

IN RE: PETITION FOR SPECIAL HEARING
W/S Iron Horse Lane, 89.5' NW of the
c/l Mt. Wilson Lane
(Iron Horse Lane, Cobblestone)
3rd Election District
3rd Council District

Mt. Wilson Joint Venture
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-074-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, the Mt. Wilson Joint Venture, by Stewart J. Greenebaum, President, through their attorney, Benjamin Bronstein, Esquire. The Petitioners seek approval of a waiver of public works standards eliminating sidewalk along a portion of the western side of Iron Horse Lane in the development known as Cobblestone. The subject property and relief requested are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Mark Bennett, a representative of the Mt. Wilson Joint Venture, property owners, Mark S. Vaszil, with David S. Thaler and Associates, Inc., the engineering firm which prepared the site plan, Charles D. Levin, a representative of the Cobblestone Homeowners' Association, and, Benjamin Bronstein, Esquire, attorney for the Petitioners. Appearing as interested parties in the matter were Rabbi Jerome Kadden of Ner Israel Rabbinical College, Milo Hekler, and John Tastet, all adjacent property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the Cobblestone development is a residential community consisting of 118 single family dwellings on a parcel abutting Mt. Wilson Lane near Reisterstown Road in Pikesville. The parcel contains a gross area of approximately 37 acres, predominantly zoned D.R.3.5 (36.6 acres) with a small area (.7 acres) zoned O.1. The development was approved under the County Review Group (CRG) process on February 2, 1989 and has since been built out and all of the houses are now occupied.

ORDER RECEIVED FOR FILING

Date 10/30/11

By [Signature]

The subject of the instant Petition relates to a narrow strip of land adjacent to Iron Horse Lane. Iron Horse Lane is essentially the "spine" road which runs through the parcel and provides vehicular access to the courts and cul-de-sacs located therein. As shown on the plan and in photographs submitted, a sidewalk has been constructed on the east side of Iron Horse Lane. The Petitioners seek approval of a waiver of public works standards so that a sidewalk need not be built on the west side of Iron Horse Lane.

In support of the Petition, Mr. Vaszil indicated that a sidewalk on the west side of Iron Horse Lane was not necessary and would disturb existing and mature landscaping. Specifically, he indicated that no houses front on that side of Iron Horse Lane, and that pedestrian traffic is easily accommodated by the existing sidewalk on the east side of Iron Horse Lane. He also offered a copy of the Final Development Plan for this project, which shows no sidewalk on the west side of Iron Horse Lane. Having accepted this plan, whether the County can now require sidewalks at this location is brought into question.

Apparently, the Department of Public Works has agreed to a waiver for that portion of Iron Horse Lane from Mt. Wilson Lane to the south to Chalk Hill Drive (an interior road) within the property. However, north of Chalk Hill Drive, the Department of Public Works requests that a sidewalk be constructed.

Mr. Levine, a resident and member of the Cobblestone Community Association, appeared and testified. He indicated that the community supports the Petitioners' request for a waiver. In his view, construction of a sidewalk along the west side of Iron Horse Lane would disrupt mature landscaping which has grown in since this project was built out. He also verified that pedestrian access is easily accommodated by the existing sidewalk on the east side of Iron Horse Lane.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing. The testimony of Mr. Levine was compelling and is credible. Mr. Vaszil's testimony is also persuasive that a sidewalk is not only unnecessary, but would detract from the aesthetics of this existing community.

ORDER RECEIVED FOR FILING

Date 10/30/00

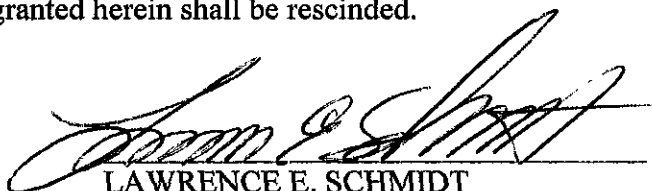
By [Signature]

It is also to be noted that the individuals who appeared at the hearing representing adjacent properties do not object to the requested relief. Mr. Hekler, who owns property nearby, mainly raised issues relative to potential County improvements previously approved and designed to prevent storm water runoff from damaging his property. Apparently, this developer financially contributed to these improvements, which have been designated as a capital improvement by Baltimore County, and construction has not yet commenced. Rabbi Kadden, from Ner Israel, expressed similar concerns, specifically regarding a sidewalk on Mt. Wilson Lane. Apparently, a temporary sidewalk exists along that roadway at the present time and Rabbi Kadden questioned when the permanent sidewalk would be installed. I indicated at the hearing that although outside the scope of the instant case, I would pass these concerns along to the appropriate County officials.

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 30th day of October, 2000, that the Petition for Special Hearing seeking approval of a waiver of public works standards eliminating sidewalk along a portion of the western side of Iron Horse Lane in the development known as Cobblestone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 10/30/00

By [Signature]



Baltimore County
Zoning Commissioner

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

October 27, 2000

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
W/S Iron Horse Lane, 89.5' NW of the c/l Mt. Wilson Lane
(Iron Horse Lane, Cobblestone)
3rd Election - 3rd Council District
Mt. Wilson Joint Venture - Petitioners
Case No. 01-074-SPH

Dear Mr. Bronstein:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Messrs. Stewart J. Greenebaum, President, and Mark Bennett
Mt. Wilson Joint Venture, 1829 Reisterstown Road, Suite 410, Baltimore, Md. 21208
Mr. Mark S. Vaszil, D. S. Thaler & Assoc., Inc., 7115 Ambassador Rd., Balto., Md. 21244
Mr. Charles D. Levine, 12 Stone Gate Court, Pikesville, Md. 21208
Rabbi Jerome H. Kadden, Ner Israel Rabbinical College
400 Mt. Wilson Lane, Baltimore, Md. 21208
Mr. John Tastet, 15 Iron Horse Lane, Baltimore, Md. 21208
Mr. Milo Hekler, 25 Mt. Wilson Lane, Baltimore, Md. 21208
Department of Public Works; People's Counsel; Case File



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Iron Horse Lane

which is presently zoned DR 3.5

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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a waiver of public work standards eliminating sidewalk along a portion of the western side of Iron Horse Lane..

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

I, or we, agree to pay expenses of above Special Hearing, 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:

Benjamin Bronstein
Name - Type or Print

Signature

George & Bronstein, LLP
Company

79 West Susquehanna Avenue, Suite 205 410-296-0200

Address

Telephone No.

Rowton

Maryland

21204

City

State

Zip Code

Legal Owner(s):

Mt. Wilson Joint Venture

Name - Type or Print

Stewart J. Greenebaum

Signature

Mt. Wilson, Inc., General Partner
Stewart J. Greenebaum, President

Name - Type or Print

Signature

1829 Reisterstown Road

410-484-8400

Address

Telephone No.

Baltimore

Maryland

21208

City

State

Zip Code

Representative to be Contacted:

D.S. Thaler & Associates, Inc.

Name

7115 Ambassador Road

410-944-3647

Address

Telephone No.

