

IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE
PETITION FOR SPECIAL HEARING - * ZONING COMMISSIONER
E/S Hilltop Avenue, S of Frederick Road *
(Hilltop Property) * OF BALTIMORE COUNTY
1st Election District *
1st Council District * Cases Nos. I-485 & 02-226-SPH

Leo & Susan Hull, Parcel 442; *
Eugene Osborne, Parcel 443; and, *
Francis W. Farley, Parcel 992, Owners; *
B & Z Enterprises, Contr. Pur./Developer *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner for a combined public hearing, pursuant to Section 26-206.1 of the Baltimore County Code (B.C.C.). Pursuant to the development review regulations codified in Title 26 thereof, the Owners/Developers request approval of a development plan prepared by G. W. Stephens, Jr. & Associates, Inc., for the proposed development of the subject property with 36 single family dwellings. In addition, the Owners/Developers seek zoning relief under a Petition for Special Hearing. Specifically, approval is requested to amend the previously approved development plan for Cainewood by the removal of Parcel A therefrom (and the density allocated to it by the development plan and record plat), and, to the extent that same may be required, approval of the density, house location, use areas and lot configuration shown on the Plat to Accompany the Petition for Special Hearing as a Density Anomaly. The subject property consists of a gross area of 22.18 acres, more or less, split zoned D.R.5.5 and D.R.2, and is located on the east side of Hilltop Avenue, south of Frederick Road in Catonsville. A revised, red-lined plan was received with a revision date of January 10, 2001 as contained within the case file.

This matter has had numerous stops and starts through the development review process codified in Title 26 of the Baltimore County Code. That process sets out a series of steps or stages through which a development plan proceeds for review by Baltimore County. The process commences with the filing of a concept plan by the Developer. As the name suggests, the plan submitted is schematic in nature and generally outlines the development. A Concept Plan

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Date

By

Conference (CPC) is held between representatives of the reviewing County agencies and the Developer, at which time written concept plan comments are offered regarding the proposal. In this case, the CPC was held on March 5, 2001. The second step of the process encourages community participation through a Community Input Meeting (CIM), which is held during the evening hours at a location in proximity of the proposed development. At that meeting, residents are provided the opportunity to question the Developer regarding the project and make comments. In this case, the CIM was held on April 4, 2001 at the Catonsville Library. The third step of the process is the Development Plan Conference (DPC) which is held between representatives of the reviewing County agencies and the Developer. After receiving information from the County at the CPC and the community at the CIM, a Developer typically makes revisions to its plan and submits a revised plan at the DPC where written development plan comments are offered. In this case, the DPC was held on July 25, 2001. The fourth and final step is a public hearing before the Zoning Commissioner/Hearing Officer wherein testimony and evidence are received about the merits of the plan. Originally, this case was scheduled for a Hearing Officer's Hearing on August 16, 2001; however, the matter was continued and ultimately remanded for a second DPC, which took place on December 19, 2001. Continued Hearing Officer's Hearings were scheduled for the beginning of the year in 2002; however, were again postponed or continued for various procedural reasons. Ultimately, the matter came in for a hearing before the undersigned on April 16, 2002.

Appearing at the public hearing required for this project were Warren Zielski and Uri Ben-Or, on behalf of the Contract Purchaser/Developer, and Howard L. Alderman, Jr., Esquire, attorney for the Owners/Developer. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing, including the following individuals from the Department of Permits and Development Management (DPDM): David Green, Project Manager; Bob Bowling, Development Plans Review; Ron Goodwin, Land Acquisition; and, Jeffrey Perlow, Zoning Review. Also appearing on behalf of the County were Mark Cunningham, Office of Planning (OP); R. Bruce Seeley, Department of Environmental Protection and Resource Management (DEPRM); and Jan Cook, Department of Recreation and Parks (R&P). Appearing in

ORDERED: 4/25/02
By: [Signature]

opposition to the plan were several residents from the surrounding community, including Joseph Gochar, Eugene Shaver, Fran Traino and Marcia Ames, all of who were represented by John V. Murphy, Esquire. James Patton, a Professional Engineer retained by the Protestants also appeared.

Prior to proceeding on the merits of the case, oral argument was received on a Motion to Dismiss filed by John V. Murphy, Esquire on behalf of Joseph Gochar and the Hilltop Maple Community Association, Protestants. Arguments from both sides were received during the hearing. The Protestants' Motion to Dismiss is essentially based upon the sewer and water designations for the subject property, as set out in the Baltimore County Water and Sewer Master Plan. As noted within the Motion and exhibits attached thereto, the subject property is designated as being located in a "W-6" and "S-6" Capital Facilities Area. Indeed, there is no dispute that the property is so designated in the County's Master Water and Sewer Plans, respectively.

The County's Water and Sewer Master Plans have been developed in accordance with State law. The requirements for same are set out in Title 9, Subtitle 5, of the Environmental Article of the Annotated Code of Maryland. Essentially, the Annotated Code requires that each County in Maryland have a sewer and water Master Plan that is approved by the Maryland Department of the Environment (MDE). The Plan categorizes properties within the jurisdiction for public water and public sewer service. The "W-6" and "S-6" classifications designate the subject property as an "Area of future consideration" for public water and sewer facilities. As such, under the Plan, public sewer and public water are not available to the subject site at the present time.

The Annotated Code also authorizes a process by which the County's master sewer and water plan can be amended. Essentially, an amendment is accomplished by the issuance of an executive order from the County Executive and a referral for consideration of same by the Planning Board. Upon recommendation of the Planning Board, the Baltimore County Council would ultimately approve an amendment, and thereafter, submit same for approval by the MDE.

As noted above, it is clear that the subject property is presently classified S-6 and W-6 and as such, public sewer and water service are not available at this time. During argument on the Motion, Counsel for the Developer indicated that the Owners/Developer would apply for an

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Date 5/23/02
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amendment to the Master Sewer and Water Plans so that public water and sewer could be extended to this site. Protestants' Counsel indicated that such an amendment request would be most vigorously opposed through every stage. Counsel for both parties agreed that any amendment, if approved, would not be in place until January 2003 at the earliest.

Essentially, the Protestants argue within their Motion that because the property is not now eligible for public sewer and water, the development plan cannot be considered and that the Hearing Officer should deny the Developer's request for approval of same. Although arguing that the Annotated Code might not prohibit consideration of the development plan without an amendment to the Master Water and Sewer Plans, Developer's Counsel conceded during argument that it was most appropriate for the matter to be indefinitely continued until an amendment to the Plan is in place.¹ Thus, as framed by the parties, the issue before the undersigned Hearing Officer is whether the development plan should be dismissed or whether the matter should be continued.

It is clear that the Hearing Officer is empowered with wide discretion and latitude in the conduct of the proceedings before him. As is the case in any administrative proceeding, the Hearing Officer may postpone or continue proceedings as he deems appropriate (see Rules G and H of the Rules of Practice and Procedure before the Zoning Commissioner/Hearing Officer of Baltimore County).

It is also to be noted that contemporaneously with the hearing before the undersigned on the development plan for the Hilltop property, Deputy Zoning Commissioner Timothy M. Kotroco considered an identical issue in the development plan case for Oak Tree Farm Estates (Case No. XIII-189). In that case, the Developer apparently urged that the Hearing Officer's Hearing be continued. The Protestants filed an identical Motion to Dismiss because of the W-6/S-6 designation. Stating that the availability of public water and sewer was an "essential, basic and

1) Section 9-512(d) of the Environmental Article of the Annotated Code provides that "A state or local authority may not record or approve a subdivision plat unless any approved facilities for conveying, pumping, storing or treating water, sewage or solid waste to serve the proposed development would be..." in place. Clearly the Hearing Officer is not being requested to approve or record a "subdivision plat." Rather, a development plan is that document which the Hearing Officer considers.

ORDER RECEIVED OF CHAIRMAN
Date 4/25/02
BY [Signature]

fundamental concept which must be reconciled", Deputy Commissioner Kotroco granted the Protestants' Motion to Dismiss.

In any event, the issue before the undersigned in the instant case is whether a Motion to Dismiss should be granted, or a continuance provided. A review of the development regulations generally is appropriate. Among the development policies enumerated in Section 26-166 of the Code is a provision stating that the regulations are designed and intended to insure the adequacy of both water supply and sewage disposal. (See Section 26-166(b)(4)) The purpose of the regulations is to implement public and private policy and action in order to provide adequate and efficient water and sewer service. (See Section 26-167(a)(6)) The Master Water and Sewer designation is vital information that is disclosed at the beginning of the development plan review process. (See Section 26-202(a)(16) Moreover, it is clear that the regulations are formatted so as to establish deadlines to ensure the timely review of the proposed development.

After due consideration of the arguments of Counsel, I am persuaded that the Motion to Dismiss should be granted and the plan should be denied. I agree with Deputy Commissioner Kotroco's conclusion that the resolution of the sewer and water issues are "essential, basic and fundamental" to the plan. The provisions contained within the purposes and policies statement of the Code referenced above are persuasive to that finding. As importantly, it is obvious that a resolution of this issue may take a lengthy period of time. An open-ended continuance is simply inappropriate. This is particularly the case, when the issue to be resolved is not that which can be addressed through the development review process, but an entirely different forum. That is, the amendment of the Master water and sewer plans does not in any manner involve the Hearing Officer or the Department of Permits and Development Management in its implementation of the development review process. The necessary amendment is accomplished only by resolution of the County Executive, review of the Planning Board, and action of the Baltimore County Council. Indeed, ultimate approval from the Maryland Department of the Environment (MDE) is required. Because the Developer must proceed through that process and in that no reasonable schedule can

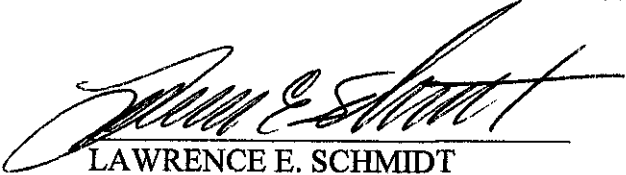
4/25/02

[Signature]

be established, I do not believe that a continuance serves the interest of justice in this case. Thus, the Motion to Dismiss will be granted and the development plan denied.

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 25th day of April, 2002 that the development plan for Hilltop Property be and is hereby DENIED.

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



LAWRENCE E. SCHMIDT
Zoning Commissioner/Hearing Officer
for Baltimore County

LES:bjs

ORDER FILED
4/25/02
RSP



Baltimore County
Zoning Commissioner

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

April 25, 2002

Howard L. Alderman, Jr., Esquire
Levin & Gann
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson, Maryland 21204

RE: DEVELOPMENT PLAN and PETITION FOR SPECIAL HEARING
E/S Hilltop Avenue, S of Frederick Road
(Hilltop Property)
1st Election District – 1st Council District
Leo & Susan Hull, Parcel 442; Eugene Osborne, Parcel 443 and
Francis W. Farley, Parcel 992, Owners; B & Z Enterprises, Developer/Contract Purchasers
Cases Nos. I-485 & 02-226-SPH

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter.
The development plan has been denied, 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: B & Z Enterprises, P.O. Box 68, Reisterstown, Md. 21136
Mr. Warren Zielski, 10815 Hudson Road, Owings Mills, Md. 21117
John V. Murphy, Esquire, 14 Rolling Road, Catonsville, Md. 21228-4848
Mr. Rick Chadsey, GW Stephens, 1020 Cromwell Bridge Rd., Towson, Md. 21286
Dave Green, Proj.Mgr., DPDM; Bob Bowling (DPW), DPDM; Bruce Seeley, DEPRM;
Office of Planning; Rec. & Parks; People's Counsel; Case Files

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





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County
E/S South Hilltop Ave., S of
for the property located at Frederick Road
which is presently zoned DR2 and DR5.5

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

SEE ATTACHED

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:

B & Z Enterprises:

Name - Type or Print

By: [Signature]

Signature

P.O. Box 68

410-925-8919

Address

Reisterstown

MD

Telephone No.

21136

City

State

Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr.

Name - Type or Print

Signature

[Signature]

Levin & Gann, P.A.

Company Nottingham Centre

502 Washington Avenue

410-321-0600

Address

Towson

MD

Telephone No.

21204

City

State

Zip Code

Legal Owner(s):

See Continuation Sheet

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

State

Zip Code

Representative to be Contacted:

Rick Chadsey, PE

Name

GWS, Inc., 1020 Cromwell Bridge Rd.

Address

Towson

MD

Telephone No.

