



KATHERINE A. KLAUSMEIER
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

April 25, 2025

Matis Warfield, Inc.
909 Ridgebrook Road Suite 100
Sparks, MD 21152

RE: Zoning PIA Request
Tax Account No. 1600006693 and 2400000526

7th Election District

To Whom It May Concern:

Your letter to Mr. C. Pete Gutwald, Director of Permits, Approvals, and inspections, has been forwarded to me for response. Based on the information you provided and the available zoning records, the following has been determined.

The property located at 17433 Big Falls Rd is currently zoned RC 7 and RC 8 (Resource Preservation and Environmental Enhancement) as indicated on the official Baltimore County Zoning Map 022B2. The planned construction of a barn and riding ring to supersede the current stable, along with the inclusion of an ADA-compliant cabin with sleeping accommodations, are consistent with the spirit and intent of zoning order 02-498-XA, as illustrated in the attached relined plan dated April 2, 2025. It is advised to contact James Herman at jherman@baltimorecountymd.gov and Lloyd Moxley at lmoxley@baltimorecountymd.gov to check for landscape and DRC requirement. All permitted uses are subject to the restrictions outlined in Section 1A08 and 1A09 of the Baltimore County Zoning Regulations (BCZR). For a complete list of permitted uses by right or by special exception, please visit the Baltimore County website: https://library.municode.com/md/baltimore_county/codes/zoning_regulations.

Additionally, guidelines for rebuilding after damage or destruction can be found in Section 104.2 of the BCZR.

All case information, including the Administrative Law Judge's decisions, is now digitized and available for online viewing at www.bcgis.baltimorecountymd.gov/myneighborhood.

The Division of Code Enforcement digital records do not indicate any violation cases on the referenced property.

A review of the Division of Code Enforcement's digital records did not reveal any violation cases associated with the referenced property. Furthermore, this property is not part of a Planned Unit Development (PUD) and there is not a site plan available.

Certificates of Occupancy are not available for structures built before March 1989. It is important to note that the absence of a Certificate of Occupancy does not constitute a violation of Baltimore County's Zoning Regulations or County Codes.

Property improvements may be rebuilt to the current density if damaged or destroyed, in accordance with Section 104, Nonconforming Uses standards, of the BCZR.

For inquiries regarding Fire codes and potential violations, please contact John Bryant at 410-887-3987.

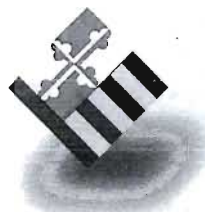
I trust that this information is helpful. Should you require further assistance, please contact the Zoning Review Office at 410-887-3391

THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

Respectfully,

A handwritten signature in cursive script that reads "Jesse Krout".

Jesse Krout
Zoning Review



2002-0498

BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

October 27, 2008

Salvatore C. Crupi, P.E., Principal
Matis Warfield, Inc.
10540 York Road, Suite M
Hunt Valley, MD 21030

Dear Mr. Crupi:

RE: Spirit and Intent Request, Case # 02-498-XA, Camp Puh'tok, 17433 Big Falls Road, 3rd Election District

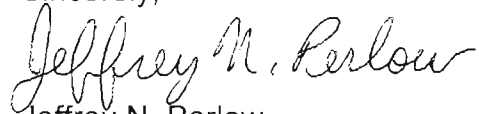
Your recent letter was forwarded to me for reply. After discussing your request with Timothy Kotroco, Director of Permits and Development Management and with Carl Richards, Zoning Review Supervisor, and based on the information provided therein and my review of the available zoning records, the following has been determined:

1. The proposed modifications, specifically the proposed replacement of the existing pool and adjacent poolhouse, as mentioned in your October 7, 2008 request letter and as shown in your accompanying red-lined site plans, are approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and the Zoning Commissioner's order in Case # 02-498-XA.
2. A copy of your request letter, this response and a signed red-lined plan will be recorded and made a permanent part of the zoning case file.
3. A verbatim copy of this response must be affixed to any building permit site plans prior to building permit application.
4. This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

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

Sincerely,

A handwritten signature in black ink that reads "Jeffrey N. Perlow". The signature is written in a cursive style with a large, stylized 'J' and 'P'.