Baltimore

MD

21244

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 hr

UNAVAILABLE FOR HEARING

Reviewed By JL

Date 8/15/00

ORDER RECEIVED FOR FILING

Date

By

Case No. 01 074 SPH

281 9/15/98

August 8, 2000

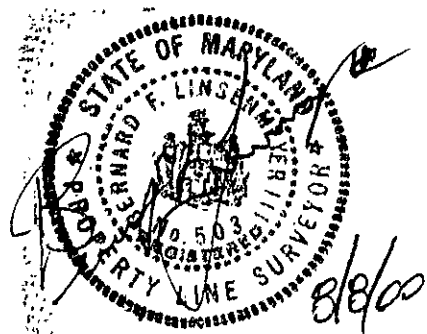
COBBLESTONE DESCRIPTION
(for Zoning Purposes Only)

Beginning on the westerly side of Iron Horse Lane at a point 89.5 feet, more or less, distant northwesterly from the center of Mt. Wilson Lane, thence binding on the westerly side of Iron Horse Lane, a 60-foot right-of-way, the following seven (7) courses and distances:

1. North $54^{\circ}10'14''$ West 36.46 feet, more or less, to a point;
2. Northwesterly 34.73 feet by a curve to the left, having a radius of 330.76 feet and a chord bearing North $44^{\circ}16'31''$ West 34.71 feet, more or less, to a point;
3. North $47^{\circ}16'59''$ West 105.09 feet, more or less, to a point;
4. Northwesterly 552.21 feet by a curve to the right, having a radius of 770.00 feet and a chord bearing North $26^{\circ}44'17''$ West 540.45 feet, more or less, to a point;
5. North $06^{\circ}11'35''$ West 125.00 feet, more or less, to a point;
6. Northwesterly 216.84 feet by a curve to the left, having a radius of 2,794.89 feet and a chord bearing North $08^{\circ}24'56''$ West 216.78 feet, more or less, to a point;
7. North $10^{\circ}38'18''$ West 262.67 feet, more or less, thence binding on the tract boundary;

8. North 79°10'30" East 10.00 feet, more or less, thence binding and running parallel to and offset 10 feet from the westerly edge of Iron Horse Lane the following six (6) courses and distances:
9. South 10°38'18" East 262.70 feet, more or less, to a point;
10. Southeasterly 217.61 feet by a curve to the right, having a radius of 2,804.89 feet and a chord bearing South 08°24'56" East 217.56 feet, more or less, to a point;
11. South 06°11'35" East 125.00 feet, more or less, to a point;
12. Southeasterly 545.04 feet by a curve to the left, having a radius of 760.00 feet and a chord bearing South 26°44'17" East 533.43 feet, more or less, to a point;
13. South 47°16'59" East 105.09 feet, more or less, to a point;
14. Southeasterly 71.38 feet by a curve to the right, having a radius of 340.76 feet and a chord bearing South 41°16'55" East 71.25 feet, more or less, to the point of beginning.

Containing 13,127.5 square feet or 0.3014 acres of land, more or less.



**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: #01-074-SPH
Iron Horse Lane
W/S Iron Horse Lane, 89
feet N of Mt. Wilson Lane
(Cobblestone)
3rd Election District
3rd Councilmanic District
Legal Owner(s): Mt. Wilson
Joint Venture

Special Hearing: to approve a waiver of public work standards eliminating sidewalk along a portion of the western side of Iron Horse Lane.

Hearing: Wednesday, October 4, 2000 at 10:00 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.

JT/9/749 Sept. 19 C420573

CERTIFICATE OF PUBLICATION

TOWSON, MD, 9/21, 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 9/19, 2000.

J. Wilkinson
THE JEFFERSONIAN,
LEGAL ADVERTISING

RCPT. FOR PUB WORKS
WAIVER REQUEST

MORE COUNTY, MARYLAND
DEPT OF BUDGET & FINANCE
SCCELLANEOUS RECEIPT

No. 077201

DATE 3-30-01

ACCOUNT 12-000-1050

AMOUNT \$ 4000⁰⁰ 250.00

RECEIVED FROM: TIA M. Wilson, Jack-Debbie

FOR: Cabbleshaw Lake (Higgins Property)

DRE # 0410003

Kul

DESTRUCTION

WRITE - CARRIER

PAID - ADDRESS

YELLOW - CUSTOMER

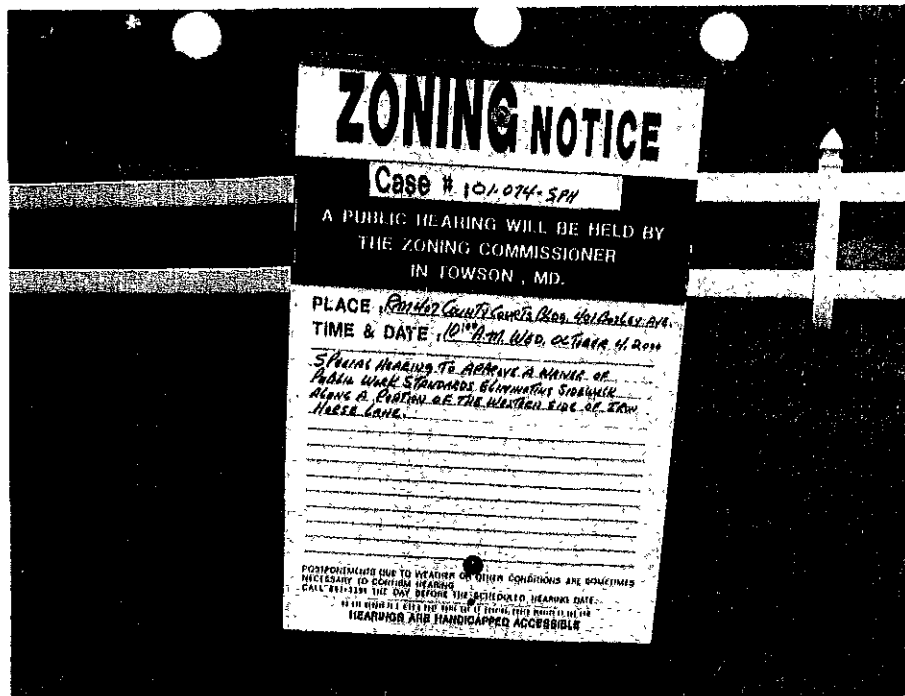
PAID RECEIPT

PRINTED: 3/30/2001 11:36:32
REG 4505 CASHIER REGS REGS
DEPT 5 529 ZIMING VERB P201001
Receipt # 15357
EX NO. 077201

Rec'd 250.00
250.00
Folliott Property, Maryland

CARRIER'S VALIDATION

TOTAL P.05



Posted on Iron Horse Lane

CERTIFICATE OF POSTING

**RE: CASE # 01-074-SPH
PETITIONER/DEVELOPER
(Mt. Wilson Joint Venture)
DATE OF Hearing
(10-4-00)**

**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
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

Posted on Iron Horse Lane Baltimore, Maryland 21208_____

THE SIGN(S) WERE POSTED ON_____ 9-18-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)

RE: PETITION FOR SPECIAL HEARING
Iron Horse Lane (Cobblestone), W/S Iron Horse Lane,
89' N of Mt. Wilson Ln
3rd Election District, 3rd Councilmanic

Legal Owner: Mt. Wilson Joint Venture
Petitioner(s)

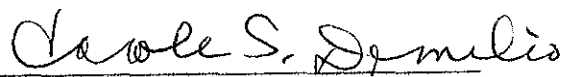
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-74-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. 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 September, 2000 a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esq., George & Bronstein, 29 W. Susquehanna Avenue, Suite 205, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN



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

September 8, 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: 01-074-SPH

Iron Horse Lane

W/S Iron Horse Lane, 89 feet N of Mt. Wilson Lane (Cobblestone)

3rd Election District – 3rd Councilmanic District

Legal Owner: Mt Wilson Joint Venture

Special Hearing to approve a waiver of public work standards eliminating sidewalk along a portion of the western side of Iron Horse Lane.

HEARING: Wednesday, October 4, 2000, at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon", with the initials "GDZ" written below it.

Arnold Jablon
Director

C: Mt. Wilson Joint Venture, Stewart J. Greenebaum, President, 1829 Reisterstown Road, Baltimore 21208
Benjamin Bronstein, George & Bronstein LLP, 29 W. Susquehanna Ave., Suite 205, Towson 21204
D.S. Thaler & Associates, Inc., 7115 Ambassador Road, Baltimore 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY: SEPTEMBER 18, 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
Tuesday, September 19, 2000 Issue – Jeffersonian

Please forward billing to:

Benjamin Bronstein, Esquire
George & Bronstein, LLP
29 W. Susquehanna Avenue, Suite 205
Towson, MD 21204

410 296-0200

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: 01-074-SPH

Iron Horse Lane

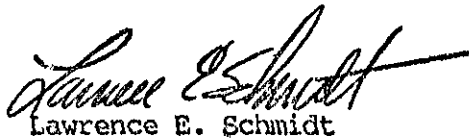
W/S Iron Horse Lane, 89 feet N of Mt. Wilson Lane (Cobblestone)

3rd Election District – 3rd Councilmanic District

Legal Owner: Mt Wilson Joint Venture

Special Hearing to approve a waiver of public work standards eliminating sidewalk along a portion of the western side of Iron Horse Lane.