410-825-8120

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D. THOMPSON Date 11/28/01

To Be Combined With
Hearing Officer's Hearing
BCC § 26-206.1

ORDER RECEIVED FOR FILING

Date

By

Case No. 02-226-SPH

REV 9/15/98

**PETITION FOR SPECIAL HEARING
OWNERSHIP CONTINUATION SHEET**

E/S South Hilltop Avenue, S of Frederick Road

Legal Owners (by Parcel):

Parcel 442:

Leo T. Hull
Leo T. Hull

Susan M. Hull
Susan M. Hull

109 South Hilltop Road
Baltimore, Maryland 21228
Tel.:410-744-4383

Parcel 443:

Eugene F. Osborne

3000 Old Taneytown Road
Westminster, Maryland 21158
Tel.:410-756-4152

Parcel 992:

Francis W. Farley

PO Box 40
Highland, Maryland 20777
Tel.:301-384-5148

4/25/12
JP

**PETITION FOR SPECIAL HEARING
OWNERSHIP CONTINUATION SHEET**

E/S South Hilltop Avenue, S of Frederick Road

Legal Owners (by Parcel):

Parcel 442:

Leo T. Hull

Susan M. Hull

109 South Hilltop Road
Baltimore, Maryland 21228
Tel.: 410-744-4383

Parcel 443:

Jennye A. Osborne
Jennye A. Osborne

Eugene P. Osborne
Eugene P. Osborne

3000 Old Taneytown Road
Westminster, Maryland 21158
Tel.: 410-756-4152

Parcel 992:

Mary V. Farley
Mary V. Farley

Francis W. Farley
Francis W. Farley

7317 Wildwood Drive
Takoma Park, Maryland 20912
Tel.: 301-434-4433

Sonja O. Vogel
Sonja O. Vogel

William A. Vogel
William A. Vogel

10730 Cleo's Court
Columbia, Maryland 21044
301-854-0238

ORDER RECEIVED FOR FILING

Date 4/26/12

By [Signature]

Attachment 1

PETITION FOR SPECIAL HEARING

CASE NO: 02- -SPH

Address: East Side of South Hilltop Road, South of Frederick Road

Legal Owners: Leo T. Hull, Susan M. Hull, Jennye A. Osborne, Eugene F. Osborne, Mary V. Farley,
Francis W. Farley, Sonja O. Vogel & William A. Vogel

Contract Purchaser: B Z Enterprises, Inc.

Present Zoning: DR 2 & DR 5.5

REQUEST:

to approve: i) an amendment to the development plan for Cainewood by the removal of Parcel A (and the density allocated to it by the development plan and record plat) from the development of Cainewood; and ii) to the extent the same may be required, the density, house location, use areas and lot configuration shown on the Plat to Accompany this Petition as a Density Anomaly.

For Additional Information Contact:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Nottingham Centre
502 Washington Avenue
8th Floor
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801
halderman@LevinGann.com

ORDER RECEIVED FOR FILING

Date 7/25/12

By Rep

**TO BE COMBINED WITH
HEARING OFFICER'S HEARING
HILLTOP DEVELOPMENT
PLAN
PDM # I-485**

**DAVID GREEN, PROJECT
MANAGER**

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

Description to Accompany Petition
For Special Hearing for the Hilltop Property

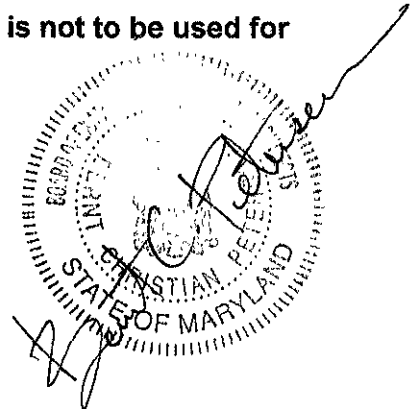
DATE: November 20, 2001

Beginning at a point on the easterly right-of-way of South Hilltop Road, said point being North 52 degrees 57 minutes 40.53 seconds East 147 feet more or less, from a point formed by the intersection of the centerlines of South Hilltop Road and Tadcaster Road running thence leaving said point of beginning, along the following courses.

1. Leaving said right-of-way South 88 degrees 35 minutes 46 seconds East. 979.23 feet, thence
2. South 09 degrees 59 minutes 23 seconds West 561.86 feet, thence
3. South 10 degrees 05 minutes 38 seconds West 69.33 feet, thence
4. South 17 degrees 41 minutes 51 seconds West 222.0 feet, thence
5. North 72 degrees 45 minutes 16 seconds West 13.53 feet, thence
6. South 18 degrees 04 minutes 02 seconds West 31.70 feet, thence
7. South 30 degrees 13 minutes 18 seconds West 25.53 feet, thence
8. South 40 degrees 53 minutes 51 seconds West 74.93 feet, thence
9. South 18 degrees 02 minutes 43 seconds West 31.24 feet, thence
10. South 44 degrees 33 minutes 17 seconds West 71.26 feet, thence
11. North 62 degrees 50 minutes 46 seconds West 813 feet, thence
12. North 80 degrees 56 minutes 0 degrees West 104.09 feet, thence
13. North 14 degrees 31 minutes 02 seconds East 149.51 feet, thence
14. North 81 degrees 27 minutes 52 seconds West 282.48 feet to a point on the easterly right-of-way of Hilltop Road, thence binding on said right-of-way the following course
15. North 16 degrees 06 minutes 07 seconds East 110.13 feet, thence leaving Hilltop Road right-of-way the following three courses
16. South 75 degrees 12 minutes 06 seconds East 222.62 feet, thence
17. North 16 degrees 18 minutes 29 seconds East 156.97 feet, thence
18. North 74 degrees 19 minutes 47 seconds West 224.40 feet to a point on the easterly right-of-way of Hilltop Road, thence binding on said right-of-way the following two courses
19. North 16 degrees 05 minutes 24 seconds East 235.08 feet, thence
20. North 01 degree 21 minutes 02 seconds East 119.88 feet to the point of beginning.

Containing 17.8213 acres of land more or less.

Note: The above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **09907**

DATE 1-23-01 ACCOUNT 001 006 6150

AMOUNT \$ 100.00

RECEIVED FROM: HOWARD L ALDERMAN JR

FOR: REVISION OF PLANS 02-226-SPH

CONTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
1/23/2002 1/23/2002 09:17:30
REG. WS05 CASHIER ROOM LRD DRAWER 5
RECEIPT # 245972 OFLN
DATE 5 528 ZONING VERIFICATION
CR NO. 009907

Recpt Tot 100.00
100.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

LEVIN & GANN, P.A. OPERATING ACCOUNT

14068

01/16/2002 13582.3

100.00

check# / Date 14068 01/16/2002 Baltimore County, Maryland \$100.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 08150

DATE 11/28/01

ACCOUNT R0010066150

AMOUNT \$ 250.00

RECEIVED

FROM: H. AND FLORENTIA BLUMBERG/AC

FOR:

02-326-45PH FOR E/S HULTON S OF

FREDERICK

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
11/28/2001 11:28/2001 11:15:21
FOR 02-326-45PH CASHIER HUL AND BLUMBERG
RECEIPT # 165612
AMOUNT \$ 250.00
RECEIVED FOR
BALTIMORE COUNTY, MD 21201

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: #02-226-SPH
Hilltop Property
E/S Hilltop Avenue S of Frederick
1st Election District
1st Councilmanic District
Legal Owner(s): Leo & Susan
Hull, Parcel 442; Eugene
Osborne, Parcel 443; Francis
W. Farley, Parcel 992

Special Hearing: to approve an amendment to the development plan for CaineWood to remove parcel "A".

Hearing: Thursday, February 21, 2002 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/2/605 Feb.5 C518779

CERTIFICATE OF PUBLICATION

2/7/, 2002

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 2/5/, 2002.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

COMBINED HEARING
H.O.H. - HILLTOP EST.
02-226-SPA
RE Case No.

Petitioner/Developer BEN ORR, ETAL
% G.W. Stephens.

Date of Hearing/Closing: 2/24/02
2/21/02
COMBINED
HRRS.

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 4-TOTAL SIGNS (2EA)
ON SITE HILLTOP RD.

The sign(s) were posted on 1/14/02
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe SR 1/28/02
(Signature of Sign Poster and Date)

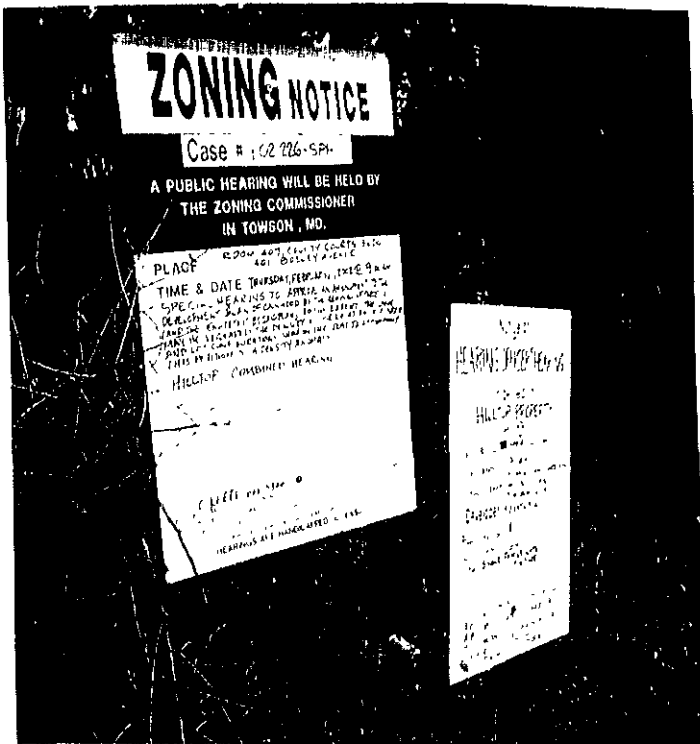
PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

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

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

Post-it® Fax Note 7671	# of pages	Date	From	To



**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: 02--256--SPH

Petitioner: BZ Enterprises

Address or Location: E/S Hilltop Avenue, South of Frederick Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: BZ Enterprises

Address: PO Box 68

Reisterstown, MD 21136

Telephone Number: 410-925-8919

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 5, 2002 Issue – Jeffersonian

Please forward billing to:
BZ Enterprises
P O Box 68
Reisterstown MD 21136

410 925-8919

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: 02-226-SPH

Hilltop Property

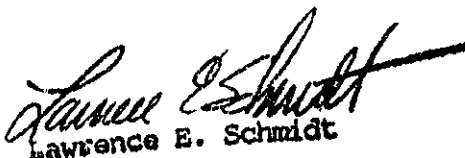
E/S Hilltop Avenue S of Frederick

1st Election District – 1st Councilmanic District

Legal Owner: Leo & Susan Hull, Parcel 442: Eugene Osborne, Parcel 443: Francis W Farley, Parcel 992

Special Hearing to approve an amendment to the development plan for Cainewood to remove parcel "A".

HEARING: Thursday, February 21, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G72
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

January 15, 2002

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: 02-226-SPH

Hilltop Property

E/S Hilltop Avenue S of Frederick

1st Election District – 1st Councilmanic District

Legal Owner: Leo & Susan Hull, Parcel 442: Eugene Osborne, Parcel 443: Francis W Farley, Parcel 992

Special Hearing to approve an amendment to the development plan for Cainewood to remove parcel "A".

HEARING: Thursday, February 21, 2002 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 G72
Director

C: Howard L Alderman Jr, Levin & Gann Nottingham Centre 8th Floor,
502 Washington Avenue, Towson 21204
B & Z Enterprises, P O Box 68, Reisterstown MD 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, FEBRUARY 6, 2002.**
- (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

February 15, 2002

Howard L. Alderman Jr
Levin & Gann
Nottingham Centre
502 Washington Avenue
Towson MD 21204

Dear Mr. Alderman:

RE: Case Number: 02-226-SPH, Hilltop Property

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 28, 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. C 22
Supervisor, Zoning

Review

WCR: gdz

Enclosures

c: B & Z Enterprises, P O Box 68, Reisterstown 21136
Rick Chadsey, GWS Inc, 1020 Cromwell Bridge Road, Towson 21204
People's Counsel
Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** January 24, 2002
Department of Permits & Development Mgmt.

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

SUBJECT: Zoning Advisory Committee Meeting
For January 7, 2002
Item Nos. 221, 222, 224, 225, 226, 227,
228, 229, 231, 232, 233, 234, 237, 239,
and 240

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

RWB:HJO:jrb

cc File



Baltimore County
Fire Department

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

January 4, 2002

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 December 31, 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:

221, 222, 224, 225, ~~226~~, 227, 228, 229, 230, 231, 232, 233, 234,
235, 236, 237, 238, 239, and 240

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



Baltimore County
Fire Department

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

January 25, 2002

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

ATTENTION: GEORGE ZAHNER

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF DECEMBER 31, 2001

Item No.: 02-226-SPH (REVISED HEARING PLANS RCVD 1/18/02)

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:

02-226-SPH

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



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: Todd G. Taylor *TGT*
DATE: January 17, 2002

SUBJECT: Zoning Item 226
Address 109 South Hilltop Road

Zoning Advisory Committee Meeting of 12/31/01

_____ 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).

X Additional Comments:

The final development plan and record plat for Cainewood must be revised accordingly.

