

IN RE: DEVELOPMENT PLAN HEARING  
AND PETITION FOR SPECIAL HEARING  
SE/S Big Falls Road,  
S of Monkton Road  
7th Election District  
3rd Councilmanic District  
(Low Property)

Falls Development, LLC  
Developer

\* BEFORE THE  
\* HEARING OFFICER  
\* OF BALTIMORE COUNTY  
\* Case No. VII-363 & 02-110-SPH

\*

\* \* \* \* \*

### HEARING OFFICER'S OPINION & DEVELOPMENT PLAN ORDER

This matter comes before this Deputy Zoning Commissioner/Hearing Officer for Baltimore County, as a requested approval of a Development Plan known as the "Low Property", requesting approval of a Development Plan proposing the development of a 22.4 acre parcel of property located on the south side of Big Falls Road near its intersection with Monkton Road. The subject Development Plan was prepared by McKee & Associates, Inc. and submitted into evidence as Developer's Exhibit No. 1. In addition to the requested approval of a Development Plan, the Petitioner is also requesting a Special Hearing to amend the partial development plan of Section 1 and Section 2 of Wyndstone Farm Estates for the resubdivision of Lot 1 into 12 single-family lots and 2 separate parcels.

Appearing at the hearing on behalf of the Development Plan approval request were Geoffrey Schultz, a representative of McKee & Associates, Randy Shelly, the Developer of the property and Howard L. Alderman, attorney at law. Appearing as an interested citizen in the matter was Tim Bambrick, adjacent property owner. As is usual and customary, representatives of the various Baltimore County reviewing agencies also attended the hearing; namely, Lloyd Moxley (Zoning Review), Bob Bowling (Development Plans Review) and Christine Rorke (Development Project Manager), all from the Office of Permits & Development Management; R. Bruce Seeley from the Department of Environmental Protection and Resource Management (DEPRM); and Jan Cook from the Department of Recreation & Parks.

As stated previously, the Petitioner is requesting approval of a Development Plan, as well as special hearing relief. As to the Development Plan and history of the project, a Concept Plan

11/26/11  
BCE  
BCE

Conference was held on May 7, 2001. A Community Input Meeting was held at Hereford High School on June 11, 2001 and a Development Plan Conference followed on October 24, 2001. A Hearing Officer's Hearing for this development was held on November 21, 2001 in Room 106 of the County Office Building.

At the Hearing Officer's Hearing before me, I attempt to determine what, if any, issues or comments remain unresolved. No issues were raised by either the representatives of the Baltimore County reviewing agencies or by Mr. Bambrick who attended the hearing. Two matters were brought to the attention of this Hearing Officer which will be included as restrictions on the approval of this Development Plan. Inasmuch as there were no unresolved issues concerning the project, the Development Plan submitted into evidence as Developer's Exhibit No. 1 proposing to develop the subject property into 12 single-family residential lots and 2 parcels shall be approved.

Coinciding with the requested approval to develop the property is the special hearing request to amend the partial development plan of Sections 1 and 2 of Wyndstone Farm Estates depicting the 12-lot residential subdivision as shown on the Development Plan submitted into evidence. In order to proceed with the development of this 22.4 acre parcel of property, it is necessary for the Developer to amend the approved Development Plan that is on file with the County. There was no opposition to the Petitioner's special hearing request.

After considering all of the testimony and evidence offered at the hearing and the lack of opposition, I find that the Development Plan and the Special Hearing request should be granted. It is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the Baltimore County Zoning Regulations

THEREFORE, IT IS ORDERED by this Deputy Zoning Commissioner/Hearing Officer for Baltimore County this 26<sup>th</sup> day of November, 2001, that the Development Plan known as the "Low Property", submitted into evidence as "Developer's Exhibit No. 1", be and is hereby APPROVED.

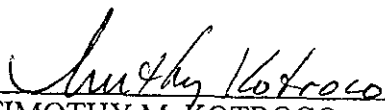
11/26/01  
By [Signature]

IT IS FURTHER ORDERED, that the special hearing relief to amend the partial development plan of Section 1 and Section 2 of Wyndstone Farm Estates proposing the resubdivision of Lot 1 into 12 single-family lots and 2 parcels, be and is also APPROVED.

IT IS FURTHER ORDERED, that the approvals of the Development Plan and the Special Hearing relief is contingent upon the following conditions and restrictions.

1. The Developer shall be required to place a note on the Final Development Plan on the area shown as tract A, containing 2.113 acres of land evidencing the liber and folio reference for the easement agreement that has been entered into with the adjacent property owner, Mr. and Mrs. Bambrick.
2. The Developer shall be required to relocate the proposed 18 inch drain pipe which runs adjacent to the northern property line of the subject development along Lots 4, 5 and 6 and terminating in the storm water management pond to at least a distance of 10 ft. from the common property line shared by this property and the land owned by David and Alicia Wopat. The relocation of the 18 inch drain pipe shall be in an effort to preserve and protect the large mature trees that exist on the border of the Wopat property. The Developer shall utilize all appropriate and reasonable safeguards for the protection of those mature trees that exist along this property line. This shall include not only the relocation of this 18 inch drain pipe, but other appropriate construction and grading practices in an effort to protect those trees.

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

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

11/26/01  
raj



Baltimore County  
Zoning Commissioner

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

November 26, 2001

Howard Alderman, Jr., Esquire  
Levin & Gann  
502 Washington Avenue, 8<sup>th</sup> Floor  
Towson, Maryland 21204

RE: Hearing Officer's Hearing No. VII-363 & Case No. 02-110-SPH  
Property: SE/S Big Falls Road, S of Monkton Road  
7th Election District, 3rd Councilmanic District  
Developer: Falls Development, LLC

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The Development Plan and Special Hearing request have been approved in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits & Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

Copies to:

Mr. Randy Shelley  
2601 Cotter Road  
Millers, MD 21102

Geoffrey Schultz, P.E.  
McKee & Associates, Inc.  
Five Shawan Place  
Hunt Valley, MD 21130

Mr. Tim Bambrick  
16921 Big Falls  
Monkton, MD 21111



# FLOOD PLAIN Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 16923 Big Falls Road  
which is presently zoned RC-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 and Section Two - JMK

An amendment to the Partial Development Plan of Section Two, Wyndstone Farm Estates, for the resubdivision of Lot 1 into 12 single-family lots and 2 parcels.