HEARING: Wednesday, October 4, 2000, at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.



Lawrence E. Schmidt

GDZ

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: 01-074 SPH
Petitioner: M+W Wilson Joint Venture c/o Stewart Greenbaum
Address or Location: 1829 Reisterstown Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Benjamin Bronstein, Esq
Address: 29 W Susquehanna Ave
Towson Md 21204
Telephone Number: 410 296 0200



Baltimore County
Department of Permits and
Development Management

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

September 29, 2000

Benjamin Bronstein
George & Bronstein LLP
29 W. Susquehanna Avenue, Suite 205
Towson, MD 21204

Dear Mr. Bronstein:

RE: Case Number: 01-074-SPH, Iron Horse Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 15, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. *WCR*
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Mt. Wilson Joint Venture, Stewart J. Greenebaum, President,
1829 Reisterstown Road, Baltimore 21208
D. S. Thaler & Associates, Inc., 7115 Ambassador Road Baltimore 21244
People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 3, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For September 18, 2000
Item No. 074

The Bureau of Development Plans Review has reviewed the subject zoning items. Enclosed is a copy of the letter dated August 18th from Thomas Hamer, Deputy Director of the Department of Public Works. Mr. Hamer is not supporting the waiver request to eliminate the installation of sidewalk along the west side of Iron Horse Lane except for the 600-foot portion between Lot #118 and Mt. Wilson Lane.

RWB:HJO:jrb

Attachment

cc: File



September 19, 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 September 11, 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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS REGARDING THE FOLLOWING:

ITEM #'S 070, 071, 072, 073, 074, 075, 079, 080, 081, 082, 083,
084, 085, 086, 087, 088, 089, 092, 093, 094, 095, 097,
098, 099, 100, 101, 102, 103, AND 104

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

cc: File

Come visit the County's Website at www.co.ba.md.us

sep
10/4

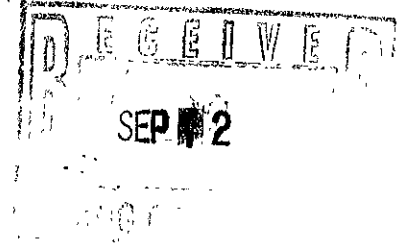
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 11, 2000

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



SUBJECT: Zoning Advisory Petition(s): Case(s) 01-073, 01-074, 01-075, 01-082, 01-087,
and 01-103.

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:

A handwritten signature in black ink, appearing to read "Mark A. Cunningham", written over a horizontal line.

Section Chief:

A handwritten signature in black ink, appearing to read "Jeffrey M. Lee", written over a horizontal line.

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

LS 10/4

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

Date: 10.2.00

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

RE: Baltimore County
Item No. 074 JLL

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



Baltimore County
Department of Public Works

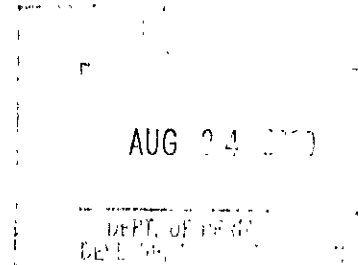
EAC
Item #074

COBBLESTONE DIB

Office of the Director
111 W. Chesapeake Avenue
Towson, Maryland 21204
410-887-3300
Fax: 410-887-3406

August 18, 2000

Ms. Stacey A. McArthur
D.S. Thaler & Associates
7115 Ambassador Road
P.O. Box 47428
Baltimore, Maryland 21244-7428



Dear Ms. McArthur:

The Department of Public Works will not support the waiver request to eliminate the installation of sidewalk along the west side of Iron Horse Lane except for the 600-foot portion beyond Lot #118 all the way to Mt. Wilson Lane. We agreed to that portion of the request only because we feel that the financial responsibility for this portion of sidewalk equitably belongs to the future developer of that property.

A sidewalk on one side of a 40-foot road with residential housing on both is not sufficient to meet the intention of the development regulations when the ability exists to construct a sidewalk on both sides as approved by the Development Plan. One of our goals for development of urban areas is to encourage pedestrian travel by providing safe, convenient walking paths for both recreational walking and as an alternative to the automobile for near-by neighborhood trips.

Residents of Chalk Hill Drive and Stone Pine Court and future residents of the now vacant DR property south of Chalk Hill Drive should not have to cross Iron Horse Lane or walk in the roadway to travel up and down Iron Horse Lane.

Sincerely,

Thomas H. Hamer
Deputy Director

THH/tmm

c: Edward C. Adams, Jr.
Robert W. Bowling





Baltimore County
Zoning Commissioner

December 1, 2000

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

Rabbi Jerome H. Kadden,
Ner Israel Rabbinical College
400 Mt. Wilson Lane
Baltimore, Maryland 21208

Mr. Milo Hekler
25 Mt. Wilson Lane
Baltimore, Maryland 21208

RE: PETITION FOR SPECIAL HEARING
W/S Iron Horse Lane, 89.5' NW of the c/l Mt. Wilson Lane (Cobblestone)
3rd Election District – 3rd Council District
Mt. Wilson Joint Venture – Petitioners
Case No. 01-074-SPH

Dear Rabbi Kadden & Mr. Hekler:

As a follow-up to my letter dated October 30, 2000 regarding the above-captioned matter, enclosed please find copies of the responses I received from Thomas Hamer, Deputy Director of the Department of Public Works, relative to the status of certain improvements to Mt. Wilson Lane.

If you have any further questions on the subject, it is suggested that you contact Mr. Hamer's office directly, at 410-887-3302.

Meanwhile, if I can be of any further assistance, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: ✓ Case File





Baltimore County
Department of Public Works

Office of the Director
111 W. Chesapeake Avenue
Towson, Maryland 21204
410-887-3300
Fax: 410-887-3406

November 21, 2000

Mr. J. Carroll Holzer
508 Fairmount Avenue
Towson, Maryland 21286

22

Re: Hopkins Property
Mt. Wilson Lane Improvements

Dear Mr. Holzer:

In reference to your November 2, 2000, letter about improvements to Mt. Wilson Lane along the frontage of the Hopkins Property, now known as Cobblestone, we can confirm that this has been a long standing issue involving Public Works and the developer of Cobblestone. There is a security deposit for the completion of the subdivision but it does not include the cost for road improvements including a new culvert under Mt. Wilson Lane. It is our opinion that these improvements are required as a part of the Public Works Agreement and none of the existing security will be returned until a satisfactory resolution of future improvements to Mr. Wilson Lane is obtained.

As you may be aware Baltimore County development policy obligates developers to make required roadway improvements along the frontage of their property and not on property owned by others. Mt. Wilson Lane improvements include construction of a new stream crossing along with road widening and sidewalks on the Cobblestone side. These improvements will affect property on the opposite side of Mt. Wilson Lane which will require the County to get involved with funding and right-of-way acquisition.

At this time we do not have approved plans from the developer. Our next step will be to place the developer on notice of their obligation to complete the design plans and post the funds to secure their cost responsibilities pending the County's undertaking of the project.