Reviewer: John Russo

Date: 1/11/02

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

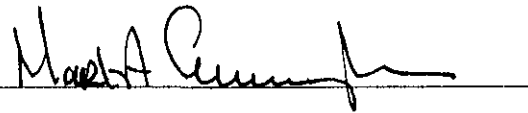
DATE: January 8, 2002

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

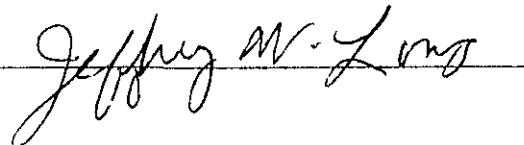
SUBJECT: Zoning Advisory Petition(s): Case(s) 02-210, &02-226

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:



Section Chief:



AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.2.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. [REDACTED] DT

Dear Mr. Zahner:

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



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.25.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 02-226-SPH

Revised

Dear Mr. Zahner:

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

RE: DEVELOPMENT PLAN HEARING and
PETITION FOR SPECIAL HEARING
Hilltop Property, E/S Hilltop Ave, S of Frederick
1st Election District, 1st Councilmanic

Legal Owners: Leo & Susan Hull (Parcel 442); Eugene &
Jennye Osborne (Parcel 443); Francis &
Mary Farley, Wm. & Sonja Vogel (Parcel
992)

Contract Purchaser: B & Z Enterprises

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Nos. I-485 and
02-226-SPH

*

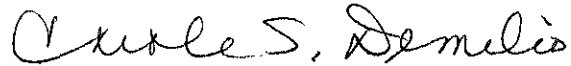
* * * * *

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.



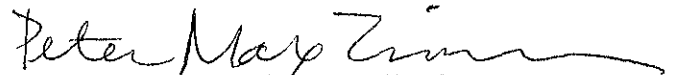
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 23rd day of January, 2002 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

NOTE TO FILE

DATE: January 4, 2001

TO: Zoning Commissioner

FROM: Donna Thompson/Jeffrey Perlow
Planner II
Zoning Review

RE: 02-226-SPH (E/S of South Hilltop Avenue, S of Frederick Road)
Hilltop Property Development (and adjacent Cainwood Subdivision)
B & Z Enterprises-Developers

We met with petitioner's engineer on this day and we advised him that the site plan accompanying this petition is insufficiently detailed for zoning purposes. Petitioner's engineer stated that he will supply a page 2 site plan and he was advised that the site plan should detail the existing and proposed tract boundary lines (including any newly created parcel lines) for both the Hilltop and Cainwood subdivisions. Secondly, this page 2 site plan should also contain existing and proposed Density Tabulation Charts for both subdivisions along with a detailed explanation of how that density will be relocated from the Cainwood subdivision to the Hilltop development. Thirdly, this page 2 site plan should detail the density issues associated with split zoned lots 1,2,3,5 and 6 that lay within both the D.R. 2 and D.R. 5.5 zones of the Hilltop development.

Petitioner's engineer was also advised (as was the petitioner's attorney earlier in the week) that the wording on the Petition for Special Hearing may not address all of the zoning (including density) issues associated with both subdivisions including, but not limited to the following:

1. Split zoned lots 1, 2, 3,5 and 6 have caused the density units proposed for the D.R. 2 portion of the Hilltop tract to exceed the density units allowed by 2 units (i.e., 35 density units proposed in D.R. 2 when only 33 allowed). See conflict with Section 1B01.2A2, BCZR regarding the preceding. Also, petition refers to this issue generally as a "Density Anomaly" but petition is not site specific as to the particular lots involved nor how the conflict with section 1B01.2A2 will be resolved. It should be noted that after 1992 that not all D.R. density can be clustered.
2. Petition does not clarify that the tract boundaries (and some parcel lines) for both subdivisions will be adjusted after the density units from Cainwood are relocated to the Hilltop subdivision.
3. Petition incorrectly refers to the amendment to the Cainwood subdivision as an "amendment to the development plan" when it should say "amendment to the **Final** Development Plan" (which is the actual zoning document).



Baltimore County
Zoning Commissioner

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

February 21, 2002

Howard L. Alderman, Jr., Esquire
Levin & Gann
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson, Maryland 21204

RE: DEVELOPMENT PLAN and PETITION FOR SPECIAL HEARING
E/S Hilltop Avenue, S of Frederick Road
(Hilltop Property)
1st Election District – 1st Council District
Leo & Susan Hull, Parcel 442; Eugene Osborne, Parcel 443 and
Francis W. Farley, Parcel 992, Owners; B & Z Enterprises, Developer/Contract Purchasers
Cases Nos. I-485 & 02-226-SPH

Dear Mr. Alderman:

This letter is to confirm that the above-captioned matter, which was scheduled for a combined public hearing on February 21, 2002, has been postponed, due to a posting error. By agreement of all parties, the matter has been rescheduled for Tuesday, April 16, 2002, at 9:00 AM in Room 407 of the Circuit Courts Building in Towson. In the event a second day is necessary, the hearing will reconvene on Wednesday, April 17, 2002, same time and location. It was also agreed that you will arrange for proper posting of the property.

In the event anyone has any questions on the subject, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: B & Z Enterprises, P.O. Box 68, Reisterstown, Md. 21136
John V. Murphy, Esquire, 14 Rolling Road, Catonsville, Md. 21228-4848
Mr. Rick Chadsey, GW Stephens, 1020 Cromwell Bridge Rd., Towson, Md. 21286
Dave Green, Proj.Mgr., DPDM; Bob Bowling (DPW), DPDM; Bruce Seeley, DEPRM;
Office of Planning; Rec. & Parks; People's Counsel; Case Files

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



HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

ELLIS LEVIN (1893-1960)

January 10, 2002

Lawrence E. Schmidt, Zoning Commissioner
Office of the Zoning Commissioner
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

RE: Hilltop Property:
Hearing Officer's Hearing: **Case No. PDM I-485**
Zoning Special Hearing Petition **Case No. 02-226-SPH**
REVISED HEARING DATE

Dear Mr. Schmidt:

This letter will confirm discussions with you, Jack Murphy, Esquire and George Zahner of PADM with respect to the rescheduling of the combined hearing on the above-referenced property. Due to posting/advertising issues, the hearing on this matter, originally scheduled for Friday, January 18, 2002, will not be held. Rather, the combined Hearing Officer's Hearing (day 2)/Zoning Hearing will be held on **Thursday, February 21, 2002 beginning at 9:00 a.m. in Room 407 of the County Courts Building, 401 Bosley Avenue**. As we have discussed, both Messrs. Murphy and Zahner have approved this date and time.

I am sending a copy of this letter to the developer's engineer so that he can arrange to have the Property posted with the requisite notice of this rescheduled hearing. Should you or any recipient of this letter desire additional information, please do not hesitate to contact me. Thank you for your considerations and courtesies in the rescheduling of this matter.

Very truly yours,



Howard L. Alderman, Jr.

HLA/gk

c: B Z Enterprises
John V. Murphy, Esquire
Mr. George Zahner, Docket Clerk
Rick Chadsey, PE (via telefax only)

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4643

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
FACSIMILE 410-296-2801

1/10/02
WCL
f
ELLIS LEVIN (1893-1960)

January 10, 2002

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME	TELEFAX NO.
Lawrence E. Schmidt, Zoning Commissioner	410-887-3468
Arnold Jablon, Director - PADM	410-887-5708
c: John V. Murphy, Esquire	410-744-8936

FROM: HOWARD L. ALDERMAN, JR., ESQUIRE

NUMBER OF PAGES [INCLUDING THIS COVER PAGE]:

2

CLIENT/MATTER: Hilltop Special Hearing Case No. 02-226-SPH

COMMENTS: Please review the following and contact me with any questions. Thanks.

[x] ORIGINAL TO FOLLOW VIA MAIL TO MESSRS. SCHMIDT & JABLON

If you do not receive all of the pages indicated above, please call 321-0600 as soon as possible.
My return FAX Number is (410) 296-2801.

WARNING: UNAUTHORIZED INTERCEPTION OF THIS TELEFAX COMMUNICATION
COULD BE A VIOLATION OF FEDERAL AND MARYLAND LAW.

The information contained in this transmission is attorney privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone collect and return the original message to us at the above address via the U.S. Postal Service. We will reimburse you for expenses. Thank You.

JAN 10 2002

HOWARD L. ALDERMAN, JR.
huklerman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
TELEFAX 410-296-2801

ELLIS LEVIN (1893-1960)

January 10, 2002

VIA TELEFAX & REGULAR MAIL

Lawrence E. Schmidt, Zoning Commissioner
Office of the Zoning Commissioner
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

Arnold Jablon, Director
Baltimore County Department of Permits and
Development Management
111 West Chesapeake Avenue, Suite 109
Towson, Maryland 21204

RE: Hilltop Property - Special Hearing Petition
Case No. 02-26-SPH

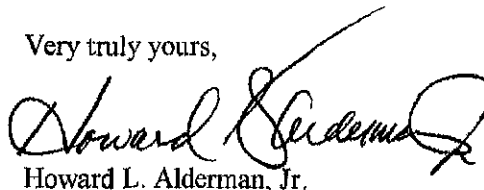
Dear Messrs. Schmidt and Jablon:

Yesterday, I was handed a copy of a "Note to File" in the above-referenced matter prepared by Ms. Donna Thompson and Mr. Jeffrey Perlow. Enumerated sub-paragraph 3 of that "Note" suggests that the Special Hearing Petition as filed "incorrectly refers" to a request for and "amendment to the development plan", suggesting that the Petition should refer to an amendment to the "Final Development Plan." The Petitioner filed the Special Hearing Petition in accordance with BCZR § 1B01.3.A.7 which is entitled "Amendment of approved development plans." Partial and/or final development plans may be amended by way of Special Hearing pursuant to BCZR § 1B01.3.A.7.b. The relief requested is for an amendment to the development plan for Cainewood. A plain reading of the BCZR supports such relief, irrespective of whether the word "partial" or "final" precede "development plan".

In a meeting with Mr. Perlow in early January of this year, I mentioned this issue to him; the Petitioner is seeking an amendment to the Cainewood development plan. The Zoning Commissioner can only act pursuant to the authority contained in the BCZR in this regard. Therefore, the Zoning Commissioner is authorized to grant the amendment to the "development plan" if he finds that the statutory requirements of BCZR §§ 1B01.3.A.7.b & 502.1 have been met. Unless either of you determine that the relief prayed does not comport with the BCZR, the Petitioner will proceed with the relief as requested and authorized by those regulations.

Thank you for your attention to this matter.

Very truly yours,



Howard L. Alderman, Jr.

HLA/gk

c: John V. Murphy, Esquire (via telefax only)
B Z Enterprises, Inc., Petitioner

HOWARD L. ALDERMAN, JR.
halderman@LevinGann.com

DIRECT DIAL
410-321-4640

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
8th Floor
TOWSON, MARYLAND 21204
410-321-0600
FACSIMILE 410-296-2801

ELLIS LEVIN (1893-1960)

January 17, 2002

VIA HAND DELIVERY

W. Carl Richards, Supervisor
Baltimore County Department of Permits
and Development Management
111 West Chesapeake Avenue, Suite 111
Towson, Maryland 21204

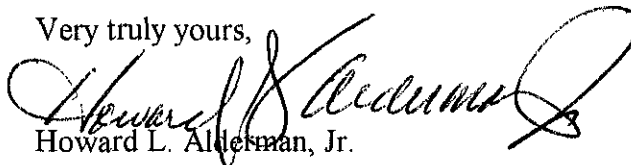
RE: **REVISED PLATS - HILLTOP**
Case No Case No. **02-226-SPH/I-485**

Dear Mr. Richards:

At the request of your office, I am enclosing twelve (12) revised plats for the above-referenced project. The revisions have been made in accordance with direction that staff in your office provided to the personnel of George William Stephens, Jr. and Associates, Inc. I am also enclosing this firm's check in the amount of \$100.00 as the additional review fee identified by your office. For your information, I have provided a copy of the enclosed plat to Jack Murphy, Esquire, under separate cover earlier this week.

Should you or your staff need additional information in this regard or in support of this matter, please let me know.

Very truly yours,


Howard L. Alderman, Jr.

HLA/gk

Enclosures (13)

c: B Z Enterprises, Inc.
Bernt C. Petersen, RLA
John V. Murphy, Esquire

COORDINATE TABLE	
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SITE DATA

Project Name: Forest Buffer Easement
 Project Number: 1000000
 Date: 10/10/91
 Surveyor: Spellman, Larson & Associates, Inc.
 Client: Eugene Osborne Sr.
 Location: Hilltop, Baltimore County, MD
 Acreage: 12.4091
 Zoning: R-100
 Notes: See attached map for details.

LOCAL OPEN SPACE NOTE:

A local open space note is hereby recorded for the purpose of preserving the natural beauty and scenic character of the property.

LOCAL OPEN SPACE NOTE:

A local open space note is hereby recorded for the purpose of preserving the natural beauty and scenic character of the property.

COORDINATE NOTE

COORDINATES AND BEARING ANGLES ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED BY THE BALTIMORE COUNTY SURVEYING COMMISSION AND ARE BASED ON THE FOLLOWING ASSUMPTIONS:

1. The origin of the coordinate system is at the intersection of the center lines of Hilltop Road and Woodward Road.

2. The bearing angles are measured clockwise from the north line.

3. The distances are in feet.

C.R.G. APPROVAL DATE: 8-8-91

P.W.A. COMPLETED 10/10/91
FINAL PLAN CHECKED 10/10/91
ENGINEERING 10/10/91
STREET NAMES: Hilltop
MOOSE NUMBERS: 1000000
 Land Acquisition: 10/10/91
 1000000

SURVEYORS CERTIFICATE

I, the undersigned, a registered land surveyor of the State of Maryland, do hereby certify that the map and plat shown on this plan have been laid out and the plat thereof has been prepared in compliance with the provisions of the Surveying and Mapping Act of 1978, Chapter 100, of the Laws of Maryland, and that the same are true and correct.