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:

Howard L. Alderman, Jr.  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Levin & Garn, P.A.  
Company \_\_\_\_\_ (410) 321-0600  
502 Washington Ave., Nottingham Centre, 8th Floor  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Towson, Maryland 21204-2801  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Legal Owner(s): BIG FALLS ROAD DEVELOPMENT, LLC

Randolph H. Shelley  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
Name - Type or Print \_\_\_\_\_  
Signature \_\_\_\_\_  
P.O. Box 356 (410) 329-8040  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Monkton, Maryland 21111  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## Representative to be Contacted:

Geoffrey C. Schultz  
McKee & Associates, Inc.  
Name \_\_\_\_\_  
5 Shawan Road, Suite 1 (410) 527-1555  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Cockeysville, Maryland 21030  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By BR Date 9/13/01

Case No. 02-110-SPH

RBV 9/15/98

Schedule Joint HOA hearing "Low Property" VII-363

# **McKEE & ASSOCIATES, INC.**

*Engineering • Surveying • Environmental Planning  
Real Estate Development*

September 10, 2001

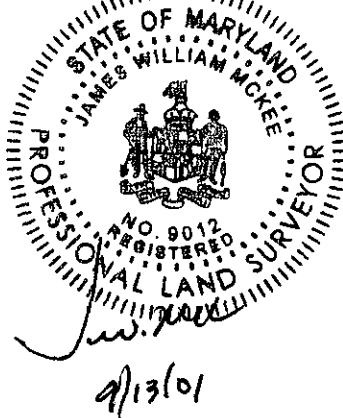
## **ZONING DESCRIPTION**

**"LOW PROPERTY"**

**16923 BIG FALLS ROAD**

**BALTIMORE COUNTY, MARYLAND**

**BEGINNING** at a point on the southeast side of Big Falls Road, which is 60 feet wide at a distance of 400 feet Southwest of the centerline of Monkton Road. Being Lot 1, Section Two, in the subdivision of Wyndstone Farm Estates as recorded in Baltimore County Plat Book No. 55, folio 006, containing 27.474 acres of land. Also known as 16923 Big Falls Road as located in the 7<sup>th</sup> Election District and 3<sup>rd</sup> Councilmanic District.



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No.

5645

DATE 9/13/01 ACCOUNT R001-006-6150

AMOUNT \$ 250.00

RECEIVED FROM: Ackerly Assoc. Inc

FOR: Special Hearing

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 110

PAID RECEIPT

PAID TO: ACCOUNT 15  
DATE 9/13/2001 15:00:00  
MOOD CASHIER RUBEN LRB DEWNER 3  
RECEIPT # 200103 OFLN  
RECEIPT 5 LRB ZONING VERIFICATION  
GRAND 009645

Receipt Tot 250.00  
250.00 CR 00 CA  
Baltimore County, Maryland

CASHIER'S VALIDATION



# 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: #02-110-SPH

16923 Big Falls Road

S/S Big Falls Road, 400' centerline Monkton Road

7th Election District - 3rd Councilmanic District

Legal Owner(s): Randolph H. Snellley,

Big Falls Road Development LLC

**Special Hearing:** to allow an amendment to the Partial Development Plan of Section Two, Wynstone Farm Estates, for the resubdivision of Lot 1 into 12 single family lots and 2 parcels.

**Hearing:** Wednesday, November 21, 2001 at 9:00 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 11/622 Nov. 6

C504657

## CERTIFICATE OF PUBLICATION

11/9/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/6/, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

*J. Wilkinson*

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE Case No 02-110 SPH

Petitioner/Developer SHELLEY  
MC KEE / SCHULTZ

Date of Hearing/Closing 11/21/01

**LOW  
PROP.**

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

Attention: Ms. Gwendolyn Stephens / GEORGE ZAHNER

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #16923-BIG FALLS RD.

The sign(s) were posted on 10/20/01  
(Month, Day Year)

Sincerely,

Patrick M. O'Keefe 11/1/01  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

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

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



LOW PROP. H.O.M

02-110-S.P.H

#16923 BIG FALLS RD.

MC KEE - SHELLEY

11/21/01

|            |                |
|------------|----------------|
| # of pages | 1              |
| To         | BETTY OR KOBIN |
| From       | O'KEEFE        |
| Co.        | ZONING-COM     |
| Phone #    | 512-4624       |
| Fax #      | 666-0929       |
| Dept.      |                |
| Fax #      | 410-887-3468   |

brand fax transmittal memo 7671

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.

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For Newspaper Advertising:

Item Number or Case Number: 02-110-SPH  
Petitioner: BIG FALLS ROAD DEVELOPMENT, LLC  
Address or Location: P.O. Box 356, LONKTON, MD 21111

PLEASE FORWARD ADVERTISING BILL TO:

Name: McKEE AND ASSOCIATES  
Address: 5 SHAWAN ROAD, SUITE 1  
COCKEYSVILLE, MD 21030  
Telephone Number: 410-527-1555

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, October 23, 2001 Issue – Jeffersonian

Please forward billing to:  
McKee and Associates  
5 Shawan Road Suite 1  
Cockeysville MD 21030

410 527-1555

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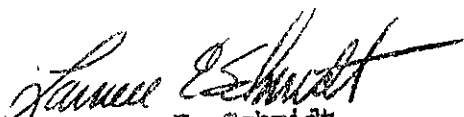
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The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-110-SPH  
16923 Big Falls Road  
S/S Big Falls Road, 400' centerline Monkton Road  
7<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Randolph H Shelley, Big Falls Road Development LLC

Special Hearing to allow an amendment to the Partial Development Plan of Section Two, Wynstone Farm Estates, for the resubdivision of Lot 1 into 12 single family lots and 2 parcels.

HEARING: Tuesday, November 6, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

  
Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G02  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



Baltimore County  
Department of Permits and  
Development Management

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

October 11, 2001

## 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: 02-110-SPH

16923 Big Falls Road

S/S Big Falls Road, 400' centerline Monkton Road

7<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

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HEARING: Tuesday, November 6, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon 602  
Director

3  
1.

C: Howard L Alderman Jr, Levin & Gann, 502 Washington Ave, 8<sup>th</sup> Floor,  
Towson 21204  
Randolph H Shelley, P O Box 356, Monkton 21111  
Geoffrey C Schultz, McKee & Associates Inc, 5 Shawan Rd, Ste 1,  
Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, OCTOBER 22, 2001.**
- (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, November 6, 2001 Issue – Jeffersonian

Please forward billing to:  
McKee and Associates  
5 Shawan Road Suite 1  
Cockeysville MD 21030

410 527-1555

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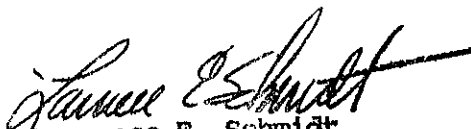
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HEARING: Wednesday, November 21, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G02  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



Baltimore County  
Department of Permits and  
Development Management

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

October 16, 2001

## NOTICE OF ZONING HEARING

### CORRECTION

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: 02-110-SPH

16923 Big Falls Road

S/S Big Falls Road, 400' centerline Monkton Road

7<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Randolph H Shelley, Big Falls Road Development LLC

Special Hearing to allow an amendment to the Partial Development Plan of Section Two, Wynstone Farm Estates, for the resubdivision of Lot 1 into 12 single family lots and 2 parcels.

