT DOES NOT CONSTITUTE INSTAN-
TIAL OF SURVEY OR UTILITIES BY BENTONVILLE COUNTY.
THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERSEDED
BY A SUBSEQUENT OR AMENDED PLAT.
NOTWITHSTANDING THE INFORMATION CONCERNING THIS PLAT, MANY
BE DETERMINED FROM THE OFFICE OF RECORDING & ZONING
DEPARTMENT OF BENTONVILLE.
THIS PLAT IS SUBJECT TO BULKY WORKS
ABOUT 21.648) OF THE COUNTY PROPERTY TO BE OPEN
AND RECONSTRUCTION OF A RECOVERED PLAT
BE BENTONVILLE COUNTY METROPOLITAN DISTRICT GRID
AND BENTONVILLE COUNTY METROPOLITAN DISTRICT GRID

STREETS AND CAR PARKS SHOWN HEREIN RUN MEANTHROUGH THE REAR YARDS OF YOUR PREMISES OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE INCORPORATED TO RAILROAD AND THE FIVE CORNER LOTS TO THE REAR THERE OF IS EXTENSIVELY INCORPORATED INTO THE TRACT TO WHICH THIS PLAT IS ATTACHED BY THE REAR AND REAR-SIDE

FOR PERMITS & LOTS REFUSE COLLECTION SNOW REMOVAL
AND EQUIP MAINTENANCE ARE PROVIDED TO THE JUNCTION
OF THE PARKWAY AND THE STREET RIGHT OF WAY (LINE
CURB) AND NOT OUT TO THE PARKWAY LOT DRIVEWAY



Plot to accompany Petition for Variance (Zoning)

Property Address: 4 Carroll Run Ct.
 ANNAPOLIS: George + Lee Ann SMITH

Subdivision: Cornell Woods

plat book # 32, 1951-1952
Dandelion Dist: # 6
A.A.A. # 10

Elect Dist. 1" = 100'

Zaring KCy
MHP# NW 23A+22A

Lot size 3.75 acre
Septic

well
Prior Zoning Done

PLATE 2

PLH 1 - ONE
CROSS - CRE

10TH ELECT DIST - BALTIMORE CO	5CRLE 1'-100
--------------------------------	--------------

LEBROUET &

E.F. KAPHEL & 1
REGISTERED PROFESSIONAL

201 COURT
TOWSON MD
21204

52 131
14334 1286-5118-1

00-524-A

#524