Robert E. Spellman
 Registered Land Surveyor, No. 1000000
 Date: 10/10/91

OWNERS CERTIFICATE

I, the undersigned, owner of the land shown on this plan, do hereby certify that the map and plat shown on this plan have been laid out and the plat thereof has been prepared in compliance with the provisions of the Surveying and Mapping Act of 1978, Chapter 100, of the Laws of Maryland, and that the same are true and correct.

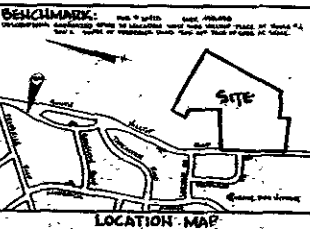
Eugene Osborne Sr.
 Owner
 Date: 10/10/91

APPROVED FOR THE DEPARTMENT OF PUBLIC WORKS, THE OFFICE OF PLANNING AND ZONING

Approved by: [Signature]
 Date: 10/10/91

APPROVED FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

Approved by: [Signature]
 Date: 10/10/91



GENERAL NOTES:

1. The map and plat shown on this plan are subject to the provisions of the Surveying and Mapping Act of 1978, Chapter 100, of the Laws of Maryland.
2. The map and plat shown on this plan are subject to the provisions of the Surveying and Mapping Act of 1978, Chapter 100, of the Laws of Maryland.
3. The map and plat shown on this plan are subject to the provisions of the Surveying and Mapping Act of 1978, Chapter 100, of the Laws of Maryland.
4. The map and plat shown on this plan are subject to the provisions of the Surveying and Mapping Act of 1978, Chapter 100, of the Laws of Maryland.
5. The map and plat shown on this plan are subject to the provisions of the Surveying and Mapping Act of 1978, Chapter 100, of the Laws of Maryland.
6. The map and plat shown on this plan are subject to the provisions of the Surveying and Mapping Act of 1978, Chapter 100, of the Laws of Maryland.
7. The map and plat shown on this plan are subject to the provisions of the Surveying and Mapping Act of 1978, Chapter 100, of the Laws of Maryland.
8. The map and plat shown on this plan are subject to the provisions of the Surveying and Mapping Act of 1978, Chapter 100, of the Laws of Maryland.
9. The map and plat shown on this plan are subject to the provisions of the Surveying and Mapping Act of 1978, Chapter 100, of the Laws of Maryland.
10. The map and plat shown on this plan are subject to the provisions of the Surveying and Mapping Act of 1978, Chapter 100, of the Laws of Maryland.

NO.	DATE	REVISIONS
1	10/10/91	Initial Survey
2	10/10/91	Final Plan

SPELLMAN, LARSON & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 SUITE 100, HILLTOP RD., TOWSON, MD., 21204
 PHONE: 923-3535

EUGENE OSBORNE SR.
 1000000
 WESTMINSTER, MD. 21157
 TEL: 923-3535

"CAINEWOOD" PHASE I
(OSBORNE PROPERTY)

1ST ELECTION DISTRICT BALTIMORE COUNTY, MD.
 SCALE: 1" = 100'
 DATE: 10/10/91



COORDINATES

LINE	ROUTE	WEST
10000	10000	10000
10001	10001	10001
10002	10002	10002
10003	10003	10003
10004	10004	10004
10005	10005	10005
10006	10006	10006
10007	10007	10007
10008	10008	10008
10009	10009	10009
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10036	10036	10036
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10038	10038	10038
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10040	10040	10040
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10043	10043	10043
10044	10044	10044
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10097	10097	10097
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10099	10099	10099
10100	10100	10100

CURVE TABLE

LINE	CHORD	BEARING	LENGTH	BEARING	CHORD	TANGENT
10000	10000	10000	10000	10000	10000	10000
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10099	10099	10099	10099	10099	10099	10099
10100	10100	10100	10100	10100	10100	10100

THE TRACT BOUNDARY AND FOREST BUFFER EASEMENT SHOWN HEREON ARE AS PROVIDED BY SPELLMAN, LARSON & ASSOCIATES, INC. AS RECORDED IN PLAT BOOK S.M. 55, FOLIO 46.

COORDINATES AND BEARINGS shown on this plat are referred to the system of coordinates established in the Baltimore County Metropolitan District and are based on the following traverse stations:

10432	S 12.532.54	N 40.515.26
10433	S 13.150.96	N 40.388.02

P.R.A. COMPLETED
FINAL PLAT
BUREAU OF ENGINEERING
AND CONSTRUCTION
DEV. ENGINEER
STREETS, NUMBERING
PLANNING
REAL ESTATE

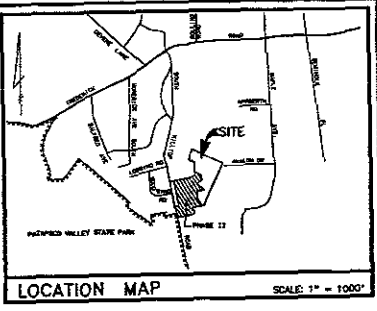
OWNERS CERTIFICATE:
The undersigned, owners of the land shown on this plat, hereby certify that to the best of its knowledge, the requirement of Subsection (C) of Section 3-105 of the Real Property Article of the Annotated Code of Maryland, has been complied with, insofar as same concerns the making of the plat and setting of the markers.

SURVEYORS CERTIFICATE:
The undersigned, a registered property line surveyor of the State of Maryland, does hereby certify that he is the surveyor who prepared this plat and that the land shown on this plat has been laid out and the plat thereof has been prepared, in compliance with Subsection (C) of Section 3-105 of the Real Property Article of the Annotated Code of Maryland particularly insofar as same concerns the making of plat and setting of markers.

DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
JENNIFER A. OSGOOD
3000 OLD TOWN ROAD
WESTMINSTER, MARYLAND 21156
(410) 756-1252

OWNER/DEVELOPER
EUGENE F. OSGOOD, JR.
JENNIFER A. OSGOOD
3000 OLD TOWN ROAD
WESTMINSTER, MARYLAND 21156
(410) 756-1252

PHASE II - A RESUBDIVISION OF PARCEL "A"
CANEWOOD
PREVIOUSLY RECORDED IN PLAT BOOK S.M. 55, FOLIO 46
1ST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
DATE: SEPTEMBER 12, 1995
CIVIL ENGINEERS - SITE PLANNERS - LANDSCAPE ARCHITECTS - SURVEYORS
D. S. THALER & ASSOCIATES, INC.
7115 AMBASSADOR ROAD
BALTIMORE, MD 21244
(410) 944-3647

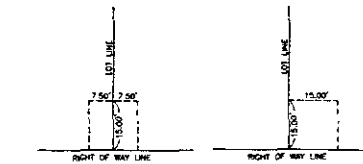


DENSITY TABULATIONS

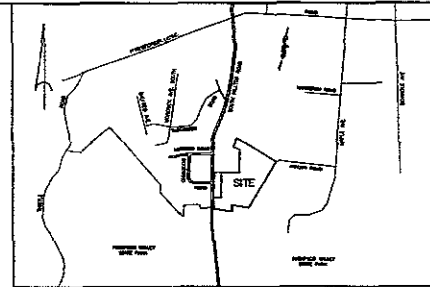
	CANEWOOD	
	TOTAL TRACT EX. PHASE I	PHASE II
GROSS AREA	13.651 AC.	1.022 AC.
NET AREA	13.326 AC.	0.833 AC.

POINT	NORTH	EAST
1	13410.1149	40616.2219
2	13507.7359	39928.2169
3	13628.2398	40271.8921
4	13722.9779	40334.0889
5	13883.4779	40623.3400
6	13981.7427	40927.5872
7	13983.1243	40924.1987
8	13913.7827	40848.8071
9	13702.1271	40556.8054
10	13188.4529	40149.4522
11	13182.2923	40130.0828
12	13181.8638	40125.3243
13	13211.7521	40216.3415
14	13297.0000	40323.4258
15	13118.0140	40183.0289
16	13066.3101	40181.9119
17	13123.2889	40167.7008
18	13187.0998	40127.8922
19	13003.0881	40102.1572
20	13072.7470	40116.0294
21	13345.8941	40102.8787
22	13176.2551	40086.1704
23	13002.4438	40086.7224
24	13026.4538	40075.3949
25	13051.6630	40070.1018
26	13282.8331	40045.8182
27	13289.2861	40044.0488
28	13288.4174	40042.1569
29	13220.0800	39978.1243
30	13288.8913	39937.2021
31	13030.0975	39919.9802
32	13046.1557	39903.7024
33	13037.1537	39881.4331
34	13038.9959	39862.8088
35	12836.9812	39800.0010
36	12842.9816	39804.9723
37	12878.9804	39774.9983
38	12847.2853	39722.3078
39	12843.9812	39671.9988
40	12784.9801	39647.9994
41	12787.6723	39647.1880
42	13007.8908	39697.0202
43	13077.8954	39919.9572
44	13081.4787	39953.8989
45	13090.1004	39986.7223
46	13093.0720	39934.1277
47	13108.3434	39930.8999
48	13131.8075	39792.8117
49	13131.8046	39789.4178
50	13151.8906	39780.0000
51	13126.9806	39780.0000
52	13248.9828	39804.0017
53	13277.8901	39780.0000
54	13284.8113	39787.4469
55	13282.9581	39787.4469
56	13284.8146	39783.2603
57	13018.1228	39784.4078

FROM-TO	ANGLE	DELTA	LENGTH	STATION	CHORD BEARING
12-13	178.00°	2.27241°	0.31	52.42	283.4472° W
13-14	174.00°	2.27241°	0.31	52.42	283.4472° W
14-15	174.00°	2.27241°	0.31	52.42	283.4472° W
15-16	174.00°	2.27241°	0.31	52.42	283.4472° W
16-17	174.00°	2.27241°	0.31	52.42	283.4472° W
17-18	174.00°	2.27241°	0.31	52.42	283.4472° W
18-19	174.00°	2.27241°	0.31	52.42	283.4472° W
19-20	174.00°	2.27241°	0.31	52.42	283.4472° W
20-21	174.00°	2.27241°	0.31	52.42	283.4472° W
21-22	174.00°	2.27241°	0.31	52.42	283.4472° W
22-23	174.00°	2.27241°	0.31	52.42	283.4472° W
23-24	174.00°	2.27241°	0.31	52.42	283.4472° W
24-25	174.00°	2.27241°	0.31	52.42	283.4472° W
25-26	174.00°	2.27241°	0.31	52.42	283.4472° W
26-27	174.00°	2.27241°	0.31	52.42	283.4472° W
27-28	174.00°	2.27241°	0.31	52.42	283.4472° W
28-29	174.00°	2.27241°	0.31	52.42	283.4472° W
29-30	174.00°	2.27241°	0.31	52.42	283.4472° W
30-31	174.00°	2.27241°	0.31	52.42	283.4472° W
31-32	174.00°	2.27241°	0.31	52.42	283.4472° W
32-33	174.00°	2.27241°	0.31	52.42	283.4472° W
33-34	174.00°	2.27241°	0.31	52.42	283.4472° W
34-35	174.00°	2.27241°	0.31	52.42	283.4472° W
35-36	174.00°	2.27241°	0.31	52.42	283.4472° W
36-37	174.00°	2.27241°	0.31	52.42	283.4472° W
37-38	174.00°	2.27241°	0.31	52.42	283.4472° W
38-39	174.00°	2.27241°	0.31	52.42	283.4472° W
39-40	174.00°	2.27241°	0.31	52.42	283.4472° W
40-41	174.00°	2.27241°	0.31	52.42	283.4472° W
41-42	174.00°	2.27241°	0.31	52.42	283.4472° W
42-43	174.00°	2.27241°	0.31	52.42	283.4472° W
43-44	174.00°	2.27241°	0.31	52.42	283.4472° W
44-45	174.00°	2.27241°	0.31	52.42	283.4472° W
45-46	174.00°	2.27241°	0.31	52.42	283.4472° W
46-47	174.00°	2.27241°	0.31	52.42	283.4472° W
47-48	174.00°	2.27241°	0.31	52.42	283.4472° W
48-49	174.00°	2.27241°	0.31	52.42	283.4472° W
49-50	174.00°	2.27241°	0.31	52.42	283.4472° W
50-51	174.00°	2.27241°	0.31	52.42	283.4472° W
51-52	174.00°	2.27241°	0.31	52.42	283.4472° W
52-53	174.00°	2.27241°	0.31	52.42	283.4472° W
53-54	174.00°	2.27241°	0.31	52.42	283.4472° W
54-55	174.00°	2.27241°	0.31	52.42	283.4472° W
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56-57	174.00°	2.27241°	0.31	52.42	283.4472° W
57-58	174.00°	2.27241°	0.31	52.42	283.4472° W
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59-60	174.00°	2.27241°	0.31	52.42	283.4472° W
60-61	174.00°	2.27241°	0.31	52.42	283.4472° W
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62-63	174.00°	2.27241°	0.31	52.42	283.4472° W
63-64	174.00°	2.27241°	0.31	52.42	283.4472° W
64-65	174.00°	2.27241°	0.31	52.42	283.4472° W
65-66	174.00°	2.27241°	0.31	52.42	283.4472° W
66-67	174.00°	2.27241°	0.31	52.42	283.4472° W
67-68	174.00°	2.27241°	0.31	52.42	283.4472° W
68-69	174.00°	2.27241°	0.31	52.42	283.4472° W
69-70	174.00°	2.27241°	0.31	52.42	283.4472° W
70-71	174.00°	2.27241°	0.31	52.42	283.4472° W
71-72	174.00°	2.27241°	0.31	52.42	283.4472° W
72-73	174.00°	2.27241°	0.31	52.42	283.4472° W
73-74	174.00°	2.27241°	0.31	52.42	283.4472° W
74-75	174.00°	2.27241°	0.31	52.42	283.4472° W
75-76	174.00°	2.27241°	0.31	52.42	283.4472° W
76-77	174.00°	2.27241°	0.31	52.42	283.4472° W
77-78	174.00°	2.27241°	0.31	52.42	283.4472° W
78-79	174.00°	2.27241°	0.31	52.42	283.4472° W
79-80	174.00°	2.27241°	0.31	52.42	283.4472° W
80-81	174.00°	2.27241°	0.31	52.42	283.4472° W
81-82	174.00°	2.27241°	0.31	52.42	283.4472° W
82-83	174.00°	2.27241°	0.31	52.42	283.4472° W
83-84	174.00°	2.27241°	0.31	52.42	283.4472° W
84-85	174.00°	2.27241°	0.31	52.42	283.4472° W
85-86	174.00°	2.27241°	0.31	52.42	283.4472° W
86-87	174.00°	2.27241°	0.31	52.42	283.4472° W
87-88	174.00°	2.27241°	0.31	52.42	283.4472° W
88-89	174.00°	2.27241°	0.31	52.42	283.4472° W
89-90	174.00°	2.27241°	0.31	52.42	283.4472° W
90-91	174.00°	2.27241°	0.31	52.42	283.4472° W
91-92	174.00°	2.27241°	0.31	52.42	283.4472° W
92-93	174.00°	2.27241°	0.31	52.42	283.4472° W
93-94	174.00°	2.27241°	0.31	52.42	283.4472° W
94-95	174.00°	2.27241°	0.31	52.42	283.4472° W
95-96	174.00°	2.27241°	0.31	52.42	283.4472° W
96-97	174.00°	2.27241°	0.31	52.42	283.4472° W
97-98	174.00°	2.27241°	0.31	52.42	283.4472° W
98-99	174.00°	2.27241°	0.31	52.42	283.4472° W
99-100	174.00°	2.27241°	0.31	52.42	283.4472° W