HEARING: Wednesday, November 21, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon 672  
Director

C: Howard L Alderman Jr, Levin & Gann, 502 Washington Ave, 8<sup>th</sup> Floor,  
Towson 21204  
Randolph H Shelley, P O Box 356, Monkton 21111  
Geoffrey C Schultz, McKee & Associates Inc, 5 Shawan Rd, Ste 1,  
Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 6, 2001.**
- (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.





Baltimore County  
Department of Permits and  
Development Management

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

November 16, 2001

Howard L Alderman Jr  
Levin & Gann  
Nottingham Centre, 8<sup>th</sup> Floor  
502 Washington Avenue  
Towson MD 21204-2801

Dear Mr. Alderman:

RE: Case Number: 02-110-SPH, 16923 Big Falls Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 13, 2001.

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. GDZ  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Randolph H Shelley, Big Falls Road Development LLC, P O Box 356 Monkton 21111  
Geoffrey C Schultz, McKee & Associates, Inc, 5 Shawan Road, Suite 1,  
Cockeysville 21030  
People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

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

**DATE:** October 16, 2001

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For October 8, 2001  
Item Nos. 082, 101, 104, 105, 107,  
108, 110, 111, 112, 113, 114, 115,  
116, 117, and 118

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**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

October 15, 2001

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 October 1, 2001

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:

082, 102, 103, 104, 105, 106, 107, 109, 110, 111,  
112, 113, 114, 115, 116, 117, and 118

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

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

DATE: 10/17/01

SUBJECT: Zoning Item 110  
Address 16923 Big Falls Road

Zoning Advisory Committee Meeting of October 1, 2001

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

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

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

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

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

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

\_\_\_\_\_ Additional Comments:

Reviewer: Paul Dennis

Date: 10/17/01

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** October 15, 2001

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

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 02-101, 02-107, 02-110, 02-112, 02-113,  
and 02-119

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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: Mark A. Cunningham

Section Chief: Jeffrey M. Long

AFK/JL:MAC



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 10.5.01

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

RE: Baltimore County  
Item No. 110 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,

1- Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

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

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

RE: PETITION FOR SPECIAL HEARING  
16923 Big Falls Road, S/S Big Falls Rd,  
400' SW of c/l Monkton Rd  
7th Election District, 3rd Councilmanic

Legal Owner: Big Falls Road Development, LLC  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-110-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 31<sup>st</sup> day of October, 2001 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 502 Washington Avenue, 8th Floor, Towson, MD 21204, attorney for Petitioner(s).

  
PETER MAX ZIMMERMAN

Baltimore County Government  
Department of Permits and  
Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

410-887-3335

October 2, 2001

Big Falls Road Development LLC  
P.O. Box 356  
Monkton, MD 21111

Re: Low Property  
PDM #VII-363

Dear Sir or Madam:

- The Development Plan Conference, and the Hearing Officer's Hearing, have been scheduled on the above referenced project. Please arrange to attend these meetings with appropriate representation.

DEVELOPMENT PLAN CONFERENCE:

Date: Wednesday, October 24, 2001 Time: 10:00 AM

Location: Development Management Conference Room 123

County Office Building; 111 W. Chesapeake Avenue; Towson, MD 21204

HEARING OFFICER'S HEARING:

Date: Friday, November 16, 2001

Time: 9:00 AM

Location: Rm. 106 County Office Bldg.; 111 W. Chesapeake Ave.; Towson, MD 21204

A copy of a public notification letter of the Development Plan Conference and Hearing Officer's Hearing, is attached for your convenience. Please note that it is the developer's responsibility to send a copy of the development plan, and notify all interested parties of the conference and hearing. Also, it is the developer's responsibility to post the property. Please note the property must be posted by **October 18, 2001**. A county authorized sign posting company must post the sign(s). A list of authorized sign posters is available in Room 123 of the County Office Building. A certificate of posting and photograph of the sign must be forwarded to this office prior to the Hearing Officer's Hearing.

Sincerely,

*Christine K. Rorke/dak*

Christine K. Rorke  
Project Manager

CKR:dak

c: McKee & Associates, Inc.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

Pet Ex #4

4720 477 4

WAIVER OF RIGHT TO ENFORCE  
RESTRICTIONS

THIS WAIVER OF RIGHT TO ENFORCE RESTRICTIONS ("Waiver") is made this 3 day of AUGUST, 2000, by and between WYNDSTONE FARM ESTATES PARTNERSHIP (the "Partnership"), a Maryland general partnership, party of the first part, and RANDOLPH H. SHELLEY ("Shelley"), party of the second part.

IMP FD SURE \$ 2.00  
RECORDING FEE 28.00

WHEREAS, PATRICIA ANNE RUSSELL JONES ("Jones") owned a tract of land on the south sides of Monkton Road and Big Falls Road in the 7th Election District of Baltimore County, Maryland; and

WHEREAS, by a Deed dated May 14, 1986, and recorded among the Land Records of Baltimore County, Maryland in Liber No. 7157, folio 826, Jones granted and conveyed part of the said tract to Clifford O. Low, et al. ("Low"), containing 22.474 acres of land, more or less; and

TOTAL 22.00  
Ref # B485 Rpt # 86687

WHEREAS, the said Deed to Low contained the following Restrictions as follows:

SN BC BIR # 158

"The above described property is subject to the following Restrictions:

Sep 27, 2000 04:28 PM

20  
1. Said tract of land shall not be subdivided prior to June 1, 2001 without the written consent of the Grantor.

2. No barn, building, shed or other structure shall be erected on said lot nearer to Big Falls Road than the present buildings on said tract of land.

3. The owner of said tract shall comply with the provisions of the approved Development Plan for Section Two, Wyndstone Farm Estates as approved by Baltimore County, Maryland regarding the compact tree line along Big Falls Road as it applies to the subject property. The plan provides for the existing tree line to remain and that the lower limbs of trees be kept trim so as not to interfere with traffic visibility along Big Falls Road.