Jeffrey N. Perlow
Planner II
Zoning Review

JNP

c: Zoning Hearing File # 02-498-XA
File-Spirit & Intent Letters

MATISWARFIELD

Consulting Engineers

10540 York Road Suite M Hunt Valley, MD 21030
410-683-7004 **PHONE** 410-683-1798 **FAX**
www.matiswarfield.com

Transmittal

To: Baltimore County PADM
111 W. Chesapeake Avenue
Towson, Maryland 21204

Attn: Timothy Kotroco, Director

Date: October 7, 2008
Re: Camp Puh'tok Pool
DRC No. 100608F
Case No. 02-498-XA
MWI 2003-095

We are: ☐ Forwarding
☒ Herewith

☒ Submitting
☐ Under separate
cover

☐ Returning



Number	Item
2	Prints Redlined Zoning Plat
2	Prints of Proposed Site Plan
1	Check in the amount of \$50.00 for review fee

☒ For your use
☐ For your review
☐ For processing
☐ Approval requested
☐ Meeting requested

☐ As requested
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☐ Please return to this office
☐ Please call when ready

Remarks:

cc: Chip Schnader
Lou Kousouris

By: Salvatore C. Crupi
Salvatore C. Crupi, P.E.

Received 10/17/08
Due 10/28/08
b:JNP
10/17/08

October 7, 2008

Mr. Timothy Kotroco, Director
Baltimore County Office of Permits &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: **Case No. 02-498-XA Spirit and Intent Request**
Camp Puh'tok
17433 Big Falls Road
7th Election District – 3rd Councilmanic District



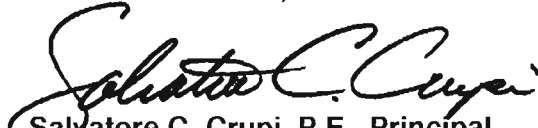
Dear Mr. Kotroco,

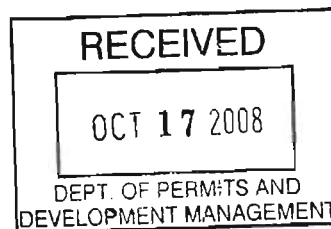
The referenced property was granted a special exception to approve a camp and all uses associated with the camp in Case No. 02-498-XA. In The Pines, LLC, a not-for-profit entity which purchased the camp from the Salvation Army earlier this year, is currently proposing to replace the existing pool and adjacent poolhouse. The proposed pool and two-story pool house (vs. approx. 1,300-sf existing) have been located to minimize the impacts to regulated environmental resources. The two-story pool house is proposed to be built into the adjacent hillside thereby limiting the height of the structure to under 15-feet as well as reducing the amount forest clearing required.

It is our contention that the pool facilities are an integral part of the summer camp and the replacement of those facilities that are beyond their useful life is well within the spirit and intent of the granted special exception. This matter is currently being considered by the Development Review Committee (DRC No. 100608F).

We respectfully request your concurrence that the plan meets the "spirit and intent" of the approved Zoning Order (Case No. 02-498-XA).

Sincerely,
MATIS WARFIELD, INC.


Salvatore C. Crupi, P.E., Principal
SCC:scc



Enclosure: \$ 50.00 review fee
2 copies of zoning plat, 2 copies of zoning Case No. 02-3498-XA,
2 copies of Proposed Plan

Copy: George Schnader
Lou Kousouris

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
AND VARIANCE		
Big Falls Road, 1,048 ft. from centerline	*	DEPUTY ZONING COMMISSIONER
of Monkton and Bluemount Roads		
7th Election District	*	OF BALTIMORE COUNTY
3rd Councilmanic District		
(Camp Puh'tok)	*	CASE NO. 02-498-XA
Salvation Army	*	
Petitioners		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception and Variance filed by the legal owners of the subject property, The Salvation Army. The petition was prepared and filed by David K. Gildea, attorney at law. The special exception request is to approve a camp and all uses associated with the camp, all of which is more particularly described on the site plan submitted into evidence at the hearing. In addition variance approval is requested as follows:

1. From Section 1A08.6B.5.a.(2) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow –
 - a. 10 ft. between principal buildings in lieu of the required 80 ft. for buildings Q and 52;
 - b. 50 ft. between principal buildings in lieu of the required 80 ft. for buildings 0 and 52;
 - c. 10 ft. between principal buildings in lieu of the required 80 ft. for building complex 18;
 - d. 30 ft. between principal buildings in lieu of the required 80 ft. for buildings 18 and 13;
 - e. 40 ft. between principal buildings in lieu of the required 80 ft. for buildings 11 and 12;
 - f. 10 ft. between principal buildings in lieu of the required 80 ft. for buildings 8 and 9;
 - g. 40 ft. between principal buildings in lieu of the required 80 ft. for buildings 9 and 10;
 - h. 10 ft. between principal buildings in lieu of the required 80 ft. for buildings 1 and 4, 4 and 2, 2 and 3, & 3 and 5;
 - i. 10 ft. between principal buildings in lieu of the required 80 ft. for building complex U;
 - j. 0 ft. between principal buildings in lieu of the required 80 ft. for buildings 41 and 42;
 - k. 20 ft. between principal buildings in lieu of the required 80 ft. for buildings 41 and 44; and
 - l. 20 ft. between principal buildings in lieu of the required 80 ft. for buildings 42 and 44.

ORDER RECEIVED FOR FILING

Date

2/10/02

By

[Signature]

2. From Section 1A08.6B.5.a(3) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow -
 - a. 5 ft. to rear property line in lieu of the required 50 ft. for building 10; and
 - b. 30 ft. to rear property line in lieu of the required 50 ft. for building 9.

Appearing at the hearing on behalf of the special exception and variance requests were Jim Matis, the professional engineer who prepared the site plan of the property, Robert Glaredge, representing Camp Puh'tok, and David K. Gildea, attorney at law. Ken Bosley appeared as an interested citizen.

Testimony and evidence indicated that the property, which is the subject of this request, consists of 67.4 acres of land, located on the east side of Big Falls Road, north of Monkton Road in Monkton. The subject property is the site of Camp Puh'tok. Camp Puh'tok has existed on this property from 1941 until the present and is currently operated by The Salvation Army. It is a full service camp open to the general public, specifically children ages 7-17. It provides overnight accommodations and recreational activities, as well as dining facilities for the campers who utilize this facility. There are many structures and uses associated with different areas of the property, all of which are specifically shown on Petitioners' Exhibit No. 1, the site plan submitted into evidence at the hearing.

The Salvation Army and Camp Puh'tok are interested in creating a master plan for the property showing existing and future improvements on site. The master plan is to be implemented over the next 3 to 4 years and once completed will be constructed as represented on the site plan. The testimony demonstrated that while Camp Puh'tok has existed on this property for over 60 years, there never has been a formal zoning approval for this use. Furthermore, given the property's zoning classification, many of the existing buildings and proposed structures yet to be built require setback variances as specifically requested in the Petition for Variance, and as shown on the site plan. In

order for the camp to remain on the property and to expand as indicated on the site plan, the special exception and variances are necessary.

It is clear the Baltimore County Zoning Regulations permit the Petitioners' use in a R.C.5 and R.C.7 zone by special exception. It is equally clear that the proposed use is not detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioners had the burden of adducing testimony and evidence which shows that the use meets the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioners have shown that the use is conducted without real detriment to the neighborhood and does not adversely affect the public interest. The facts and circumstances do not show that the use at this particular location described by Petitioners' Exhibit No. 1 has any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The use is not detrimental to the health, safety, or general welfare of the locality, nor tends to create congestion in roads, streets, or alleys therein, nor is it inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973).

To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertising, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief request in the special exception and variances shall be granted.

THEREFORE, IT IS ORDERED this 10th day of July, 2002, by this Deputy Zoning Commissioner for Baltimore County, that the Petition for Special Exception to approve a camp and all uses associated with the camp, all of which is more particularly described on the site plan submitted into evidence at the hearing, be and is hereby APPROVED.