TYPICAL LAY OUT OF DRAINAGE & UTILITY EASEMENTS



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

- 1) HIGHWAYS AND HIGHWAY MEDIAN, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, FOREST CONSERVATION AREAS, FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO WATER NOW INTENDED. EXISTING AREAS AND EASEMENTS ARE SHOWN ON THE PREVIOUS PLAT. THOSE INDICATED AS PRIVATE ARE HEREBY OFFERED FOR REDEVELOPMENT TO BALTIMORE COUNTY. THE OWNER HAS PROVIDED THE NECESSARY RECORDS TO BALTIMORE COUNTY. THE COUNTY HAS REVIEWED THE RECORDS AND HAS DETERMINED THAT THE RECORDS ARE CORRECT. THE COUNTY HAS REVIEWED THE RECORDS AND HAS DETERMINED THAT THE RECORDS ARE CORRECT. THE COUNTY HAS REVIEWED THE RECORDS AND HAS DETERMINED THAT THE RECORDS ARE CORRECT.
- 2) THE STREETS AND/OR ROADS SHOWN HEREON AND THE MEDIAN THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE SAME SHALL BE DEDICATED TO PUBLIC USE BY THE COUNTY OF BALTIMORE. THE COUNTY HAS REVIEWED THE RECORDS AND HAS DETERMINED THAT THE RECORDS ARE CORRECT. THE COUNTY HAS REVIEWED THE RECORDS AND HAS DETERMINED THAT THE RECORDS ARE CORRECT. THE COUNTY HAS REVIEWED THE RECORDS AND HAS DETERMINED THAT THE RECORDS ARE CORRECT.
- 3) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 28-216.
- 4) THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- 5) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- 6) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND DEPARTMENT OF PUBLIC WORKS.
- 7) THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PUBLIC OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
- 8) THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- 9) THE 4TH AMENDED OF PHASE I & 2ND AMENDED OF PHASE II DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON MARCH 1, 1999.
- 10) EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT.
- 11) THIS SITE IS LOCATED IN THE PATAPUSCO RIVER SEWERAGE DISTRICT.
- 12) PERMISSION TO ALLOW A WINDMILL BUILDING FACE TO TRAIL BOUNDARY SURFACE OF 15.00' IN LAY OF THE REQUIRED 30' ON LOT 1 WAS GRANTED NOV 9, 1992. CASE #93-04-A.
- 13) THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE ASSUMPTION THAT THE BRUSH AND SMOKE SERVICE WHICH IS PLANNED FOR THIS DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED BRUSH AND SMOKE FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
- 14) THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR EASEMENT TO COVER OR DEFEND ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES. PURSUANT TO THE BALTIMORE COUNTY CODE, SECTION 28-216, THIS FEE OR EASEMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OF ASSIGNMENT OF BALTIMORE COUNTY.
- 15) FOR DENSITY CALCULATIONS SEE RECORDED PLATS S.M. 65/46 AND S.M. 68/70.
- 16) THE GRADIS AND STORM DRAINAGE AS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER, G. DWIGHT LITTLE, JR., REG. NO. 16079.

- REASONS FOR AMENDMENT:
1. REUSE ADDRESSES FOR LOTS 3 THROUGH 6.
 2. ADD NEW #14.
 3. ADD AND REUSE DRAINAGE & UTILITY EASEMENTS.
 4. REUSE OWNER/DEVELOPER INFORMATION.
 5. COMBINE PLATS S.M. 63/46 AND S.M. 68/70.

S.M. 71-97
 PARTIAL AMENDED PLAT OF
CAINEDWOOD PHASE I & II
 (PREVIOUSLY RECORDED IN PLAT BOOKS S.M. 65 FOLIO 46 & S.M. 68 FOLIO 80)
 1ST ELECTION DISTRICT BALTIMORE COUNTY MARYLAND
 SCALE 1" = 50' FEBRUARY 22, 1999



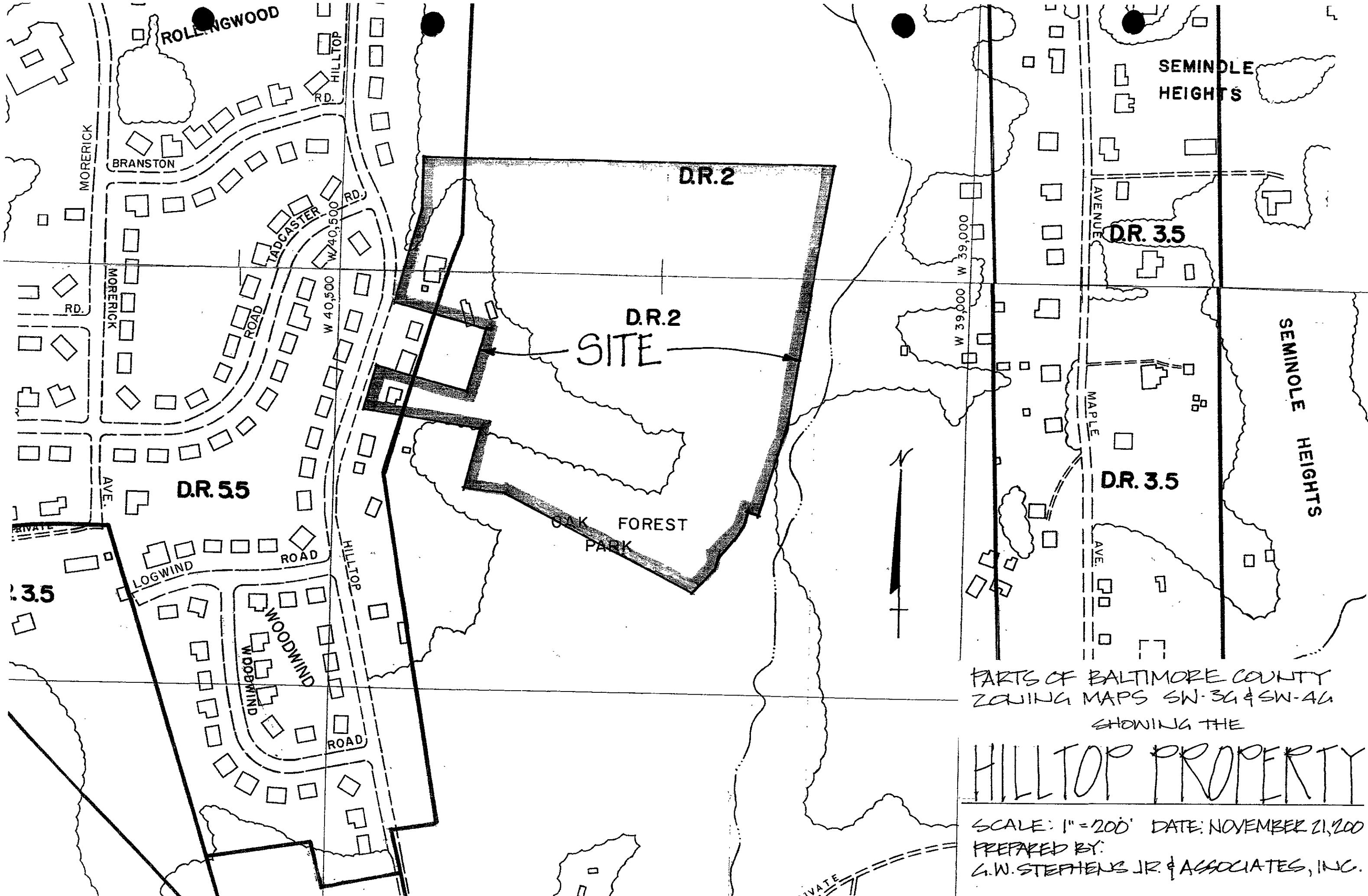
W. DUVALL & ASSOCIATES, INC.
 ENGINEERS
 430 EAST JOPPA ROAD
 TOWSON, MARYLAND 21286
 410-583-9571

OWNER / DEVELOPER
 HENRIKSON HOMES, INC.
 P.O. BOX 6184
 BALTIMORE, MARYLAND 21211
 DED. REFERENCE: S.M. 1319/0389
 TAX ACCOUNT NO.: 04-01-2200002005
 THIS IS AN AMENDED PLAT

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT
 PURSUANT TO SECTION 28-215(a) BALTIMORE COUNTY CODE
David M. Brown 4-20-99
 DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT DATE

P.A. COMPLETED 1993A TEE
 FINAL PLAT CHECKED: **David M. Brown**
 P.O.N. **David M. Brown**
 ENGINEERING: **David M. Brown**
 STREET NAMES: **David M. Brown**

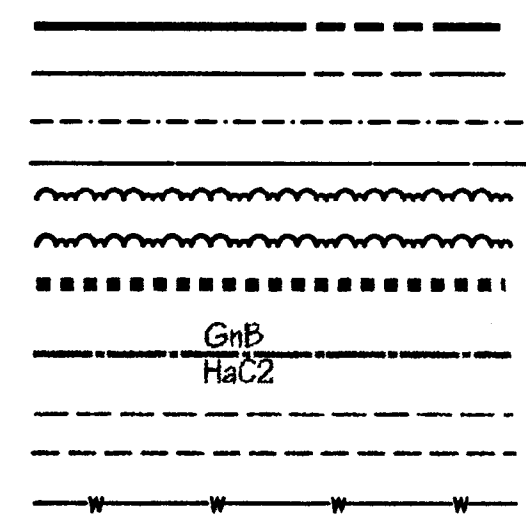
SURVEYOR'S CERTIFICATION
 I, THE UNDERSIGNED, A REGISTERED SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT I AM THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY HEREIN AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF MARKERS.
 I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE CARE



PARTS OF BALTIMORE COUNTY
ZONING MAPS SW-36 & SW-46
SHOWING THE
HILLTOP PROPERTY
SCALE: 1" = 200' DATE: NOVEMBER 21, 200
PREPARED BY:
G.W. STEPHENS JR. & ASSOCIATES, INC.