These Restrictions are to be personal to the Grantor and may be transferred to the Developer of Section Two Wyndstone Farm Estates."; and

WHEREAS, by a Deed dated June 6, 1986 and recorded among the aforesaid Land Records in Liber No. 7170, folio 364, Jones granted and conveyed another part of her said tract to the Partnership, containing 43.904 acres of land, more or less; and

WHEREAS, this June 6, 1986 Deed also contained the following:

TRANSFER TAX NOT REQUIRED  
Director of Budget and Finance  
BALTIMORE COUNTY MARYLAND

Per Joy Blugoo  
Authorized Signature

Date 9-29-2000 Sec 33-136 AC



3074720 470

"The grantor herein further assigns unto the grantee all rights reserved in a Deed dated May 14, 1986 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. No. 7157 folio 826 from Patricia Anne Russell Jones to Clifford O. Low et al."

which language transferred the rights to enforce the aforesaid three Restrictions from Jones to the Partnership; and

WHEREAS, the Partnership subdivided the said parcel of land containing 43.904 acres into the subdivision known as "Section Two Wyndstone Farm Estates", as shown on the plat entitled "Section Two Wyndstone Farm Estates", containing Lot 1 through Lot 25, which plat is recorded among the aforesaid Land Records in Plat Book No. 55, folio 6; and

WHEREAS, the aforesaid parcel conveyed to Low is shown as Lot 1 on the said Plat; and

WHEREAS, the Partnership executed a "Declaration of Wyndstone Farm Estates Section II Covenants and Restrictions", dated July 13, 1986, and recorded among the aforesaid Land Records in Liber No. 7210, folio 361, which Declaration states that it applies to Lots 3 through 25 only; and

WHEREAS, the Restrictions have not been transferred or assigned by the Partnership; and

WHEREAS, Shelley has contracted to purchase Lot 1 from Low; and

WHEREAS, Shelley desires to subdivide Lot 1 into several lots and intends to construct residential homes for sale on the lots, some of which homes are intended to be constructed nearer to Big Falls Road than the present buildings on Lot 1 in violation of Restriction 2. of the Restrictions; and

WHEREAS, Shelley has requested Chicago Title Insurance Company ("Chicago Title") to issue owners title insurance policies to purchasers of those new lots subdivided from the said Lot 1 without exception to Restriction 2. of the Restrictions; and

WHEREAS, Chicago Title is unwilling to issue such owners title insurance unless the Partnership waives its right to enforce Restriction 2. of the Restrictions; and

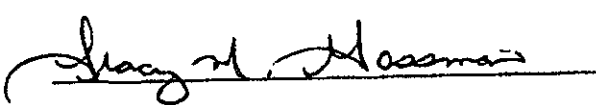
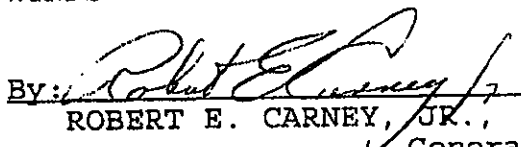
WHEREAS, Shelley has requested the Partnership to waive its right to enforce Restriction 2. of the Restrictions, and the Partnership has agreed to execute this Waiver to do so.

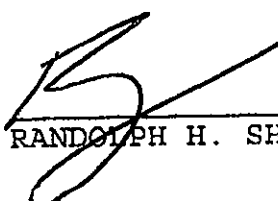
NOW, THEREFORE, THIS WAIVER OF RIGHT TO ENFORCE RESTRICTIONS WITNESSETH, That in and for the consideration of Ten Dollars and

other good and valuable considerations, Wyndstone Farm Estates Partnership, for itself, its partners, and its and their successors and assigns, does hereby forever waive and relinquish to Shelley, his successors and assigns, any and all rights which it ever had, may now have, or shall ever have in the future, to enforce the said Restriction 2. of those three Restrictions set forth in the aforesaid Deed dated May 14, 1986, and recorded among the aforesaid Land Records in Liber No. 7157, folio 826. This Waiver is made by and on behalf of the Partnership and its partners, and this Waiver is not made on behalf of or by any other entity or individual which or who may have any right to enforce the said Restrictions.

The party of the second part, his personal representatives and assigns, and any owner of any part of the aforesaid 22.474 acre tract of land, shall not bring or maintain any civil action against the party of the first part due to the execution of this Waiver.

WITNESS the hands and seals of the parties hereto as of the day and year first written above.

WITNESS: WYNDSTONE FARM ESTATES PARTNERSHIP  
 By:  (SEAL)  
ROBERT E. CARNEY, JR.,  
General Partner

  (SEAL)  
RANDOLPH H. SHELLEY

STATE OF MARYLAND, Baltimore COUNTY, to wit:

I HEREBY CERTIFY, that on this 20<sup>th</sup> day of June, 2000, before me, a Notary Public of the State aforesaid, personally appeared ROBERT E. CARNEY, JR., who acknowledged himself to be the General Partner of WYNDSTONE FARM ESTATES PARTNERSHIP, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing, in my presence, the name of the said Partnership by himself as General Partner.

WITNESS my hand and Notarial Seal.

 Notary Public  
My Commission Expires: 9/18/01



STATE OF MARYLAND, *BALTIMORE*

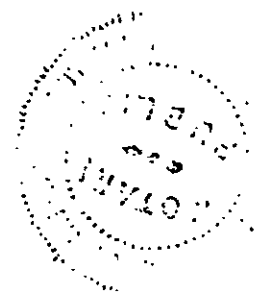
COUNTY, to wit:

I HEREBY CERTIFY, that on this *3* day of *August*, 2000, before me, a Notary Public of the State aforesaid, personally appeared RANDOLPH H. SHELLEY known to be to be the person whose name is subscribed to the within instrument, who signed the same in my presence, and acknowledged that he executed the same for the purposes therein contained.

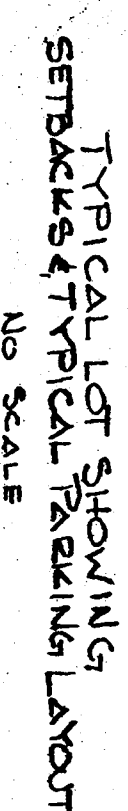
WITNESS my hand and Notarial Seal.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: *12/1/02*  
*MICHAEL L. SNYDER*

RETURN TO:  
COADY & FARLEY, Attorneys  
400 Allegheny Avenue  
Towson, MD 21204  
35,235.SHE







NO SCALE

DETAIL FOR REFUSE CONTAINERS  
No SCALE  
■ DENOTES REFUSE CONTAINERS.