IT IS FURTHER ORDERED, that the variance requests as set forth below:

1. From Section 1A08.6B.5.a.(2) of the B.C.Z.R., to allow –
 - a. 10 ft. between principal buildings in lieu of the required 80 ft. for buildings Q and 52;
 - b. 50 ft. between principal buildings in lieu of the required 80 ft. for buildings 0 and 52;
 - c. 10 ft. between principal buildings in lieu of the required 80 ft. for building complex 18;
 - d. 30 ft. between principal buildings in lieu of the require 80 ft. for buildings 18 and 13;
 - e. 40 ft. between principal buildings in lieu of the required 80 ft. for buildings 11 and 12;
 - f. 10 ft. between principal buildings in lieu of the required 80 ft. for buildings 8 and 9;

ORDER RECEIVED FOR FILING

Date

By

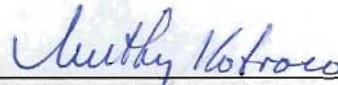
- g. 40 ft. between principal buildings in lieu of the required 80 ft. for buildings 9 and 10;
- h. 10 ft. between principal buildings in lieu of the required 80 ft. for buildings 1 and 4, 4 and 2, 2 and 3, & 3 and 5;
- i. 10 ft. between principal buildings in lieu of the required 80 ft. for building complex U;
- j. 0 ft. between principal buildings in lieu of the required 80 ft. for buildings 41 and 42;
- k. 20 ft. between principal buildings in lieu of the required 80 ft. for buildings 41 and 44; and
- l. 20 ft. between principal buildings in lieu of the required 80 ft. for buildings 42 and 44.

2. From Section 1A08.6B.5.a(3) of the B.C.Z.R., to allow -

- a. 5 ft. to rear property line in lieu of the required 50 ft. for building 10; and
- b. 30 ft. to rear property line in lieu of the required 50 ft. for building 9,

be and they are hereby APPROVED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner

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

July 10, 2002

David K. Gildea, Esquire
Gildea, LLC
201 N. Charles Street, Suite 800
Baltimore, Maryland 21201

RE: Petitions for Special Exception & Variance
Case No. 02-498-XA
Property: Camp Puh'tok

Dear Mr. Gildea:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special exception and variance have been granted 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 Office of Permits and 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 that reads "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Jim Matis
Matis Warfield, Inc.
10540 York Road, Suite M
Hunt Valley, MD 21030

Robert Glaredge
Camp Puh'tok
17433 Big Falls Road
Monkton, MD 21111

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



Printed with Soybean Ink
on Recycled Paper



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at Camp Puh'tok

which is presently zoned RC5 & RC7

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A camp and all uses associated with the camp, as more particularly described in the Plan to Accompany the Petition for Special Exception.

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

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

David K. Gildea

Name - Type or Print

Signature

Gildea, LLC

Company

301 N. Charles St., Suite 800

Address

Telephone No.

Baltimore, MD 21201 (410)234-0070

City

State

Zip Code

Legal Owner(s):

Salvation Army

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No.

Zip Code

Representative to be Contacted:

David K. Gildea

Name

301 N. Charles St., Suite 800

Address

Telephone No.

Baltimore, MD 21201 (410)234-0070

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By D. THOMPSON

Date 5/7/02

Case No. 02-498-XA

REV 09/15/98

ORDER RECEIVED FOR FILING

Date 7/10/02
By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 17433 Big Falls Rd

which is presently zoned RC5 & RC7

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See attached.

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

To be presented at hearing.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

David K. Gildea

Name - Type or Print

Signature

Gildea, LLC

Company

301 N. Charles St., Suite 900

Address

Telephone No.

Baltimore, MD 21201 (410)234-0070

City

State

Zip Code

Legal Owner(s):

Salvation Army

Name - Type or Print

Signature

By: Major Jim Arrowood

Name - Type or Print

Signature

814 Light Street (410)347-9944

Address

Telephone No.

Baltimore, MD 21230

City

State

Zip Code

Representative to be Contacted:

David K. Gildea

Name

301 N. Charles St., Suite 900

Address

Telephone No.