Sincerely,

Thomas H. Hamer
Deputy Director

THH/mdo

cc: Edward C. Adams
Lawrence Schmidt
Robert Bowling
Walter Smith
Karen Henley

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Department of Public Works

Office of the Director
111 W. Chesapeake Avenue
Towson, Maryland 21204
410-887-3300
Fax: 410-887-3406

November 27, 2000

Mt. Wilson Joint Venture
Woodholme Center
1829 Reisterstown Road, Suite 410
Baltimore, Maryland 21208

28

Re: Hopkins Property/Cobblestone
Mt. Wilson Lane Improvements

Gentleman:

It is recently been brought to our attention that Baltimore County has not been provided with construction drawings for the required road and drainage improvements on Mr. Wilson Lane in accordance with your obligation under PWA #38907. This was last brought to your attention by Mr. Bob Bowling's office by letter of July 22, 1996.

By copy of this letter to the Development Management division in the Department of Permits Development Management and to the Department of Environmental Protection Management, we are requesting that all security for this project be retained with the intent to foreclose on the security and make it available to the Department of Public Works to utilize for preparation of the construction drawings.

Within the next 30 days an agreement must be worked out which will secure funds for the development's share of the construction cost for the required improvements. If we are unable to reach such an agreement we will be forced to request the Department of Permits and Development Management to take further action against the Mt. Wilson Joint Venture. If you would care to discuss this in more detail, please contact me at 410-887-3302.

Sincerely,

Thomas H. Hamer
Deputy Director

THH/mdo

cc: Edward C. Adams
Arnold Jablon
George Perdikakis
Donald Rascoc
✓ Lawrence Schmidt

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Thomas H. Hamer
Director of Public Works

DATE: October 30, 2000

FROM: Lawrence E. Schmidt
Zoning Commissioner



SUBJECT: PETITION FOR SPECIAL HEARING
W/S Iron Horse Lane, 89.5' NW of the c/l Mt. Wilson Lane (Cobblestone)
3rd Election District – 3rd Council District
Mt. Wilson Joint Venture – Petitioners
Case No. 01-074-SPH

Enclosed please find a copy of my decision in the above-captioned matter in which the Petitioners sought approval of a waiver to eliminate sidewalks on the west side of Iron Horse Lane in the Cobblestone development. There was overwhelming community support for the requested relief, and the waiver appears to be appropriate in view of the fact that sidewalk currently exists on the east side of Iron Horse Lane. It is also to be noted that the final development plan, which was accepted by the County, does not show sidewalks on the west side, so there is a question as to whether they can now be demanded. In any event, the attached Order grants the requested waiver.

Moreover, I would like to bring to your attention the fact that Rabbi Jerome Kadden of Ner Israel Rabbinical College, and Milo Hekler, a nearby resident, appeared at the hearing out of interest over development in general in the area. I am familiar with the vicinity by virtue of other Petitions I have heard for other properties in the area, most notably, the Tastet Project, which was denied. Mr. Hekler and Rabbi Kadden both asked about the status of certain improvements to Mt. Wilson Lane. Specifically, the enlargement of a drainage pipe under that road which would provide a better outfall for storm water runoff and resolve drainage problems in the area, and the construction of permanent improvements along Mt. Wilson Lane. The Petitioners' representatives indicated at the hearing in the above-captioned matter that the developer had made some financial contribution for these projects but they were to be completed by the County. I told Rabbi Kadden and Mr. Hekler that I would pass along their inquiries to you for a response or follow-up as may be necessary.

Thank you for your attention in this matter.

LES:bjs

cc: Rabbi Jerome H. Kadden, Ner Israel Rabbinical College
400 Mt. Wilson Lane, Baltimore, Md. 21208
Mr. Milo Hekler, 25 Mt. Wilson Lane, Baltimore, Md. 21208
Case File

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Charles D. Twine

MARK Bennett

MARIC S. VASZIL

Benjamin Prosten

ADDRESS

12 Stone Gull Ct. Pikesville MD.

1829 Reisterstown Rd. ^{Finto 410} 21208

7115 Ambassador Rd. 21244

941 Goughanna Ave 21204



074
EXHIBIT

Baltimore County Government
Department of Permits and
Development Management



111 West Chesapeake Avenue
Towson, Md. 21204

410-887-3335

May 11, 2000

D. S. Thaler & Associates, Inc.
7115 Ambassador Road
Baltimore, MD 21244

RE: Cobblestone (aka: Hopkins Property)
PDM Number: III-209
DRC Number: 041000J, Dist. 3C2

Dear Sir:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and as provided in Section 602 (d) of the Baltimore County Charter, and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has, in fact, met in an open meeting on May 1, 2000, and made the following recommendations:

The DRC reviewed the plan submitted on the above referenced project and determined that a partial waiver for Public Works Standards as requested would be within the scope, purpose, and intent of the development regulations of Baltimore County. Please refer to the memo from Robert Bowling, dated May 1, 2000.

D. S. Thaler & Associates, Inc.
Cobblestone (aka: Hopkins Property)
May 11, 2000
Page 2

The DRC has recommended your waiver for approval. Now you must file for the special hearing.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 11th day of May 2000, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,



Arnold Jablon
Director

AJ:DTR:dak
c: File
Enclosure

**BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE**

TO: Donald T. Rascoe, Development Manager
Division of Development Processing

DATE: May 1, 2000

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

SUBJECT: *Cobblestone
Waiver of Sidewalks
D.R.C. #041000J*

Thomas Hamer, Deputy Director of the Department of Public Works, and I visited the site to investigate this request for a waiver to the construction of sidewalks in several areas.

We agree to a partial waiver of sidewalk construction. The enclosed plan shows the areas where sidewalks should be installed.

If there are any questions on this matter, please contact me at extension 3751.

RWB:jrb

Enclosure

cc: D. S. Thaler & Associates, Inc. w/enclosure
File

RWB-RASCOE-COBBLESTONE

Baltimore County
Office of Planning & Zoning
County Courts Building, Suite 406
401 Bosley Avenue
Towson, Maryland 21204
(301) 887-3211

P. David Fields
Director

June 27, 1990



Dennis F. Rasmussen
County Executive

Mr. Hal Zaslow
Talles Construction Company, Inc.
1133 Greenwood Road
Pikesville, Maryland 21208

Dear Mr. Zaslow:

I have reviewed the final plan for the development of Cobblestone with regard to the design of the "Promenade". The plan as presented is consistent with the quality of design that we are striving for in the Reisterstown Road Corridor Study. The only question that I have is how the walkway will connect to the office development on the corner of Mt. Wilson and Reisterstown Road.

I have also looked over the proposed signs and am pleased with the quality and simplicity of their design. I met with Bob Haines, Zoning Commissioner and Carl Richards, and was advised that the zoning regulations only allow one sign of 15 sq. feet. To have the three signs would require a variance and that requirement could not be waived. A temporary permit for the sign on Reisterstown Road could be granted and the permit for the wall construction could also be granted. The timing for the variance could coincide with the wall construction and little time would be lost. I suggest that you contact Carl Richards at 887-3391 and schedule a meeting as soon as possible.

You can be assured that I will provide continued support for this request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jack Dillon".

Jack Dillon
Senior Planner

Red No 5

JD:lf

cc: Carl Richards
P. David Fields

JDCOBBLE/TXTLLF

*Talked w/ Julie @ Carl Richards
Office*

**RESIDENTIAL REALTY GROUP, INC.**

the community management specialists

TO: Whom It May Concern

FROM: Erika Alberter, Property Manager Assistant
Cobblestone Homeowners' Association

DATE: October 3, 2000

RE: Representative for Cobblestone Homeowners' Association

This is to inform that Charles Levine being a member of the Board of Directors for Cobblestone Homeowners' Association will be the representative for the Association.

Sincerely,

RESIDENTIAL REALTY GROUP, INC.