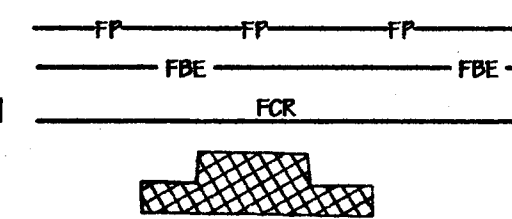
LEGEND

TRACT BOUNDARY
PARCEL LINES
EXISTING RIGHT-OF-WAY LINE
EASEMENT
EXISTING TREELINES
PROPOSED TREELINES
ZONING LINE
EXISTING SOIL CLASSIFICATIONS
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR
WETLAND LIMIT LINE

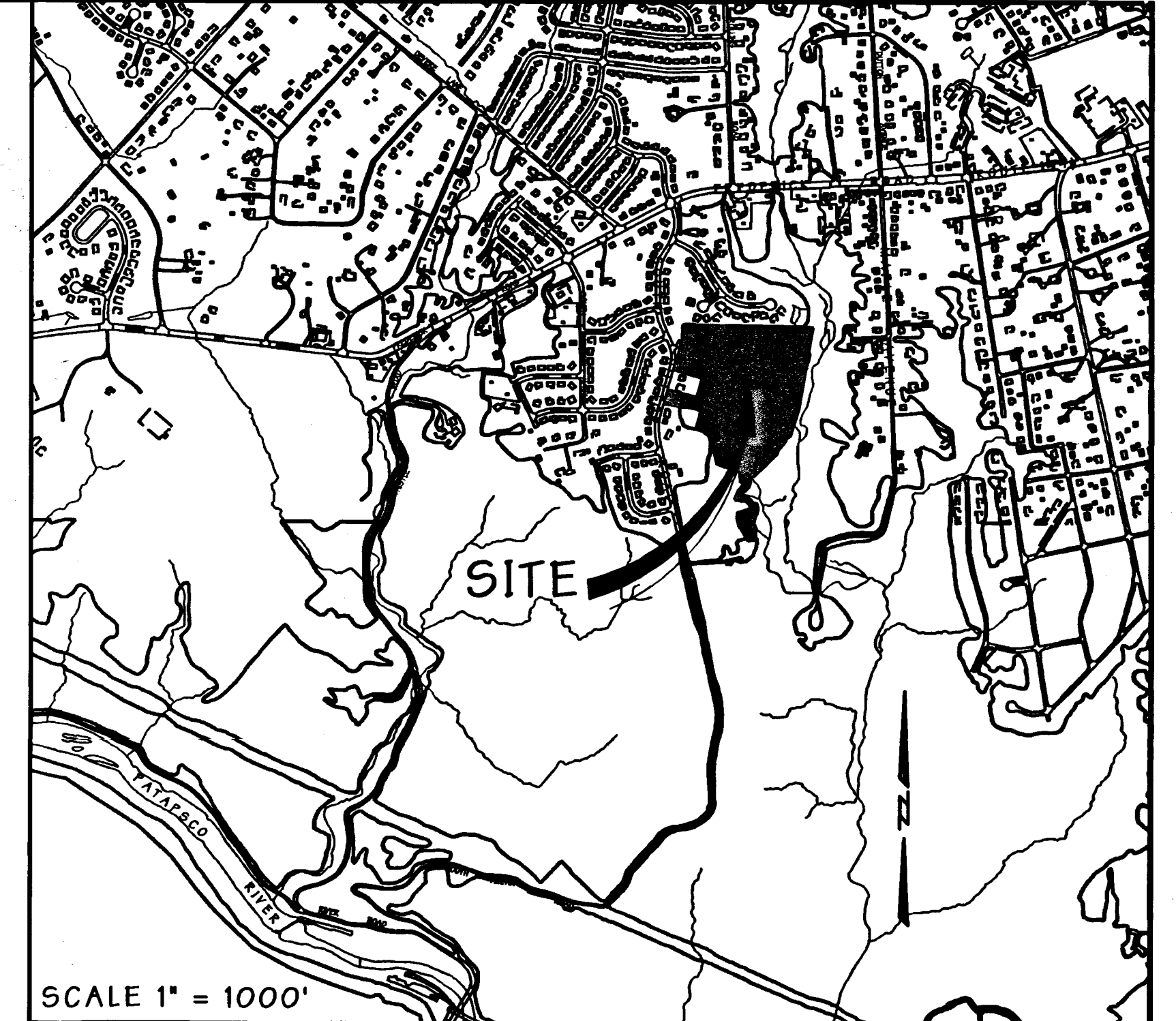


100 YEAR FLOOD PLAIN
FOREST BUFFER EASEMENT
FOREST CONSERVATION RESERVATION
SLOPE > 25%
MAJOR DECIDUOUS TREE
MINOR DECIDUOUS TREE
EVERGREEN TREE
SHRUB

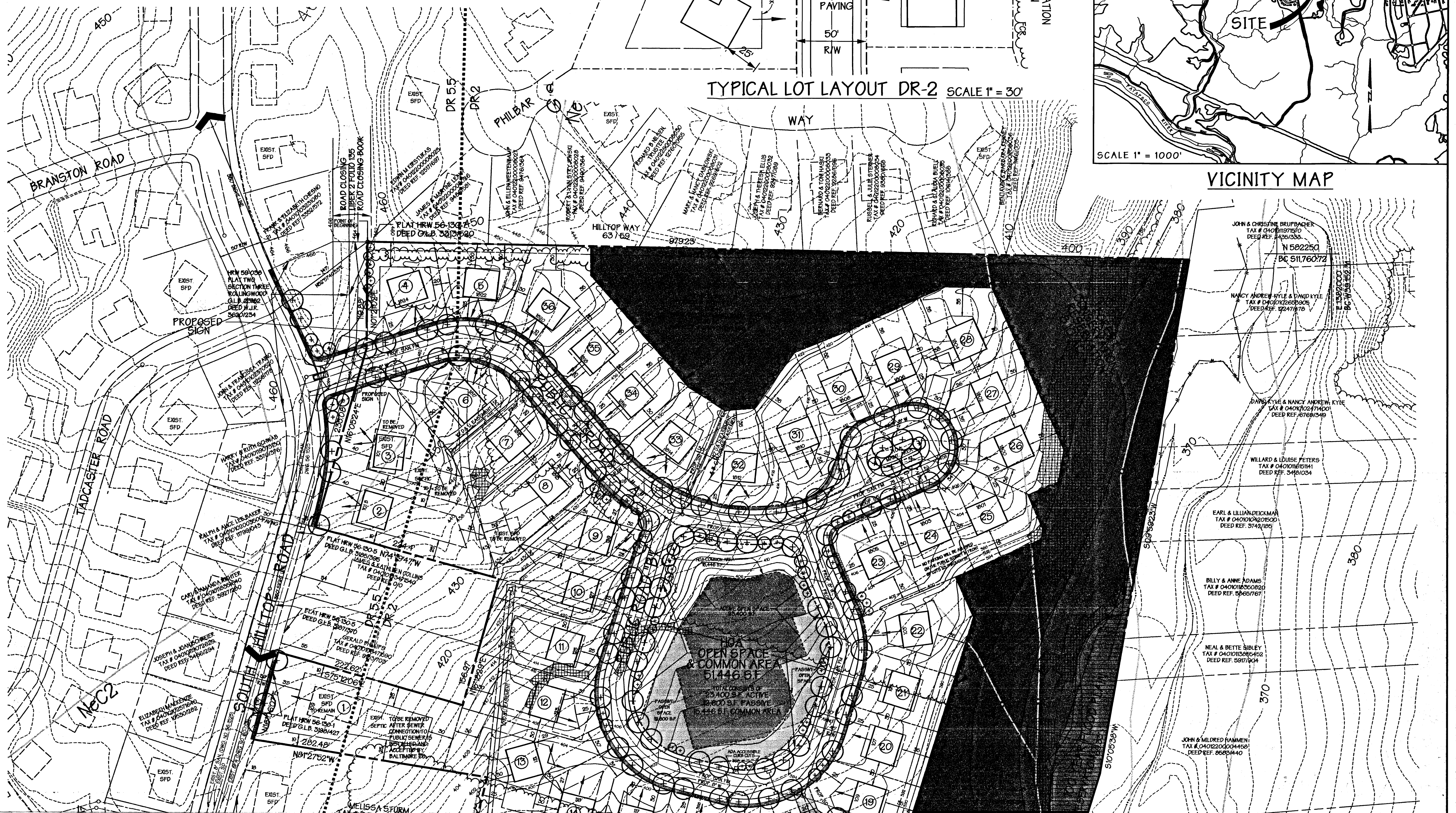
ENVELOPES OR TYPICAL DWELLINGS AS SHOWN INDICATE A SPECIFIC ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) AND POLICES RELATIVE TO SETBACKS. SHOULD THE ORIENTATIONS CHANGE OR CREATE CONFLICTS WITH THE REGULATION OR POLICES, THE ORIENTATIONS MUST BE CHANGED TO ALLEVIATE THE CONFLICT. REFERENCE SECTION 1B012.C1 CHART IN BCZR. REFERENCE SECTION 1B02.3.C2c (1B-26.1) IN PDM POLICY MANUAL - D.R. ZONES.

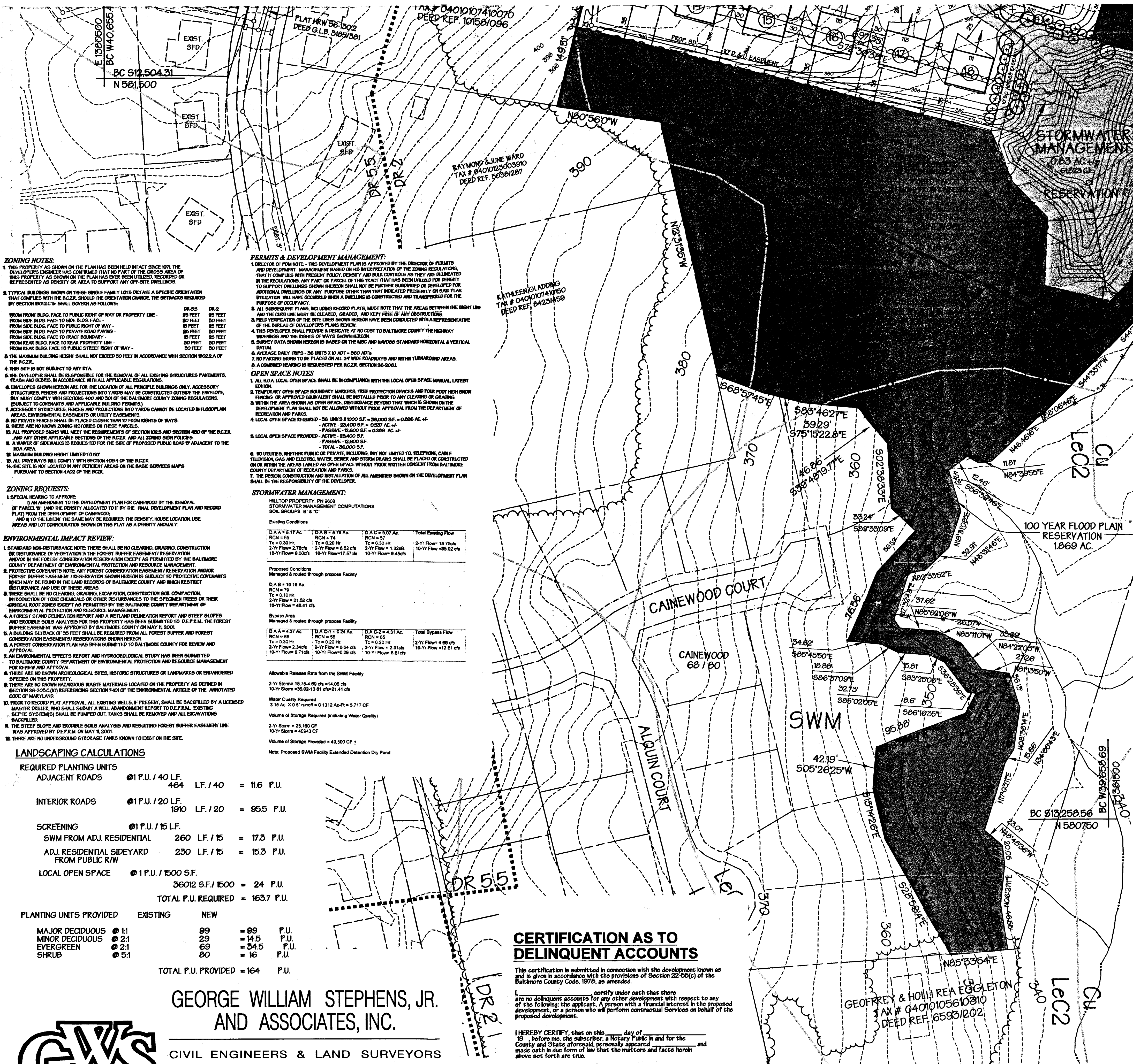


TYPICAL LOT LAYOUT DR-2 SCALE 1" = 30'



VICINITY MAP





DENSITY TABULATIONS				
	PARCEL 992	PARCEL 442	* PARCEL 'B' (CAINEWOOD EXIST. PARCEL 443)	TOTAL
GROSS AREA	10.8284 AC.	4.7349 AC.	2.554 AC.	18.1173 AC.
NET AREA	10.5956 AC.	4.6717 AC.	2.554 AC.	17.8213 AC.
ZONING	DR-2	9.6643 AC.	4.423 AC.	16.6413 AC.
	DR-5.5	1.1641 AC.	0.3119 AC.	1.476 AC.
DWELLING UNITS ALLOWED	DR-2	19.3286	8.846	33
	DR-5.5	6.4025	1.754	8
TOTAL DWELLING UNITS ALLOWED				
DR-2 = 33 UNITS, DR-5.5 = 8 UNITS, TOTAL = 41 UNITS				
TOTAL DWELLING UNITS PROPOSED				
DR-2 = 32 UNITS, DR-5.5 = 4 UNITS, TOTAL = 36 UNITS				

* THE TOTAL AREA OF CAINEWOOD EXIST. PARCEL 'A' IS 5.104 AC. OF WHICH 2.55 AC. (PROF. PARCEL 'A') REMAINS FOR DENSITY OF THE CAINEWOOD DEVELOPMENT SITE (SM 68-80). THEREFORE 2.554 AC. (PROF. PARCEL 'B' - DR-2 ZONING) IS TO BE REMOVED FROM CAINEWOOD AND ADDED TO THE HILLTOP PROPERTY. SEE SPECIAL HEARING REQUEST.