GAR

NOTE:  
SIZE OF CONTAINERS WILL  
VARY WITH # OF LOTS SUBJECT  
ACCESS TO CONTAINERS WILL  
BE OFF PUBLIC ROADWAYS  
SHOWN ON PLAT THUS

GENERAL NOTES

1. Buildings shown hereon are for the location of all principal buildings only; accessory structures, fences and projection into yards may be constructed outside the envelope but must comply with Sect. 4003.02 of Baldo County Zoning Regulations.
2. Individual homes shown hereon are for proposed subdivision.
3. Principal building setback shown thickly.
4. Lots shown are for single family residential use only and are for sale.
5. No further subdivision of the parcel shown hereon will be zoning Commission approved by the Baldo to Planning and Zoning Commission.
6. No building permit shall be issued for the construction of a dwelling on a lot shown on the final plat until a well approval by applicable State & County agencies having jurisdiction, has been located on the site of any lot.
7. All other uses shown hereon are in accordance with current regulations or as amended by the Public Service Commission of MD regarding underground services.
8. If and when water & sewer facilities become available to the subdivision, connection thereto shall be required by the agency having jurisdiction.
9. The location of all buildings shall be within County.
10. The exact location of driveway or parking pads are to be determined by homeowners at time of building.
11. All parking spaces & drives to be paved with a durable & distress resistant (concrete or asphalt).
12. Arrows show approximate direction of travel.
13. Landscaping & grading of lots to be determined by individual lot owners.
14. Grading to be confined to three site only.
15. Principal building setbacks to be 50' EOTF, side & rear.
16. Grading of the proposed subdivisions to be submitted with a separate plan for Baltimore County Approval.
17. Vegetation consist of oak & hardy trees predominant. Only trees for house and parkable area construction will be removed.
18. Street lights not to exceed 12' in height.
19. A sewer to S.W. lot, has been granted by D.P.M. on 12/30/85.
20. The Developer will require by restrictive covenant, where as a max. 7000 sq ft of clearing per lot shall be permitted.
21. A parking plan will be approved by office of planning & zoning prior to issuance of any building permits.
22. No more than 15% of the lot area shall be covered by building.
23. Open space not required in R-5.
24. Each lot street parking spaces shall be required for 75%.
25. Permissible lots subject to declaration and maintenance agreements to be recorded using the Land Records of Baltimore County at the time of plat recording.
26. For parkable lots, refuse collection, snow removal and maintenance shall be provided by the owner of the parkable and street R/W line only and not onto the parkable lot driveway.

- Landscaping & grading of lots to be performed by individual

NOTES

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LINE

VALVE

AREA

5  
 LOT 4  
 1  
 OWNER:  
 F. ANN ROBERTSON JONES  
 10000 Robin Elm's RD  
 WILMINGTON, MD. 21111  
 TAX # 17-00-004665  
 d 17W 41.32'  
 q 232.25W  
 of 518.26W  
 of 518.26W  
 ADT. 75  
 DENSITY CALCULATION  
 ACRE OF PROPERTY  
 ZONE  
 NUMBER OF LOTS PER ACRE  
 NUMBER OF LOTS PER ACRE  
 CITY OF PROPERTY  
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SECTION TWO

WYNDSTONE FARM ESTATES

LOCATED IN

7th ELECTION DIST. BALTIMORE CO. MD.

DEED REF. 537

APRIL 25th 1966

C & M.: B2276

REVISED 5-15-68

DEVELOPED BY WYNDSTONE RANCHES, INC.

11 FARMHOUSE VIEW CR

REDAWNT, MD. 21231

RAUNING A

SCALE 1"=100'

GERHARD, LOOSE & ETZEL

266 REAR LANE SUELVILLE

412 DELAWARE AVE

TOWSON, MD. 21204

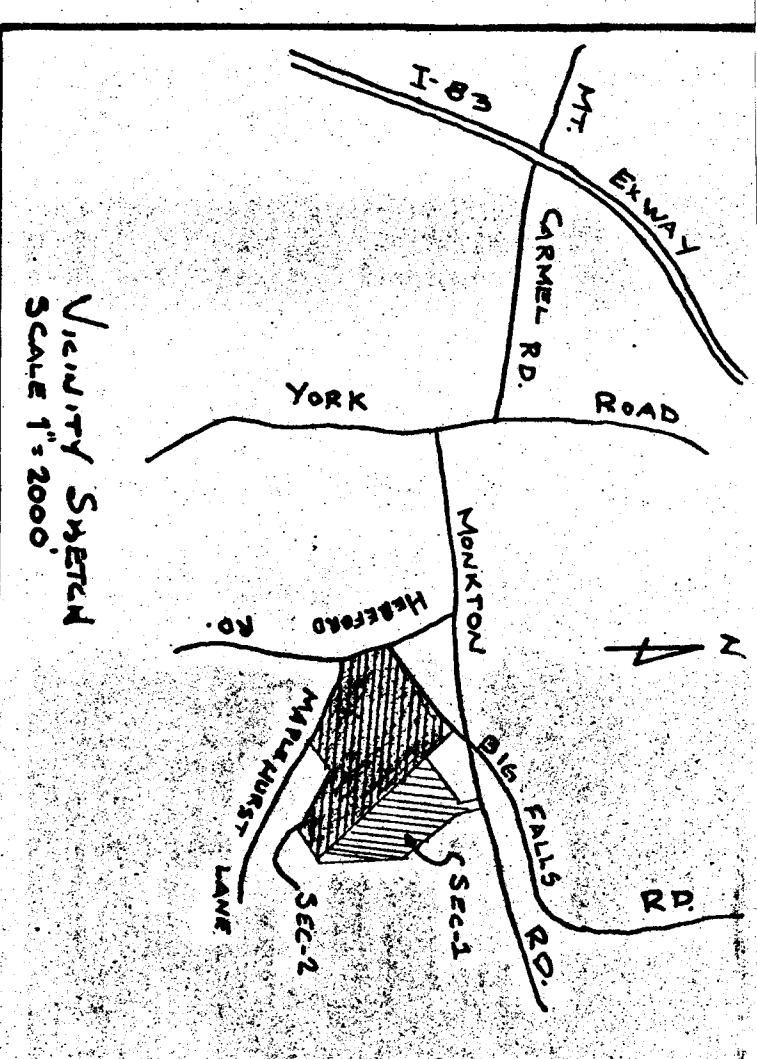
823-4470

## SECTION TWO

# DEVELOPMENT PLAN

| JOL 1953 LIMITATION |      | SUGGESTED              |  | SPECIFIC FUTURE FIELD |  | CLASS |  |
|---------------------|------|------------------------|--|-----------------------|--|-------|--|
| AREA                | 29th | ST. DULCE W. BAYNEHANT |  |                       |  | MAINE |  |
| APPLIC.             | MB02 | Slight                 |  | Slight                |  | MAINE |  |
| 14.04.1             | MB02 | MODERATE / Slope       |  | SEVERE / Slope        |  | MAINE |  |
| 2.04.1              | MB02 | SEVERE / Slope         |  | MODERATE / Slope      |  | MAINE |  |
| 7.04.1              | MB02 | MODERATE / Slope       |  | SEVERE / Slope        |  | MAINE |  |
|                     |      | SEVERE / Slope         |  | MODERATE / Slope      |  | MAINE |  |