Erika Alberter

Erika Alberter, Property Manager Assistant
Cobblestone Homeowners' Association

Ref NO 6A

3600 Crondall Lane • Suite 103
Owings Mills, Maryland 21117
(410) 654-4444
(410) 654-5666 Fax
1-800-464-0550

2001 Palm Beach Lakes Blvd. • Suite 402
West Palm Beach, Florida 33409
(561) 683-3770
(561) 683-3657 Fax
1-800-330-0005

Email: info@residential-realty.com

May 31, 2000

Mr. Robert W. Bowling, Supervisor
Bureau of Development Plan Review
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Bowling:

The Board of Directors of the Cobblestone Homeowners Association is writing this letter to request that the sidewalks on Iron Horse Lane and Stags Leap Court, which you have recently sent a letter to the developer on, not be installed. Our community has been in existence since 1991 and the entire community of 118 homes is against these walks being curbed. The community is beautifully landscaped, has great open areas, and an overage of existing shrubs and trees exceed the CRG requirements. The area on Stags Leap Court has sidewalks terminating at the open space area and is not connected across the frontage of that space. We would appreciate leaving our community's design concept unaltered.

If you should have any questions, please feel free to contact me at 410-654-4444.

Sincerely,

RESIDENTIAL REALTY GROUP, INC

William S. Wolf, Association Manager
Cobblestone Homeowners Association

WSW/ela

cc: Board of Directors
Mr. Mark Bennett

1st
6 B

COBBLESTONE HOMEOWNERS' ASSOCIATION**C/O Residential Realty Group, Inc.****3600 Crondall Lane, Suite 103****Owings Mills, Maryland 21117**

September 21, 2000

Benjamin Bronstein, Esquire
George & Bronstein, LLP
29 West Susquehanna Avenue, Suite 205
Towson, Maryland 21204



Dear Mr. Bronstein:

I write this letter as president of Cobblestone Homeowners' Association, a development of 118 residents living in the area beginning at the intersection of Mt. Wilson Lane and Iron Horse Lane and continuing north on Iron Horse Lane to the Avalon Development, including the side streets of Stone Gate Court, Chalk Hill Drive, Stone Pine Court, Stag's Leap Court and Glenn Ellen Circle.

Our Association is unified in our objection to the installation of a sidewalk on the West Side of Iron Horse Lane. After reviewing the plans, we feel that the present sidewalk on the East Side of Iron Horse Lane is sufficient for the need of our residents and those living in adjoining areas who might use Iron Horse Lane for pedestrian purposes.

We appreciate your consideration of our feelings and act to approve the waiver of Public Work Standards eliminating the sidewalk on the West Side of Iron Horse Lane.

Yours Truly,

Elmer Rhody
President
Cobblestone Homeowners' Association

CC: Board of Directors
Residential Realty Group, Inc.



COBBLESTONE

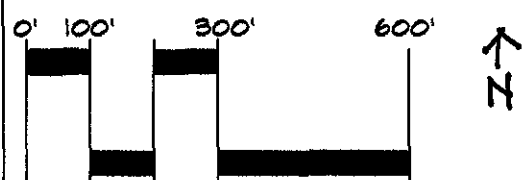
EXHIBIT TO ACCOMPANY
PUBLIC WORKS WAIVER REQUEST

D.S. THALER & ASSOC., INC.

DATE: 6/21/00

7115 AMBASSADOR ROAD., P.O. BOX 47428, BALTIMORE, MD 21244-7428

PHONE: 410-944-ENGR FAX: 410-944-3684 E-MAIL: dsta@erols.com



SCALE: 1" = 300'

1998 BALTIMORE COUNTY GIS

AERIAL PHOTOGRAPH

TILE ID #'S: 067C2, 067C3, 068A2, 068A3





distance of 15 ft. between the centers of all facing windows of different buildings in line of the required 15 ft. ...

CASE # 94-88-A September 30, 1993

THE PETITIONER MAY APPLY FOR HIS BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER HOWEVER, PETITIONER IS HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT HIS OWN RISK UNTIL SUCH TIME AS THE 30-DAY APPEAL PERIOD FROM THIS ORDER HAS EXPIRED.

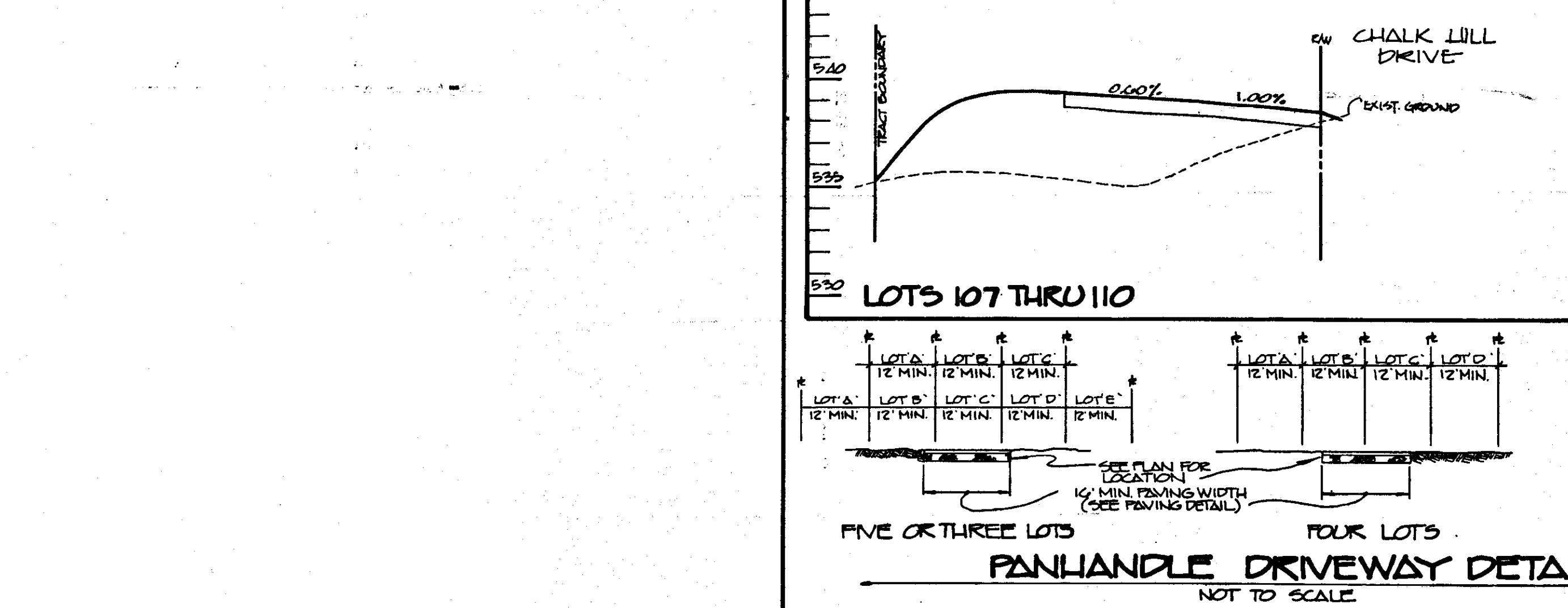
CASE # 95-432-A June 28, 1996

THE PETITIONER MAY APPLY FOR HIS BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER HOWEVER, PETITIONER IS HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT HIS OWN RISK UNTIL SUCH TIME AS THE 30-DAY APPEAL PERIOD FROM THIS ORDER HAS EXPIRED.