SITE DATA

1. SITE AREA - GROSS - 18.1173 AC.
2. EXISTING ZONING - DR-5.5 - 1.476 AC +/-
DR-2 - 16.6413 AC +/-
3. DWELLING UNITS
ALLOWED - DR-2 - 16.6413 AC. X 2 = 33
DR-5.5 - 1.476 AC. X 5.5 = 8
EXISTING - 2 SINGLE FAMILY DWELLINGS
PROPOSED - DR-2 - 32 SINGLE FAMILY DWELLINGS
(36 DWELLING UNITS) SEE SPECIAL HEAR. REQUEST
DR-5.5 - 4 SINGLE FAMILY DWELLINGS
(6 DWELLING UNITS) SEE SPECIAL HEAR. REQUEST
NOTE: THE TOTAL NUMBER OF DWELLING UNITS PROPOSED FOR THE HILLTOP PROPERTY IS 36, CONSISTING OF (1) EXISTING DWELLING AND 35 DWELLINGS TO BE CONSTRUCTED.
4. ELECTION DISTRICT - 1
5. COUNCILMANIC DISTRICT - 1
6. CENSUS TRACT - 4005
7. REGIONAL PLANNING DISTRICT - 324 B
8. TAX MAP 100, GRID 17 & 18.
PARCELS 992, 442 & 443
9. TAX ACCOUNT NO: 0401-1900010541,
0401-2200026318, 0401-0113142580
10. ADC MAP NO. - 41 (A-4, A-5)
11. SCHOOL DISTRICT - HILLCREST ELEMENTARY,
CATONSVILLE MIDDLE SCHOOL, CATONSVILLE
HIGH SCHOOL
12. WATERSHED - 30
13. SUBSEWERSED - 76
14. 200 SCALE ZONING MAP - SW 4-G & SW 3-G
15. PARKING
REQUIRED - 2 SPACES / UNIT
36 X 2 = 72 PARKING SPACES
PROVIDED - 72 PARKING SPACES
(ON LOT DRIVEWAYS & GARAGES)

DEVELOPMENT PLAN AMENDED PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING SCHEMATIC LANDSCAPE PLAN HILLTOP PROPERTY BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'
DATE: JUNE 13, 2001
REV. NOVEMBER 14, 2001
REV. JANUARY 10, 2001

OWNERS

PARCEL 442 - 4.6717 ACRES +/-
LEO T. & SUSAN M. HULL
109 S. HILLTOP ROAD
BALTIMORE, MARYLAND 21228
DEED REFERENCE - 6550 / 70

PART OF PARCEL 443 - 2.554 AC. +/-
PROPOSED PARCEL 'B' TO BE REMOVED
FROM THE EXISTING CAINEWOOD
SUBDIVISION PARCEL 'A'
EUGENE F. OSBORNE ET AL
3000 OLD TANEYTOWNE ROAD
WESTMINSTER, MARYLAND 21158
DEED REFERENCE - 13191 / 09

PARCEL 992 - 10.594 ACRES +/-
FRANCIS W. FARLEY ET AL
P.O. BOX 40
HIGHLAND, MARYLAND 20777
DEED REFERENCE - 12424 / 648

DEVELOPER/ CONTRACT PURCHASER

NAME: D & Z ENTERPRISES
ADDRESS: P.O. BOX 60
ADDRESS: REISTERSTOWN, MARYLAND 21156
TEL NO: 410-925-0919

PREPARER OF PLAN

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286

SHEET 1 OF 2

CERTIFICATION AS TO DELINQUENT ACCOUNTS

This certification is submitted in connection with the development known as and is given in accordance with the provisions of Section 22-55(c) of the Baltimore County Code, 1979, as amended.

I, _____, certify under oath that there are no delinquent accounts for any other development with respect to the proposed development of the applicant. A person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development, shall not be the person who signs this certification.

NOTE: If applicant is a corporation, this certification must be completed by an authorized officer and if applicant is a partnership or joint venture, it must be completed by a general partner or venturer or an officer thereof.



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

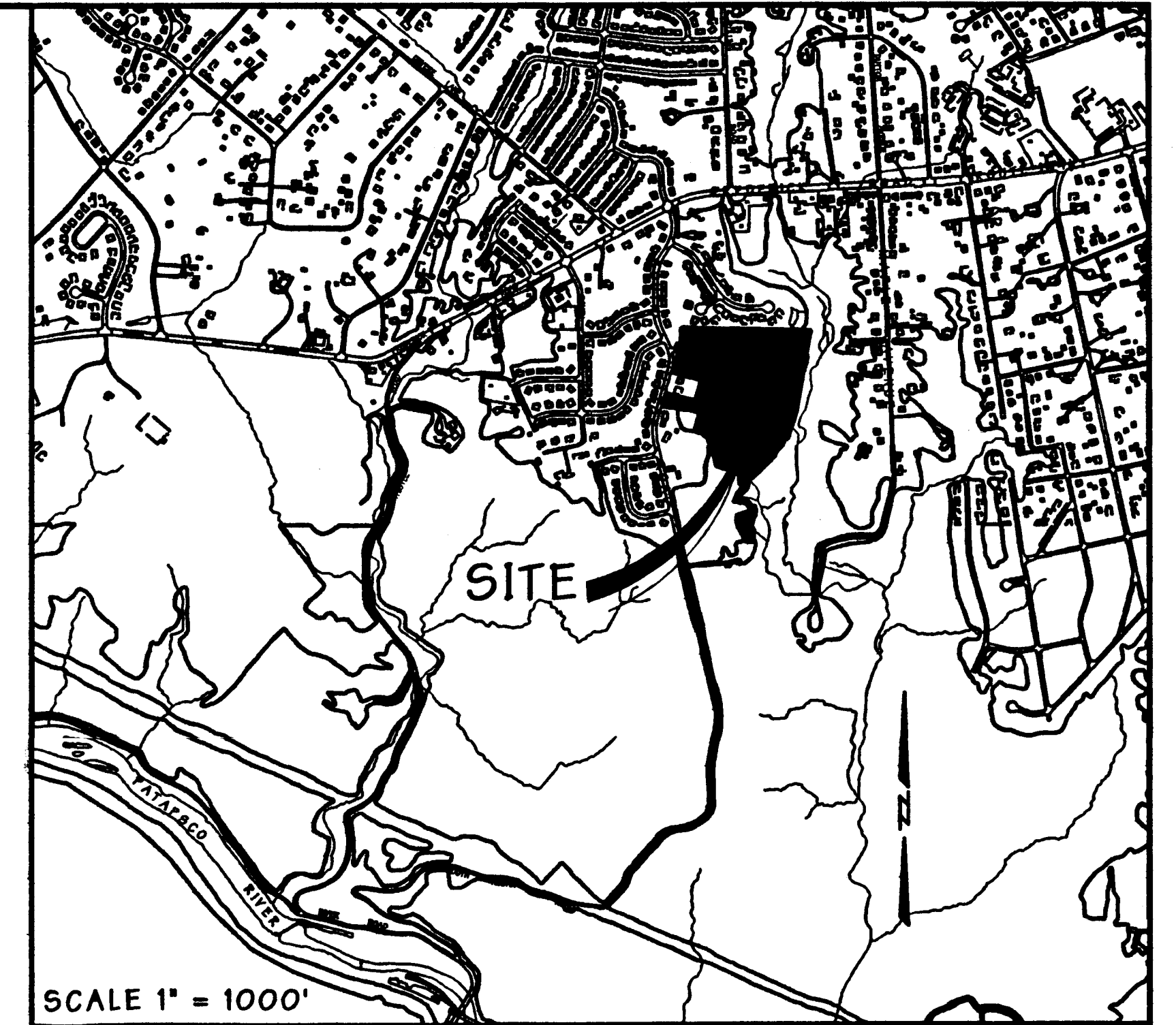
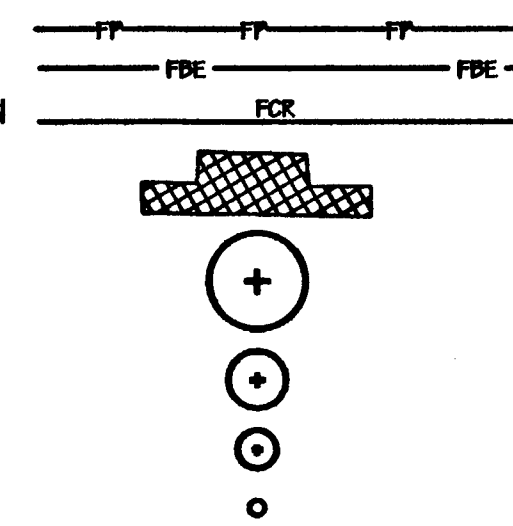
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

02-226-SPH (Revised Hearing Plans)
Received 1/8/02

LEGEND

TRACT BOUNDARY
 PARCEL LINES
 EXISTING RIGHT-OF-WAY LINE
 EASEMENT
 EXISTING TREELINES
 PROPOSED TREELINES
 ZONING LINE
 EXISTING SOIL CLASSIFICATIONS
 EXISTING 2' CONTOUR
 EXISTING 10' CONTOUR
 WETLAND LIMIT LINE

100 YEAR FLOOD PLAIN
 FOREST BUFFER EASEMENT
 FOREST CONSERVATION RESERVATION
 SLOPE > 25%
 MAJOR DECIDUOUS TREE
 MINOR DECIDUOUS TREE
 EVERGREEN TREE
 SHRUB



VICINITY MAP

LOTS AFFECTED BY ZONING ANOMOLY (HATCHED AREAS)
 SEE SPECIAL HEARING REQUEST



PARCEL 'B' - (SHADED AREA) TO BE REMOVED FROM THE EXISTING CAINEWOOD
 SUBDIVISION AND ADDED TO THE PROPOSED HILLTOP PROPERTY
 SEE SPECIAL HEARING REQUEST

DENSITY TABULATIONS - HILLTOP PROPERTY				
	PARCEL 992	PARCEL 442	* PARCEL 'B' (CAINE WOOD- PARCEL 443)	TOTAL
GROSS AREA	10,828.4 AC.	4,734.9 AC.	2,554 AC.	18,117.3 AC.
NET AREA	10,595.6 AC.	4,671.7 AC.	2,554 AC.	17,821.3 AC.
ZONING	DR-2	9.6643 AC.	4.423 AC.	2,554 AC.
	DR-5.5	1,164.1 AC.	0.3119 AC.	0 AC.
DWELLING UNITS ALLOWED	DR-2	19,328.6	8,846	5,108
	DR-5.5	6,402.5	1,754	0
TOTAL DWELLING UNITS ALLOWED				
- DR-2 = 33 UNITS, DR-5.5 = 8 UNITS, TOTAL = 41 UNITS				
TOTAL DWELLING UNITS PROPOSED				
- DR-2 = 32 UNITS, DR-5.5 = 4 UNITS, TOTAL = 36 UNITS				

* THE TOTAL AREA OF CAINEWOOD EXIST. PARCEL 'A' IS 5,104 AC. OF WHICH 2,554 AC. (PROP. PARCEL 'A') REMAINS FOR DENSITY OF THE CAINEWOOD DEVELOPMENT SITE (SM 68-80). THEREFORE 2,554 AC. (PROP. PARCEL 'B' - DR-2 ZONING) IS TO BE REMOVED FROM CAINEWOOD AND ADDED TO THE HILLTOP PROPERTY. SEE SPECIAL HEARING REQUEST.

DENSITY TABULATIONS - CAINEWOOD (PARCEL 443)					
	TOTAL TRACT PARCEL 443	* EXISTING PARCEL 'A'	* PROPOSED PARCEL 'A'	* PROPOSED PARCEL 'B'	REMAINING PARCEL 443
GROSS AREA	13,651 AC.	5,104 AC.	2,55 AC.	2,554 AC.	11,56 AC.
NET AREA	13,326 AC.	5,104 AC.	2,55 AC.	2,554 AC.	10,776 AC.
ZONING	DR-2	12,638 AC.	5,104 AC.	2,55 AC.	2,554 AC.
	DR-5.5	1,013 AC.	0.0 AC.	0.0 AC.	10,084 AC.
DWELLING UNITS ALLOWED	DR-2	25,276	10,208	5,1	5,108
	DR-5.5	5	0	0	0
TOTAL DWELLING UNITS ALLOWED					
- DR-2 = 25 UNITS, DR-5.5 = 5 UNITS, TOTAL = 30 UNITS					
TOTAL DWELLING UNITS EXISTING					
- DR-2 = 20 UNITS, DR-5.5 = 5 UNITS, TOTAL = 25 UNITS					
NOTE: THERE WILL BE NO UNUSED DENSITY REMAINING IN THE CAINEWOOD SUBDIVISION AFTER PARCEL 'B' IS REMOVED.					