Baltimore, MD 21201 (410)234-0070

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By D. THOMPSON Date 5/1/02

Case No. 02-498-XA

REV 9/15/98

ATTACHMENT TO PETITION FOR VARIANCE

Camp Puh' tok – 17433 Big Falls Road

1. Variance requested to BCZR Section 1A08.6B.5.a.(2) to allow –
 - 10 feet between principal buildings in lieu of the required 80 feet for buildings Q and 52.
 - 50 feet between principal buildings in lieu of the required 80 feet for buildings O and 52.
 - 10 feet between principal buildings in lieu of the required 80 feet for building complex 18.
 - 30 feet between principal buildings in lieu of the required 80 feet for buildings 18 and 13.
 - 40 feet between principal buildings in lieu of the required 80 feet for buildings 11 and 12.
 - 10 feet between principal buildings in lieu of the required 80 feet for buildings 8 and 9.
 - 40 feet between principal buildings in lieu of the required 80 feet for buildings 9 and 10.
 - 10 feet between principal buildings in lieu of the required 80 feet for buildings 1 and 4, 4 and 2, 2 and 3, and 3 and 5.
 - 10 feet between principal buildings in lieu of the required 80 feet for building complex U.
 - 0 feet between principal buildings in lieu of the required 80 feet for buildings 41 and 42.
 - 20 feet between principal buildings in lieu of the required 80 feet for buildings 41 and 44.
 - 20 feet between principal buildings in lieu of the required 80 feet for buildings 42 and 44.
2. Variance of BCZR Section 1A08.6B.5.a.(3) to allow –
 - 5 feet to rear property line in lieu of the required 50 feet for building 10.
 - 30 feet to rear property line in lieu of the required 50 feet for building 9.

0', 10', 20', 30', 40', 50' between principal buildings in lieu of the required ~~80'~~ 80' also 5' and 30' rear setbacks in lieu of the required 50 ft.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 13313

DATE 5/7/02 ACCOUNT 0010066150

AMOUNT \$ 550.00

RECEIVED FROM: MAITIS WAREFIELD INC.

FOR: ITEM # 498 02-498-XA Camp Director

17435 BIG FALLS Co. BY D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

5/09/2002 5/09/2002 14:22:38

INB 4835 WALKIN ROBBS LRB DRAMER 5

>> RECEIPT # 206519 5/09/2002 OPLN

Dep 5 528 ZOWING VERIFICATION

CR NO. 013373

Receipt Tot \$550.00

550.00 CR .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

April 30, 2002

Description to Accompany
Zoning Petition
Camp Puh'tok
17433 Big Falls Road
Election District No. 7

Beginning for the same at a point in the center of Big Falls Road, said point distant North 51° West 1048 feet, more or less from the intersection of the centerlines of Monkton and Bluemount Roads running thence in the center of Big Falls Road

- 1) North 06° 54' 47" West 333.56 feet, thence leaving the center of said road and running thence the four following courses viz,
- 2) North 81° 33' 53" East 491.48 feet,
- 3) North 16° 53' 51" West 197.97 feet,
- 4) North 17° 42' 45" West 99.10 feet
- 5) South 81° 34' 18" West 449.07 feet to the center of Big Falls Road, running thence in the center of Big Falls Road
- 6) North 10° 53' 42" West 21.71 feet, thence leaving the center of said road and running thence the seventeen following courses viz,
- 7) North 81° 34' 18" East 441.88 feet,
- 8) North 11° 32' 33" West 1187.69 feet,
- 9) North 88° 37' 36" East 1065.85 feet,
- 10) South 20° 22' 24" East 122.02 feet,
- 11) South 83° 56' 21" East 464.83 feet,
- 12) South 83° 56' 42" East 452.09 feet,
- 13) South 52° 29' 34" East 375.67 feet,
- 14) South 43° 24' 45" West 684.13 feet,
- 15) South 80° 50' 16" East 289.31 feet,
- 16) South 39° 04' 47" West 347.80 feet,
- 17) South 40° 52' 09" West 161.97 feet,
- 18) North 82° 34' 01" West 136.48 feet,
- 19) North 82° 47' 34" West 274.82 feet,
- 20) South 42° 25' 33" West 247.65 feet,
- 21) South 66° 41' 44" West 1176.19 feet,
- 22) North 06° 54' 47" West 180.00 feet,
- 23) South 66° 41' 44" West 261.54 feet to the place of beginning

Containing 67.4 acres, more or less.