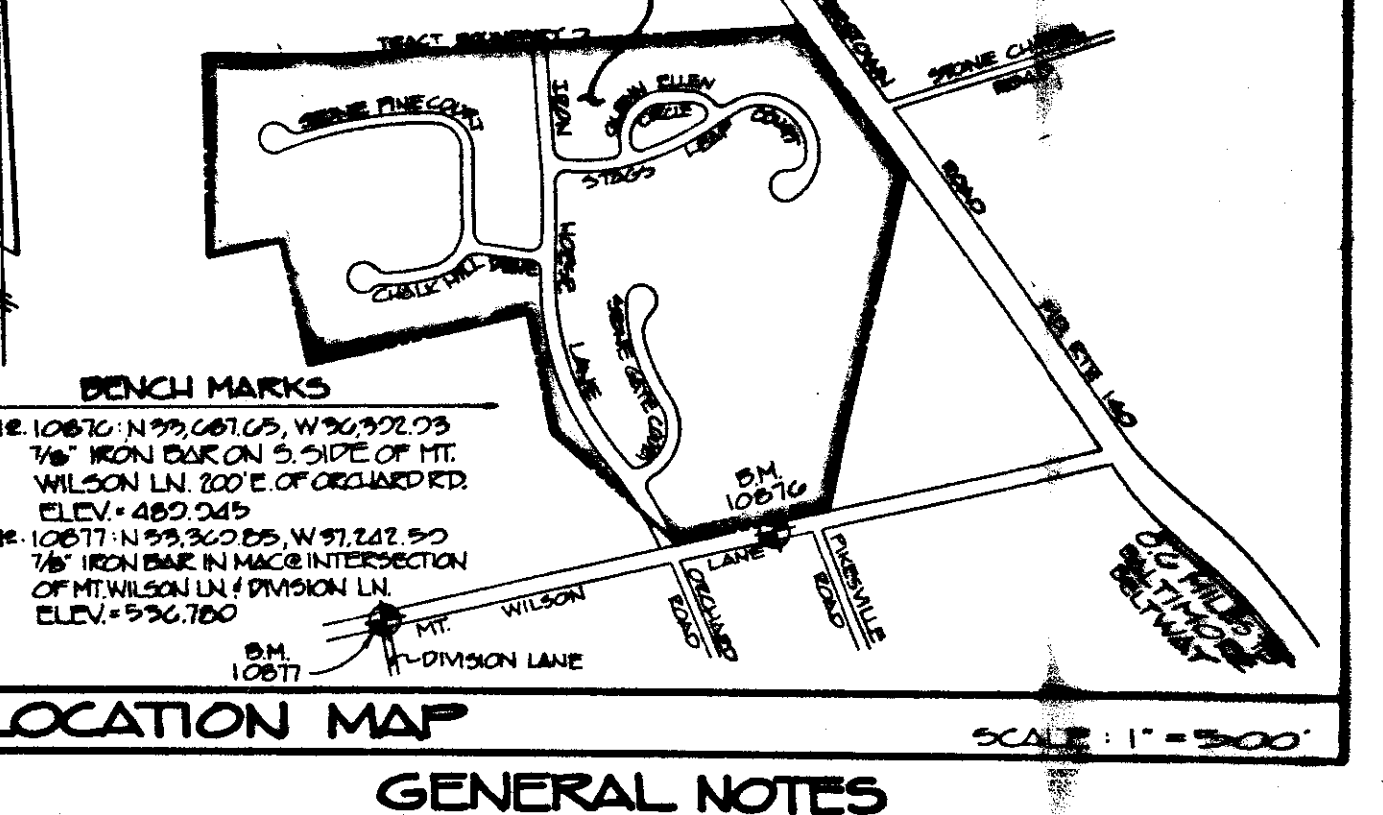
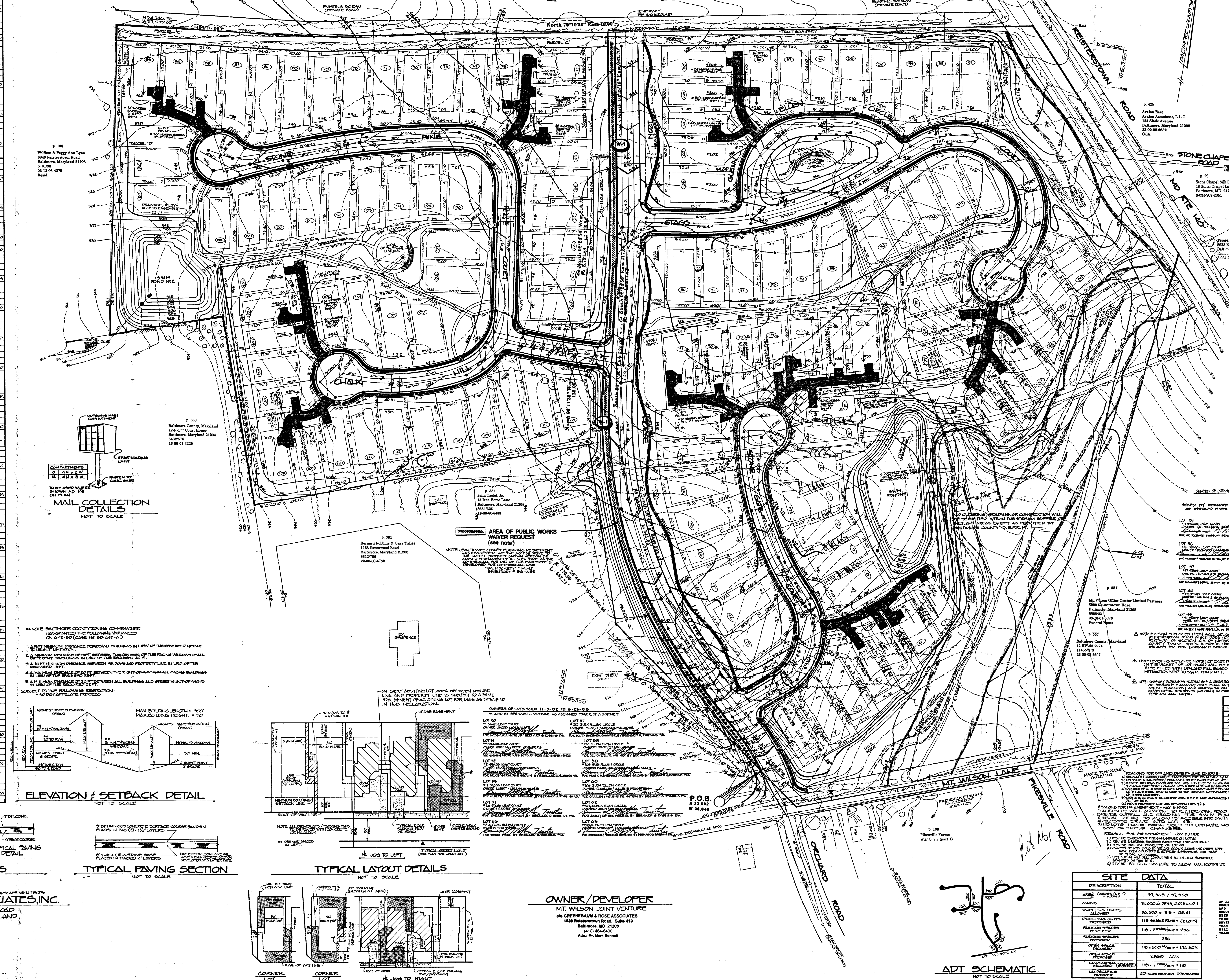
DNC # 041000J, Dist. 3C2 PDM # M-209 May 11, 2000

THE DRC HAS, IN FACT, MET IN AN OPEN MEETING ON MAY 11, 2000, AND MADE THE FOLLOWING RECOMMENDATIONS:

WAIVER REQUEST OF PUBLIC WORKS STANDARDS



CIVIL ENGINEERS/SITE PLANNERS/LANDSCAPE ARCHITECTS
D'STALHER & ASSOCIATES, INC.
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21207
(202) 624-0282



GENERAL NOTES

- 1. All units/notes shown herein are for sale.
- 2. The area shown within the red line represents the proposed building footprint.
- 3. There are no known underground structures shown on site.
- 4. Existing land use is agricultural, proposed use is residential.
- 5. A landscape plan is required and will be submitted and approved in accordance with the landscape management plan.