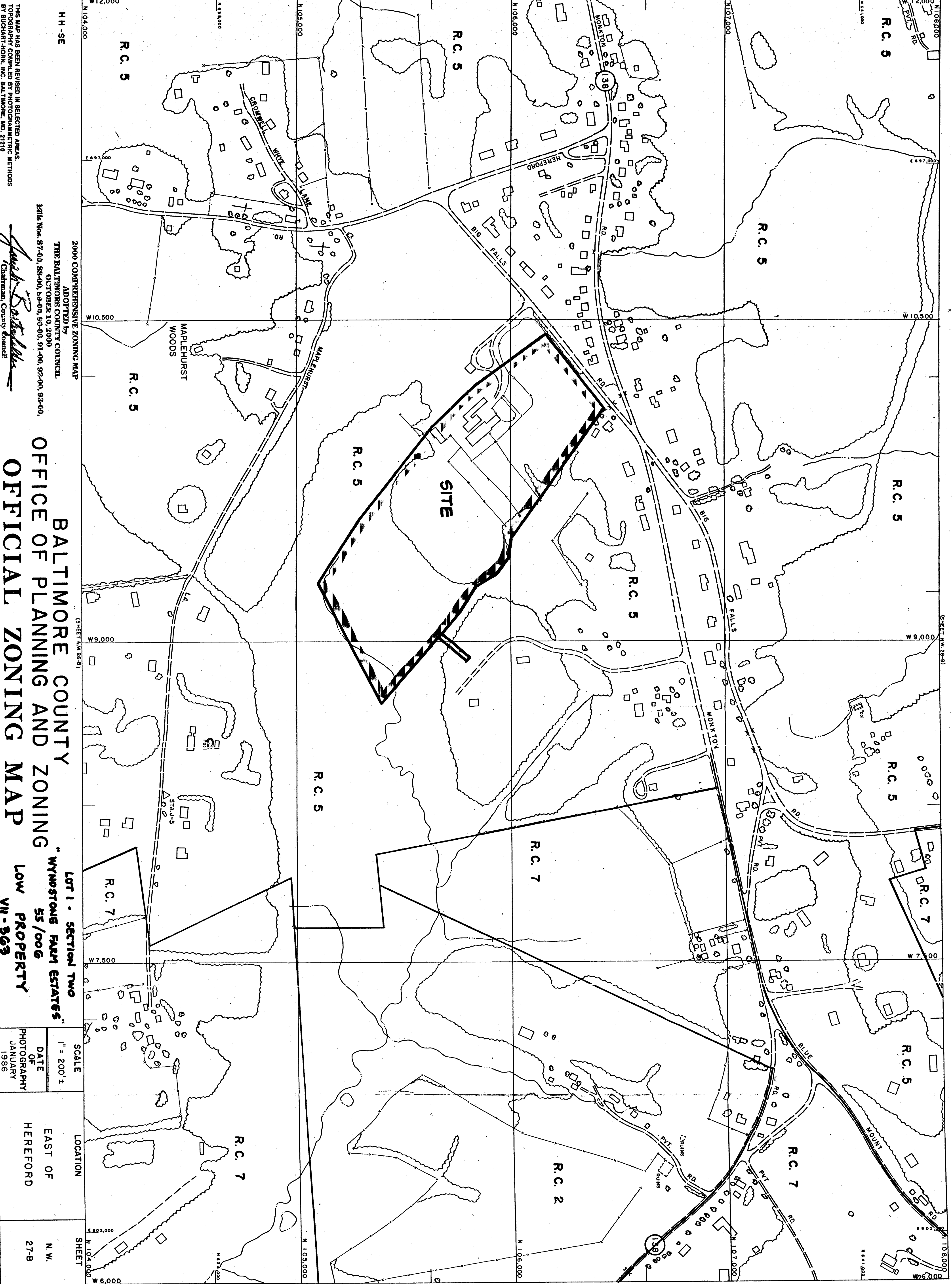
REASON FOR FIRST AMENDMENT  
TO SEPARATE LOT 1 FROM THIS DEVELOPMENT  
AND SHOW IT AS A PROVISORY SECTION AS  
THE FUTURE DEVELOPMENT OF THE  
"LOW PROPERTY."











THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

2000 COMPREHENSIVE ZONING MAP  
ADOPTED BY  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 10, 2000  
BILLS Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP  
LOT 1 - SECTION TWO  
"WYNSTONE FARM ESTATES"  
55/006  
LOW PROPERTY  
VII - 363

| SCALE                                        | LOCATION | SHEET |
|----------------------------------------------|----------|-------|
| 1" = 200' ±                                  | EAST OF  | N.W.  |
| DATE<br>OF<br>PHOTOGRAPHY<br>JANUARY<br>1986 | HEREFORD | 27-B  |

NW 27 B



# GENERAL NOTES

1. ALL LOTS SHOWN HEREON ARE FOR SINGLE FAMILY USE AND ARE FOR SALE.
2. EXISTING LAND IS FOREST, AND FUTURE ARE NO CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIALS ON THIS SITE.
3. EXISTING UTILITIES WILL BE IN ACCORDANCE WITH THE INDIVIDUAL HOME.
4. EXISTING TREES AND VEGETATION SHALL BE PRESERVED WHERE POSSIBLE OUTSIDE OF ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION.
5. EXISTING UTILITIES SHALL BE PRESERVED WHERE POSSIBLE OUTSIDE OF ROAD, PARKING, BUILDING AND UTILITY CONSTRUCTION.
6. LOTS SHOWN HEREON SHALL OPERATE ON PRIVATE WELL AND SEPTIC SYSTEMS.
7. LOTS SHOWN HEREON ARE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP 15.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN EXISTING UNDERGROUND UTILITY LINES ON THIS SITE.
9. WHEREVER POSSIBLE, GRADING OR DISTURBANCE OF STEEP SLOPES SHALL BE AVOIDED.
10. ALL LOTS AND ROADS SHALL BE GRADED SO AS TO DRAIN ANY CONCENTRATED WATER TO THE STREET OR TO THE STREET DRAINAGE SYSTEM.
11. EXCEPT AS SHOWN, GRADING SHALL BE WITHIN 100 FEET OF THE PROPERTY LINE.
12. EXCEPT AS SHOWN, GRADING SHALL BE WITHIN 100 FEET OF THE PROPERTY LINE.
13. EXCEPT AS SHOWN, GRADING SHALL BE WITHIN 100 FEET OF THE PROPERTY LINE.
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30. EXCEPT AS SHOWN, GRADING SHALL BE WITHIN 100 FEET OF THE PROPERTY LINE.