This description is for zoning purposes only and may not be used to convey property or as a basis to establish property lines.



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: #02-498-XA

17433 Big Falls Road, Camp Puh'toh

Big Falls Road 1,048 feet from centerline of Monkton and Bluemount Roads

7th Election District - 3rd Councilmanic District

Legal Owner(s): Salvation Army, Major Jim Arrowood

Special Exception: to use the camp and all use associated with the camp, as more particularly described in the plan.

Variance: to allow 0', 10', 20' 30', 40', 50' between principal buildings in lieu of the required 80'; also 5' and 30' rear set backs in lieu of the required 50 feet.

Hearing: Tuesday, July 9, 2002 at 9:00 a.m. in Room 106, Baltimore County Office Building, 111 West Chesapeake 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) 887-4385

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

JT/6/808 June 25 C546878

CERTIFICATE OF PUBLICATION

6/27/, 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 6/25/, 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

RE: Case No.: 02-498-XA

Petitioner/Developer: MAJOR JIM

ARROWOOD, SALVATION ARMY

Date of Hearing/Closing: 7/9/02

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 17433 BIG FALLS RD

CAMP PUH'TOH

The sign(s) were posted on _____

6/24/02
(Month, Day, Year)

Sincerely,

[Signature] 6/24/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Lealie Rd

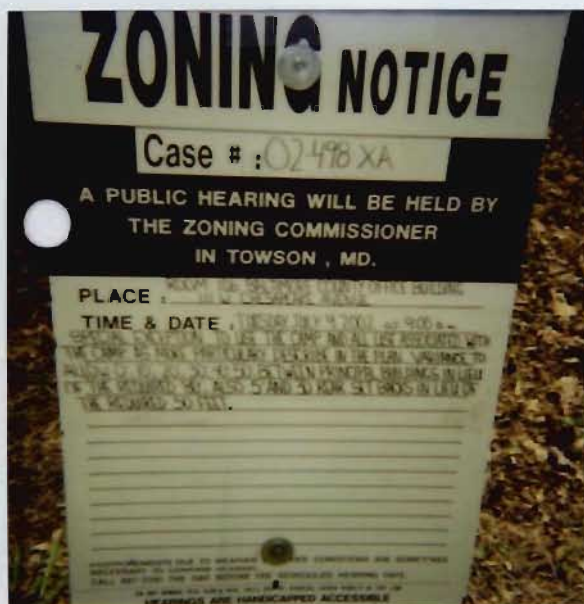
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**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: 02-498-XA

Petitioner: SALVATION ARMY

Address or Location: 17433 BIG FALLS RD.,

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID R. GILDEA

Address: 301 N. CHARLES ST., SUITE 800
BALTO. MD 21201

Telephone Number: 410-234-0070

Revised 2/20/98 - SCJ

TO: Patuxent Publishing Company
Tuesday, July-25-2002 issue – Jeffersonian

–Please forward billing to:

David K. Gildea
301 N. Charles St., Suite 800
Baltimore, MD 21201

410-234-070

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: 02-498-XA

17433 Big Falls Road, Camp Puh'toh

Big Falls Road 1,048 feet from centerline of Monkton and Bluemount Roads

Election District: 7th – Councilmanic District: 3rd

Legal Owner – Salvation Army, Major Jim Arrowood

SPECIAL EXCEPTION to use the camp and all use associated with the camp, as more particularly describe in the plan. VARIANCE to allow 0', 10', 20', 30', 40', 50' between principal buildings in lieu of the required 80'; also 5' and 30' rear set backs in lieu of the required 50 feet.