REVISIONS

N.P.	DESCRIPTION	BY	DATE
1	ADD VARIATION ELIOT AL ADDITIONAL LOT WITHIN VARIATION	MDV	11-19-99
2	ADD VARIATION ELIOT AL ADDITIONAL LOT WITHIN VARIATION	MDV	11-19-99
3	REVERSE DIRECTION ALONG MAIN DRIVE AT LOT 43 AND VARIATION (LOT 43)	MDV	11-19-99
4	REVERSE DIRECTION ALONG MAIN DRIVE AT LOT 43 AND VARIATION (LOT 43)	MDV	11-19-99
5	REVERSE DIRECTION ALONG MAIN DRIVE AT LOT 43 AND VARIATION (LOT 43)	MDV	11-19-99

SOILS DATA

SOIL TYPE	SOIL DESCRIPTION	SOIL TYPE	SOIL DESCRIPTION
CLAY	CLAY	CLAY	CLAY
CLAY	CLAY	CLAY	CLAY
CLAY	CLAY	CLAY	CLAY

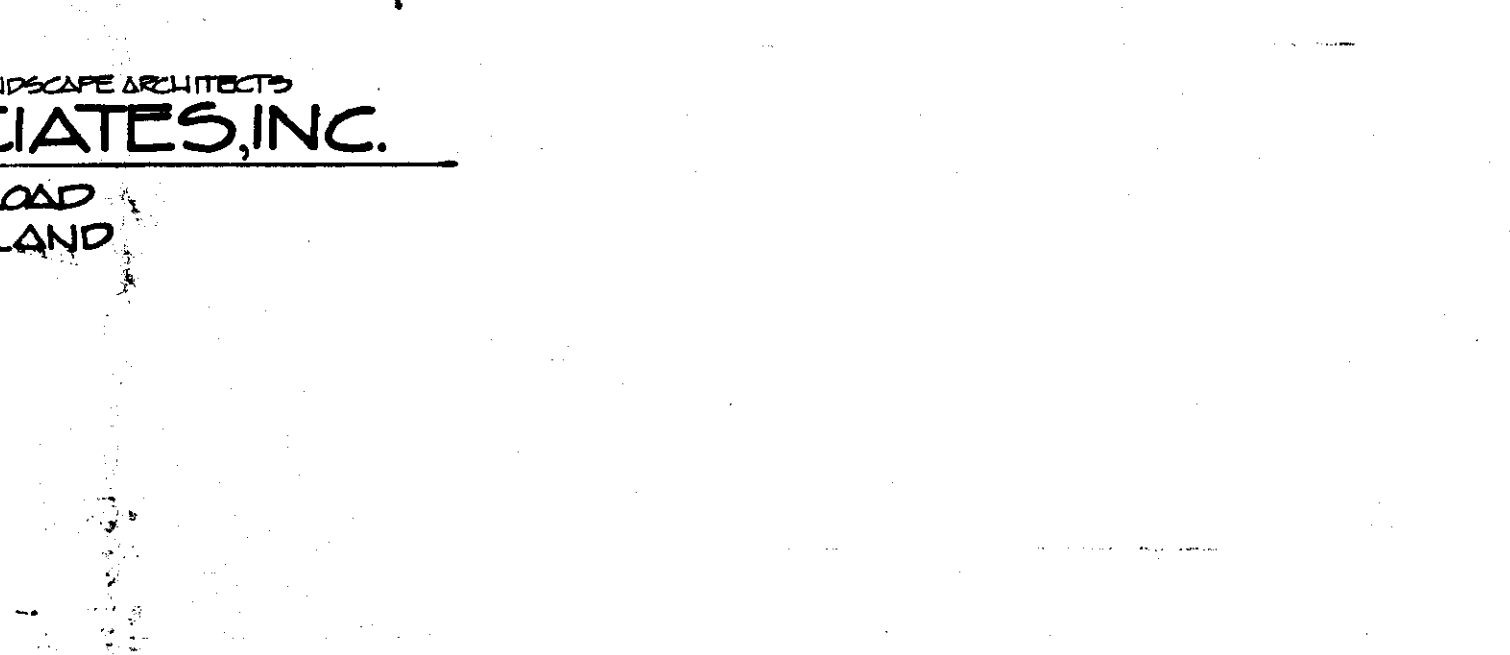
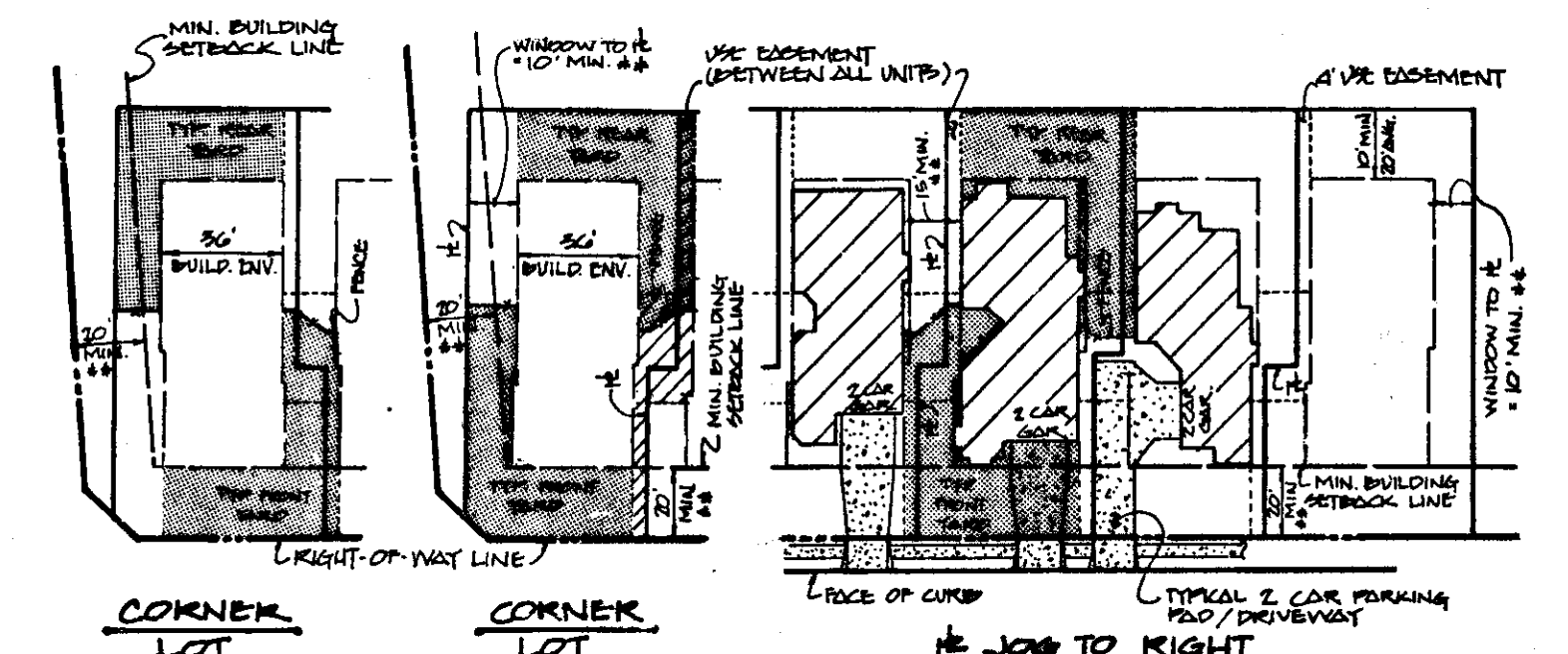
PLAT TO ACCOMPANY A SPECIAL HEARING
3RD AMENDED
FINAL DEVELOPMENT PLAN
COBBLESTONE

5th ELECTION DISTRICT, BALTIMORE COMD
DATE: JUNE 12, 2000
SHEET 1 OF 1

OWNER/DEVELOPER
MT. WILSON JOINT VENTURE
OF GREENBANK & ROSE ASSOCIATES
1428 NORTHERN ROAD, SUITE 410
BALTIMORE, MD 21208
Attn: Mr. Mark Bennett