## SITE DATA

1. EX. ZONING: RC-5
2. GROSS AREA OF SITE = 24.474 AC.
3. NO. OF LOTS ALLOWED: (22.474 AC. X .667) = 14 LOTS
4. NO. OF LOTS PROPOSED: 12 LOTS + TRACT A AND B
5. NET AREA OF LOTS: 21.334 AC.
6. NET AREA OF LOTS: 21.334 AC.
7. DEED REFERENCE: 7157/826
8. TAX ACCOUNT NO.: 20-00-008950
9. TAX MAP 22, PARCEL 466, LOT 1
10. CENSUS TRACT: 4071
11. REGIONAL PLANNING DISTRICT: 3014
12. SCHOOL DISTRICT: 71H
13. UNINCORPORATED
14. UNINCORPORATED
15. COUNCILMANIC DISTRICT: 3
16. GROWTH MANAGEMENT AREA: RURAL RESIDENTIAL AREA
17. TRANSPORTATION ZONE: 403

## LOCAL OPEN SPACE DATA

OPEN SPACE REQUIRED - 7800 SF ACTIVE AND 4200 SF PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION III.D.3.

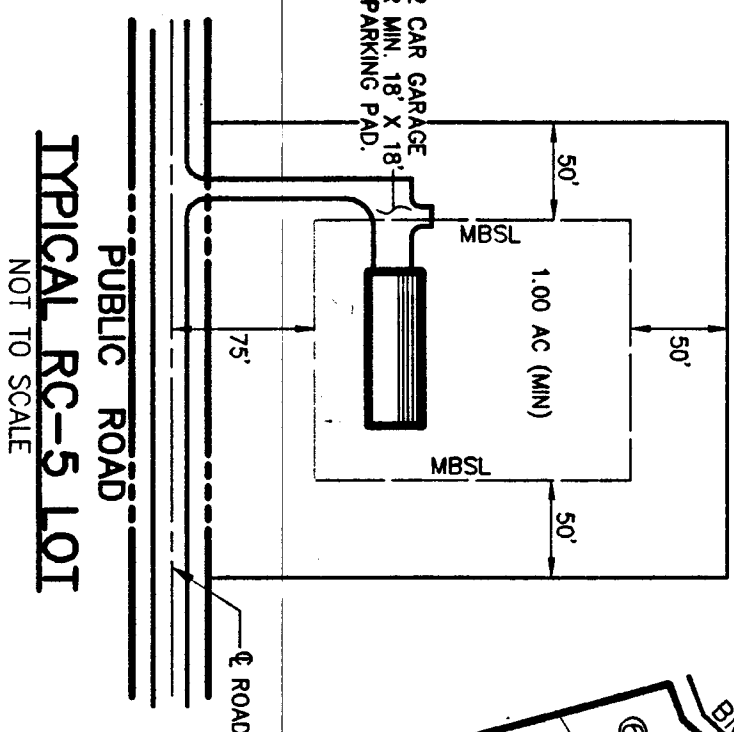
OPEN SPACE PROVIDED - WAIVER REQUESTED AND FEE-IN-LIEU OF TO BE PAID.

## ZONING NOTE

THE PROPERTY SHOWN HEREON HAS BEEN HELD INTACT SINCE JULY 3, 1966. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THIS PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.

ORIGINAL TRACT AREA: 66.378 AC. (PLAT 55/106)  
ZONING: RC-5  
DENSITY ALLOWED: (66.378 X .667) = 42 LOTS  
DENSITY UTILIZED: 36 LOTS

SEE DENSITY PLAT AT RIGHT



TYPICAL RC-5 LOT  
NOT TO SCALE

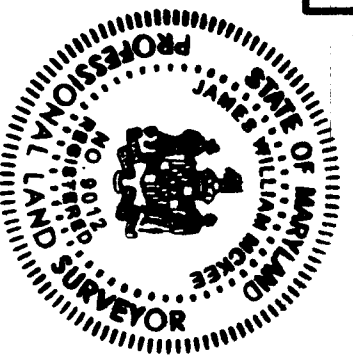
## SOILS LIMITATION CHART

| SYMBOL | SERIES       | MOISTURES      | SEPTIC SYSTEMS | HYDROLOGIC VALUE | CAPABILITY    |
|--------|--------------|----------------|----------------|------------------|---------------|
| M602   | MANOR        | MODERATE SLOPE | MODERATE SLOPE | NO               | 0.37 III-E-25 |
| M602   | SEVERE SLOPE | SEVERE SLOPE   | NO             | 0.37             | III-E-25      |

**McKEE & ASSOCIATES, INC.**

Engineering - Land Planning - Land Surveying

Natural Resource Planning - Real Estate Development  
5 SHAWAN ROAD, SUITE 1 COCKEYSVILLE, MARYLAND 21030  
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1663