HEARING: Tuesday 7-9-02 at 9:00 am, Room 106, 111 West Chesapeake Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



Baltimore County
Department of Permits and
Development Management

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

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: 02-498-XA

17433 Big Falls Road, Camp Puh'toh

Big Falls Road 1,048 feet from centerline of Monkton and Bluemount Roads

Election District: 7th – Councilmanic District: 3rd

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HEARING: Tuesday 7-9-02 at 9:00 am, Room 106, 111 West Chesapeake Avenue

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

Arnold Jablon
Director

C: David K. Gildea, Gildea, LLC 301 N. Charles Street Suite 800, Baltimore, MD 21201
Major Jim Arrowood, Salvation Army, 814 Light Street, Baltimore, MD 21230

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY 24, 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

July 5, 2002

Mr. David. K. Gildea, LLC
301 N. Charles Street Suite 800
Baltimore, Maryland 21201

Dear Mr. Gildea:

RE: Case Number:02-498-XA, 17433 Big Falls Road, Camp Puh'tok

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 7, 2002. .

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.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: Major Jim Arrowood, Salvation Army, 814 Light Street, Baltimore MD 21230
People's Counsel

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

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

May 15, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 20, 2002

Item No.: See Below

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

488, 490-500

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

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *PBS / TBT*

DATE: June 28, 2002

SUBJECT: Zoning Item 498
Address 17433 Big Falls Road

Zoning Advisory Committee Meeting of May 20, 2002

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

GROUND WATER MANAGEMENT

Prior to building permit approval, usage data must be submitted to GWM to determine the need for soil evaluations and or modifications to the septic system.

Reviewer: Sue Farinetti

Date: May 20, 2002

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS/TOT*

DATE: June 28, 2002

SUBJECT: Zoning Item 498
Address 17433 Big Falls Road

Zoning Advisory Committee Meeting of May 20, 2002

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

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

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

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

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

Additional Comments:

When application is made for additional development and related activities, following these regulations will be required.

Reviewer: Dave Lykens

Date: May 20, 2002

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 23, 2002

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-498, & 02-506

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:

Arnold F. Keller, III

AFK/LL:MAC

RECEIVED
MAY 24 2002



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.14.02

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

RE: Baltimore County
Item No. 498

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,

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

My telephone number is _____

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

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

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
17433 Big Falls Road (Camp Puh'tok), Big Falls Rd,
1048' from c/l Monkton and Bluemount Rds
7th Election District, 3rd Councilmanic

Legal Owner: Salvation Army
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-498-XA

* * * * *

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.**



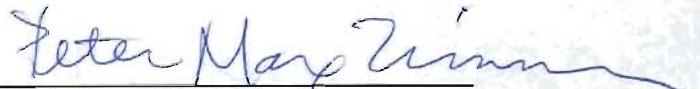
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 22nd day of May, 2002 a copy of the foregoing Entry of Appearance was mailed to David K. Gildea, Esq., Gildea, LLC, 301 N. Charles Street, Suite 900, Baltimore, MD 21201, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

**Department of Permits and
Development Management**



Baltimore County

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Tel: 410-887-3353 • Fax: 410-887-5708

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

May 15, 2006

Mr. Robert Eldredge, Executive Director
The Salvation Army
17433 Big Falls Road,
Monkton, MD 21111

Dear Mr. Eldredge

RE: Camp Puh'Tok Spirit and Intent Case No. 02-498-XA
7th Election District

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

Building "N" or the Fort Union building as shown on the Petitioner's Exhibit No. 1 in the above referenced case required no variance relief. The proposed 2-story bathroom addition will not require variance relief. Further, the grant of Special Exception in said zoning case established for the zoning record the long-standing use of the property as a camp. You propose no changes to the use as confirmed in the aforementioned case. Therefore, the proposed addition is considered to be **within** the "Spirit and Intent" of the Special Exception and Variances granted in Zoning Case 02-498-XA.

You must furnish a copy of this letter when applying for any and all Baltimore County permits.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Lloyd T. Moxley", is written over the typed name.

Lloyd T. Moxley
Planner II,
Zoning Review

LTM

Visit the County's Website at www.baltimorecountyonline.info



MEMO TO FILE

02-498-XA

ITEM #498

The petition for a special exception and variance was accepted for filing based on obtaining paperwork from attorney David Gildea authorizing Major Jim Arrowood to sign for the petitioner, Salvation Army prior to the public hearing.