SITE DATA

DESCRIPTION	TOTAL
AREA (ACRES)	97.905 / 97.905
AREA (ACRES)	97.905 / 97.905
AREA (ACRES)	97.905 / 97.905



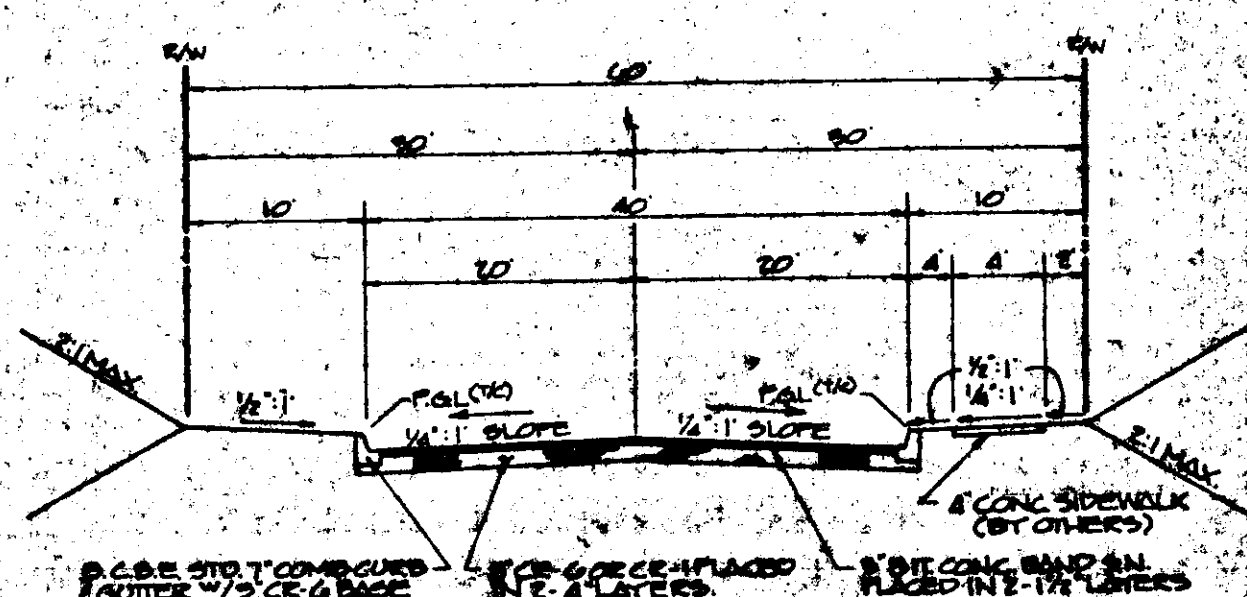
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REFERENCE DATA

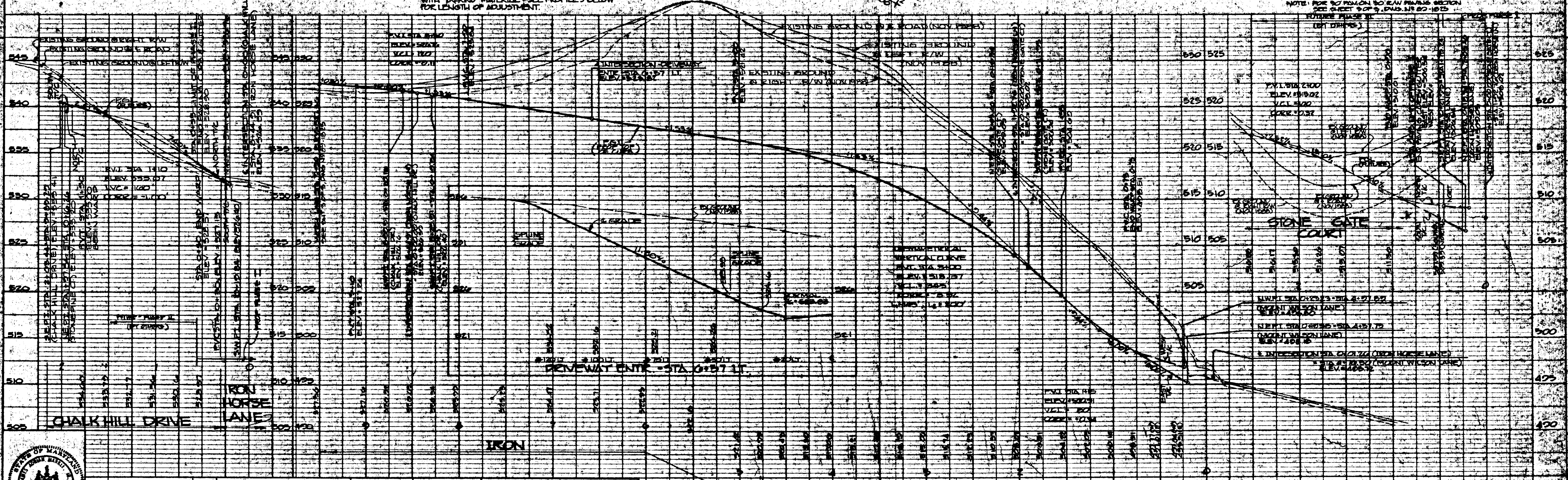
WATER	00-020-00-00
SEWER	02-155-00-00
STORM-RAIN	00-024-00-00

NO 540

NOTE: CURB CUTS FOR HANDICAP RAMPS
TO BE PLACED AT ALL INTERSECTIONS



NOT TO SCALE
NOTE: FOR 90 PERCENT 90 RAW FILLING SECTION
SEE SHEET 9 OF 9, DWS. NS 80-1825



	DATE	RIGHT OF WAY	REF.	ROAD PERMIT AND GRADES	P. W. A. DIS. NO.	CONTRACT NO.	REVISED AS PER RECORD PRINT	HORSE		LANE		ORCHARD ROAD		300 ORDER NO.
				PERMIT REQUESTED PERMIT NUMBER GRADE ESTABLISHED PROFILE NUMBER	38307			DRAFTSMAN	DATE					
DESIGNED BY	D. STUBER ASSOC. INC.	BUREAU OF ENGINEERING	HIGHWAYS	STRUCTURES	SEWER	WATER	SEWER	BUREAU OF PUBLIC SERVICES	DEPARTMENT OF PUBLIC WORKS	LEVEL BK.	KEY SHEET	SCALE	BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING	SHEET
DRAWN BY	ENGINEER	REVIEWED						APPROVED	CHIEF	APPROVED	SECTION	PLAN	IRON HORSE LANE	
CHECKED BY	DATE	DATE						DATE		DATE	SECTION	PROFILE	STA. 0+00 TO STA. 0+50	

CURVE DATA									
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2. 10+25	10+25	10+50	10+37.5	25.00	90°	25.00	17.68	25.00	17.68
3. 10+50	10+50	10+75	10+62.5	25.00	90°	25.00	17.68	25.00	17.68
4. 10+75	10+75	11+00	10+87.5	25.00	90°	25.00	17.68	25.00	17.68
5. 11+00	11+00	11+25	11+12.5	25.00	90°	25.00	17.68	25.00	17.68
6. 11+25	11+25	11+50	11+37.5	25.00	90°	25.00	17.68	25.00	17.68
7. 11+50	11+50	11+75	11+62.5	25.00	90°	25.00	17.68	25.00	17.68
8. 11+75	11+75	12+00	11+87.5	25.00	90°	25.00	17.68	25.00	17.68
9. 12+00	12+00	12+25	12+12.5	25.00	90°	25.00	17.68	25.00	17.68
10. 12+25	12+25	12+50	12+37.5	25.00	90°	25.00	17.68	25.00	17.68

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PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Jerome Kadden

400 MT. Wilson Lane 21208

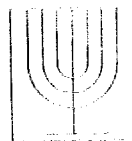
JOHN TASTET

15 IRON HORSE 21208

MILK HEIKLER

25 MT WILSON LANE 21208

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RABBINICAL
COLLEGE**



400 MOUNT WILSON LANE, BALTIMORE, MD 21208

JEROME H. KADDEN
ASSOCIATE EXECUTIVE DIRECTOR

OFFICE: 410-484-7200
RES: 410-484-7531