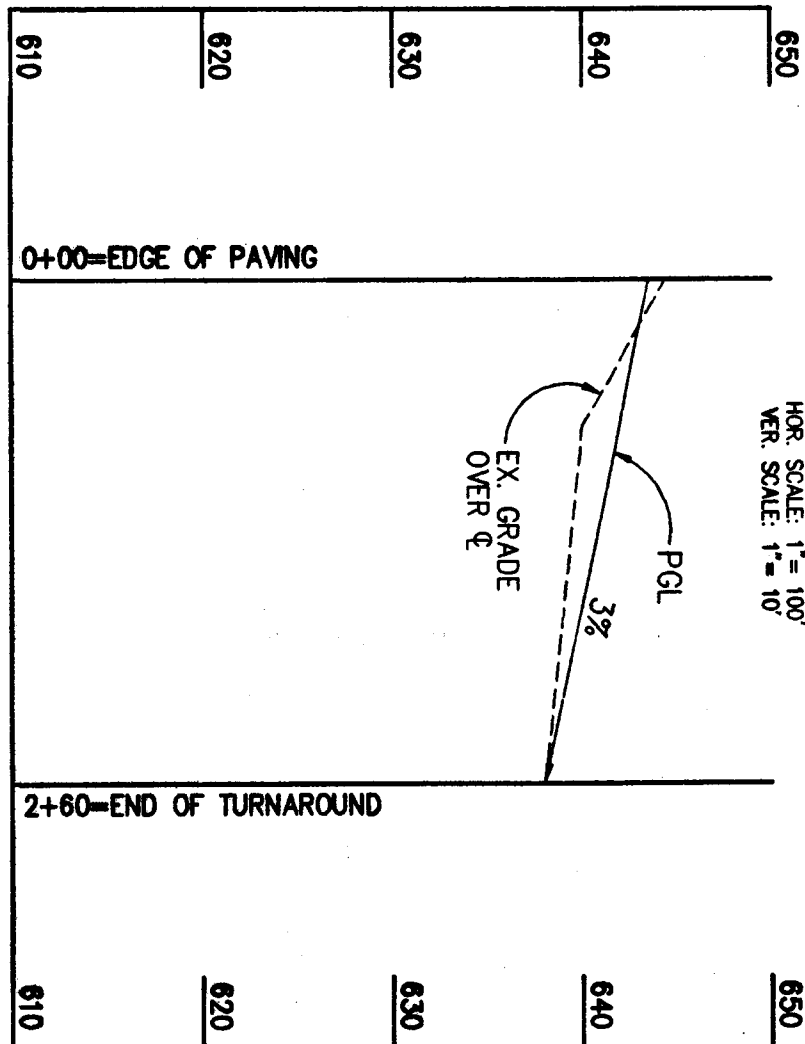
## DELINQUENT ACCOUNT STATEMENT

I, **James W. McKee**, certify under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, or a person who will perform contractual services on behalf of the proposed development.

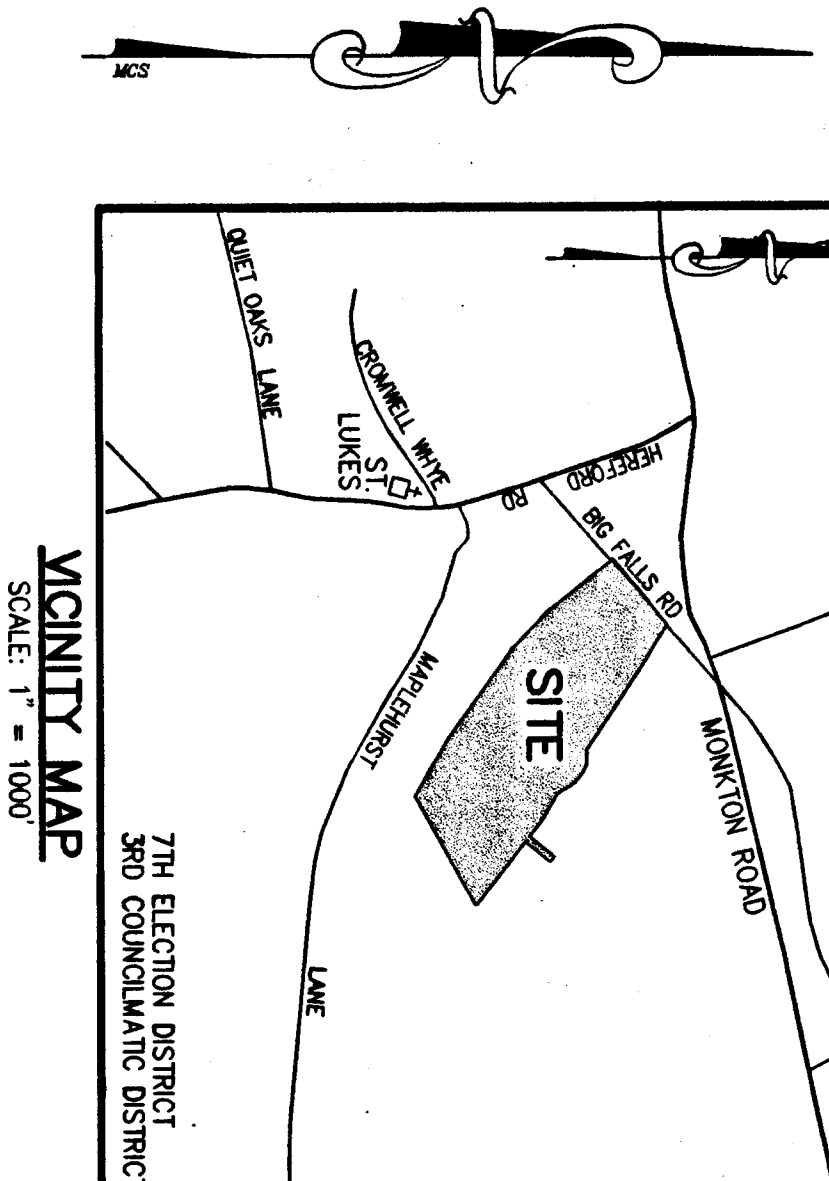
JAMES W. MCKEE  
MD REG. NO. 9012

DATE: 9/12/01

## PANHANDLE PROFILE



MCS  
N 7700500  
E 1412000  
BCMD  
N 1065500  
E -8500



## LEGEND

- EX. CONTOURS: 5' - 25'
- SLOPES: 25%
- EX. STREETS
- PERC TEST: PASS (PASS) / FAIL (FAIL)
- SAND MOUND TEST: PASS (PASS) / FAIL (FAIL)
- WELL: EXISTING (EXISTING) / PROPOSED (PROPOSED)
- PROPOSED SEPTIC AREA
- SOIL TYPES: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
- FOREST BUFFER EASEMENT
- FOREST CONSERVATION EASEMENT
- UNIT OF WETLANDS
- EX. WOODS LINE
- PROPOSED WOODS LINE
- PROPOSED HOUSE SITE
- PROPOSED STREET LIGHT

## SITE DEVELOPMENT PLAN AND PLAN TO ACCOMPANY SPECIAL HEARING REQUEST

### LOW PROPERTY

#16923 BIG FALLS ROAD  
7TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND  
SCALE: 1" = 100'  
DATE: AUGUST 23, 2000

BEING A RESUBDIVISION OF LOT ONE, SECTION TWO "WINDSTONE FARM ESTATES" 55/006

PDM FILE NO-VI-363

APPLICANT & DEVELOPER  
BIG FALLS ROAD DEVELOPMENT LLC  
P.O. BOX 1111  
MONTGOMERY, MARYLAND 21111  
DEED REF: 14726/420  
ACT NO. 20-00-008950  
TAX MAP 22, PARCEL 466, LOT 1