* THE TOTAL AREA OF CAINEWOOD EXIST. PARCEL 'A' IS 5,104 AC. OF WHICH 2,554 AC. (PROP. PARCEL 'A') REMAINS FOR DENSITY OF THE CAINEWOOD DEVELOPMENT SITE (SM 68-80). THEREFORE 2,554 AC. (PROP. PARCEL 'B' - DR-2 ZONING) IS TO BE REMOVED FROM CAINEWOOD AND ADDED TO THE HILLTOP PROPERTY. SEE SPECIAL HEARING REQUEST.

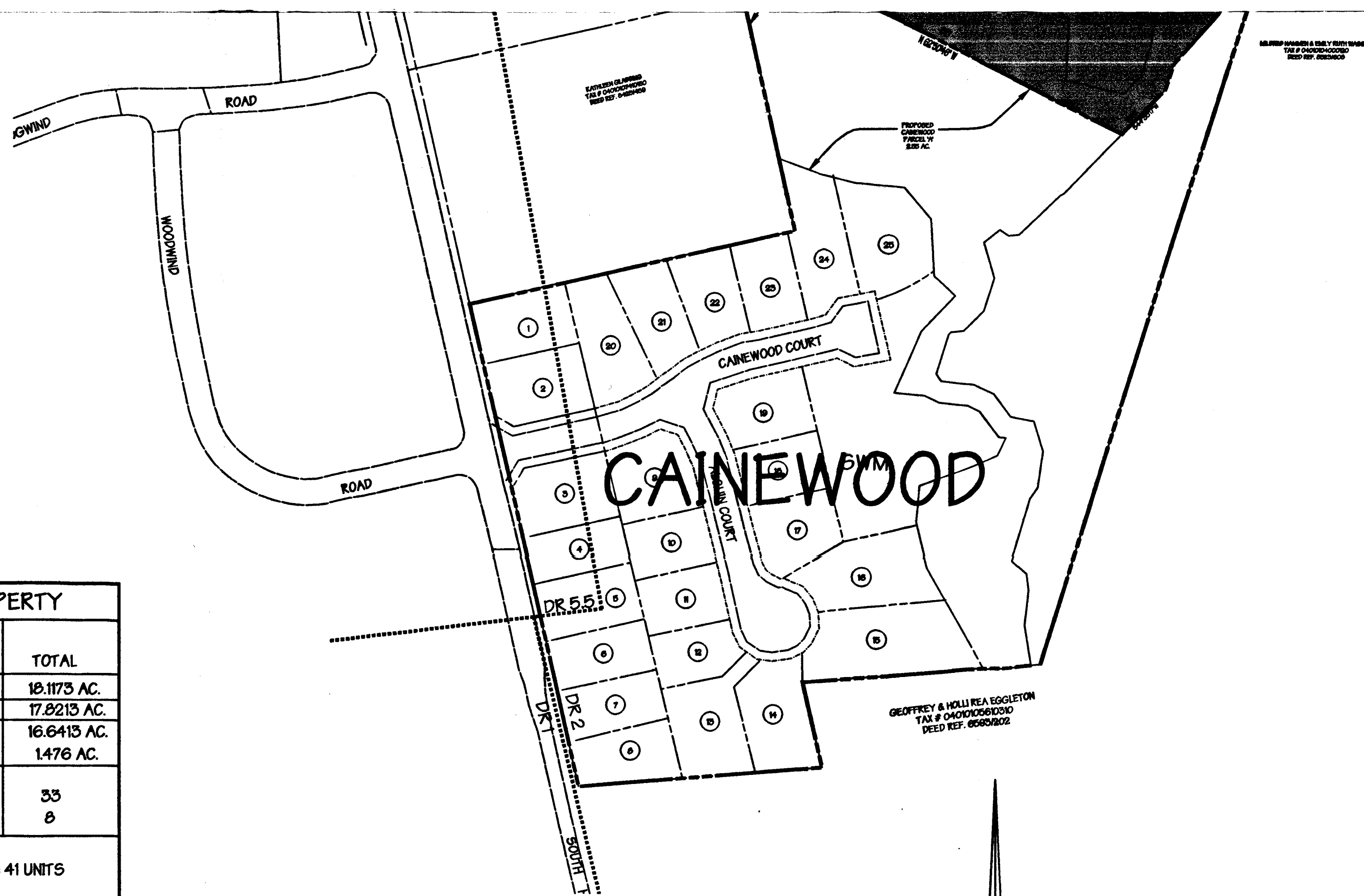
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120



FILENAME: 9808conceptplan.s01



PLAN
SCALE: 1" = 100'

ZONING NOTES:

1. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD IN CONTACT SINCE 1971. THE DEVELOPER HAS BEEN ADVISED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
2. TYPICAL BUILDINGS SHOWN ON THESE SINGLE FAMILY LOTS INDICATE A DENSITY ORIENTATION THAT COMPLES WITH THE B.C.C.E. SHOULD THE ORIENTATION CHANGE, THE DENSITIES REQUIRED BY SECTION 800.0.0.1 SHALL GOVERN AS FOLLOWS:
FROM FRONT BLDG. FACE TO PUBLIC RIGHT OF WAY OR PROPERTY LINE - DR-2 30 FEET
FROM SIDE BLDG. FACE TO SIDE BLDG. FACE - DR-2 30 FEET
FROM SIDE BLDG. FACE TO PUBLIC RIGHT OF WAY - DR-2 30 FEET
FROM SIDE BLDG. FACE TO PRIVATE ROAD / DRIVE - DR-2 30 FEET
FROM SIDE BLDG. FACE TO TRACT BOUNDARY - DR-2 30 FEET
FROM REAR BLDG. FACE TO REAR PROPERTY LINE - DR-2 30 FEET
FROM REAR BLDG. FACE TO PUBLIC STREET RIGHT OF WAY - DR-2 30 FEET
3. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 30 FEET IN ACCORDANCE WITH SECTION 800.0.0.1 OF THE B.C.C.E.
4. THIS SITE IS NOT SUBJECT TO ANY R.T.A.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING STRUCTURES, FENCES, AND FENCES, IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
6. DEVELOPMENTS SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPLE BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE DEVELOPMENT, BUT MUST COMPLY WITH SECTIONS 400 AND 501 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO CONTRACTS AND APPLICABLE BUILDING PERMITS).
7. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOODPLAIN AREAS, ENVIRONMENTAL SENSITIVE OR CRITICAL ZONATIONS.
8. NO PRIVATE FENCES SHALL BE PLACED CLOSER THAN 12 FEET FROM RIGHTS OF WAYS.
9. THERE ARE NO KNOWN ZONED HISTORIES ON THESE PARCELS.
10. ALL PROPOSED SIGNS WILL MEET THE REQUIREMENTS OF SECTION 400.0 AND SECTION 400.0 OF THE B.C.C.E. AND ANY OTHER APPLICABLE SECTIONS OF THE B.C.C.E. AND ALL ZONING SIGN POLICES.
11. A TRACT OF 100 ACRES IS REQUESTED FOR THE SIDE OF PROPOSED PUBLIC ROAD "B" ADJACENT TO THE HOA AREA.
12. MAXIMUM BUILDING HEIGHT LIMITED TO 30 FEET.
13. ALL DEVELOPMENTS WILL COMPLY WITH SECTION 400.0 OF THE B.C.C.E.
14. THIS SITE IS NOT LOCATED IN ANY DESIGNATED AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 400.0 OF THE B.C.C.E.

ZONING REQUESTS:

1. SPECIAL HEARING TO APPROVE:
2. AN AMENDMENT TO THE DEVELOPMENT PLAN FOR CAINEWOOD BY THE REMOVAL OF PARCEL 'B' (AND THE PROPERTY ALLOCATED TO IT BY THE FINAL DEVELOPMENT PLAN AND RECORD PLAN) FROM THE DEVELOPMENT OF CAINEWOOD.
3. AND TO THE EXTENT THE SAME MAY BE REQUIRED, THE DENSITY, HOUSE LOCATION, USE AREAS AND LOT CONFIGURATION SHOWN ON THIS PLAN AS A DENSITY AMENDMENT.

PERMITS & DEVELOPMENT MANAGEMENT:

1. DIRECTOR OF PERMITS: THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT, BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLES WITH PRESENT POLICY, PERMITS AND RULE CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON THIS PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
2. ALL SUBSEQUENT PLANS, INCLUDING RECORD PLANS, MUST NOTE THAT THE AREAS BETWEEN THE BRIGHT LINE AND THE CLOSER LINE MUST BE CLEARED, GRADDED, AND KEPT FREE OF ANY OBSTRUCTIONS.
3. FIELD VERIFICATION OF THE SITE LINES SHOWN HEREON HAVE BEEN CONDUCTED WITH A REPRESENTATIVE OF THE BUREAU OF DEVELOPMENT PLANS REVIEW.
4. THE DEVELOPER SHALL PROVIDE A RESURVEY AT 100 FEET TO BALTIMORE COUNTY THE HIGHWAY DEPARTMENT AND THE RIGHTS OF WAYS DEPARTMENT.
5. SURVEY DATA SHOWN HEREON IS BASED ON THE MNC AND HANDED STANDARD HORIZONTAL AND VERTICAL DATUM.
6. AVERAGE DAILY TRIPS - 38 UNITS X 3 TO 400 - 1500 TRIPS
7. NO PARKING SIGNS TO BE PLACED ON ALL SP. WIDE ROADWAYS AND WITHIN TURNING AREAS.
8. A COMBINED HEARING IS REQUESTED PER B.C.C.E. SECTION 300.0.0.1.

SITE DATA

1. SITE AREA - GROSS - 18,117.3 AC±
2. EXISTING ZONING - DR-5.5 - 1,476 AC.±
DR-2 - 16,641.3 AC.±
3. DWELLING UNITS
ALLOWED - DR-2 - 16,641.3 AC. X 2 = 33 DWELLING UNITS
DR-5.5 - 1,476 AC. X 5.5 = 8 DWELLING UNITS
EXISTING - 2 SINGLE FAMILY DWELLINGS
PROPOSED - DR-2 - 32 SINGLE FAMILY DWELLING
(35 DWELLING UNITS) SEE SPECIAL HEAR. REQUEST
DR5.5 - 4 SINGLE FAMILY DWELLINGS
(6 DWELLING UNITS) SEE SPECIAL HEAR. REQUEST
NOTE: THE TOTAL NUMBER OF DWELLING UNITS PROPOSED FOR THE HILLTOP PROPERTY IS 36, CONSISTING OF (1) EXISTING DWELLING AND 35 DWELLINGS TO BE CONSTRUCTED.
4. ELECTION DISTRICT - 1
5. COUNCILMANIC DISTRICT - 1
6. CENSUS TRACT - 4005
7. REGIONAL PLANNING DISTRICT - 324 B
8. TAX MAP 100, GRID 17 & 18,
PARCELS 992, 442 & 443
9. TAX ACCOUNT NO: 0401-1900010541,
0401-2200026318, 0401-0113142580
10. ADC MAP NO. - 41 (A-4, A-5)
11. SCHOOL DISTRICT - HILLCREST ELEMENTARY,
CATONSVILLE MIDDLE SCHOOL, CATONSVILLE
HIGH SCHOOL
12. WATERSHED - 30
13. SUBSEWERSHED - 76
14. 200 SCALE ZONING MAP - SW 4-G & SW 3-G
15. PARKING
REQUIRED - 2 SPACES / UNIT
36 X 2 = 72 PARKING SPACES
PROVIDED - 72 PARKING SPACES
(ON LOT DRIVEWAYS & GARAGES)

DEVELOPMENT PLAN AMENDED PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING SCHEMATIC LANDSCAPE PLAN HILLTOP PROPERTY BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

DATE: JUNE 13, 2001

REV. NOVEMBER 14, 2001

REV. JANUARY 10, 2001

PDM FILE NO. 1-485

OWNERS

PARCEL 442 - 4.6717 ACRES±
LEO T. & SUSAN M. HULL
100 S. HILLTOP ROAD
BALTIMORE, MARYLAND 21228
DEED REFERENCE - 6550 / 70

PART OF PARCEL 443 - 2,554 AC.±
PROPOSED PARCEL 'B' TO BE REMOVED
FROM THE EXISTING CAINEWOOD
SUBDIVISION PARCEL 'A'
EUGENE F. OSBORNE ET AL
3000 OLD TANEYTOWNE ROAD
WESTMINSTER, MARYLAND 21156
DEED REFERENCE - 15191 / 09

PARCEL 992 - 10,594 ACRES ±
FRANCIS W. FARLEY ET AL
P.O. BOX 40
HIGHLAND, MARYLAND 20777
DEED REFERENCE - 14244 / 648

DEVELOPER/ CONTRACT PURCHASER

NAME: P & Z ENTERPRISES
ADDRESS: P.O. BOX 68
ADDRESS: REISTERSTOWN, MARYLAND 21156
PH NO.: 410-925-0609

PREPARER OF PLAN

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286

SHEET 2 OF 2

P.N. 9808