D. Thompson

#02-498-XA
7/9/02

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

David K. Gildea

JIM MATIS

ROBERT GLOREGE

ADDRESS

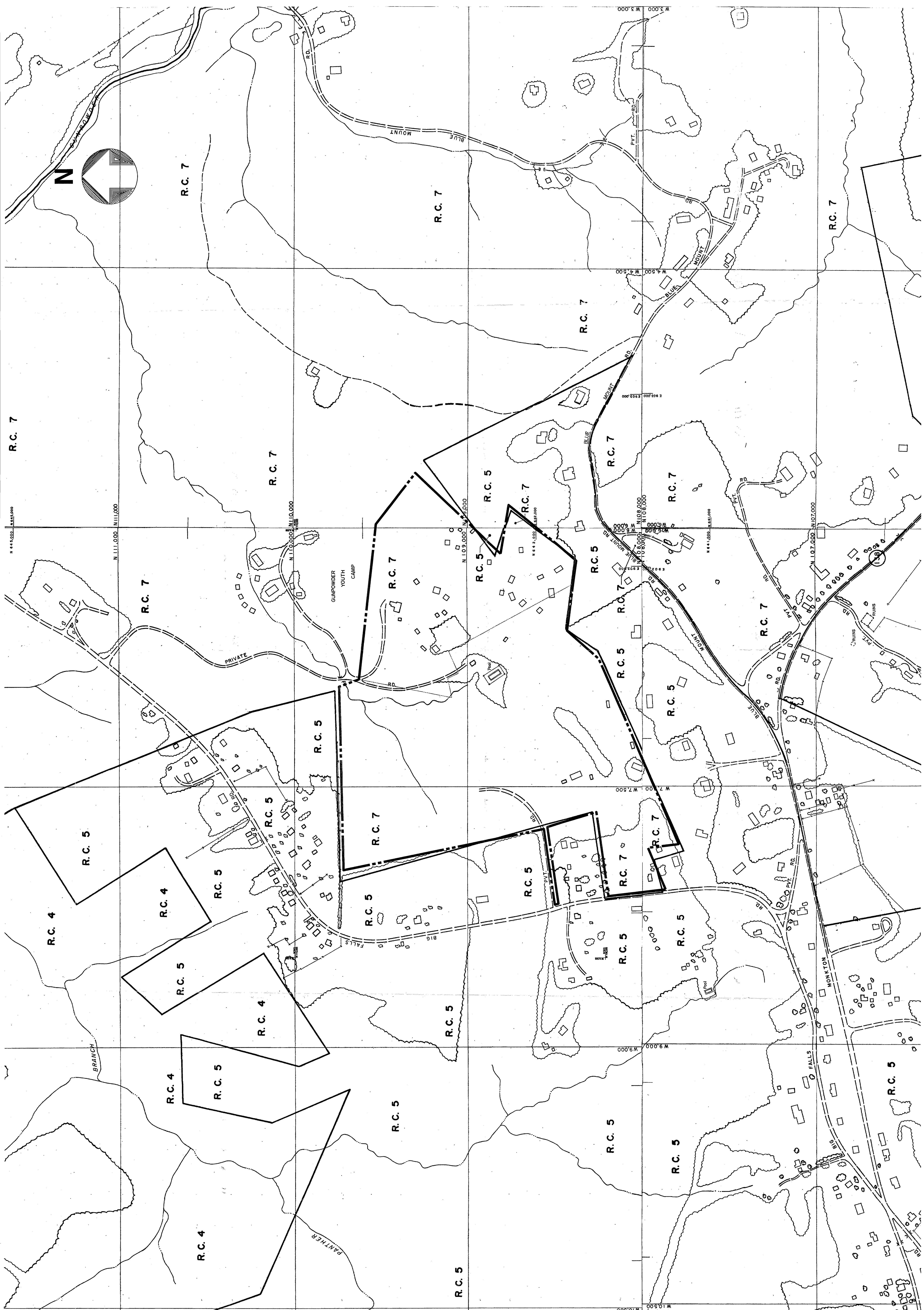
301 N. Charles St. Suite 900
Balt. MD. 21201

MATIS WARFIELD, INC.
10540 YORK ROAD SUITE M
HUNT VALLEY, MD 21212

CAMP DUTTON 17433 BIG EARS RD
MONTGOMERY MD 21111



Printed with Soybean Ink
on Recycled Paper

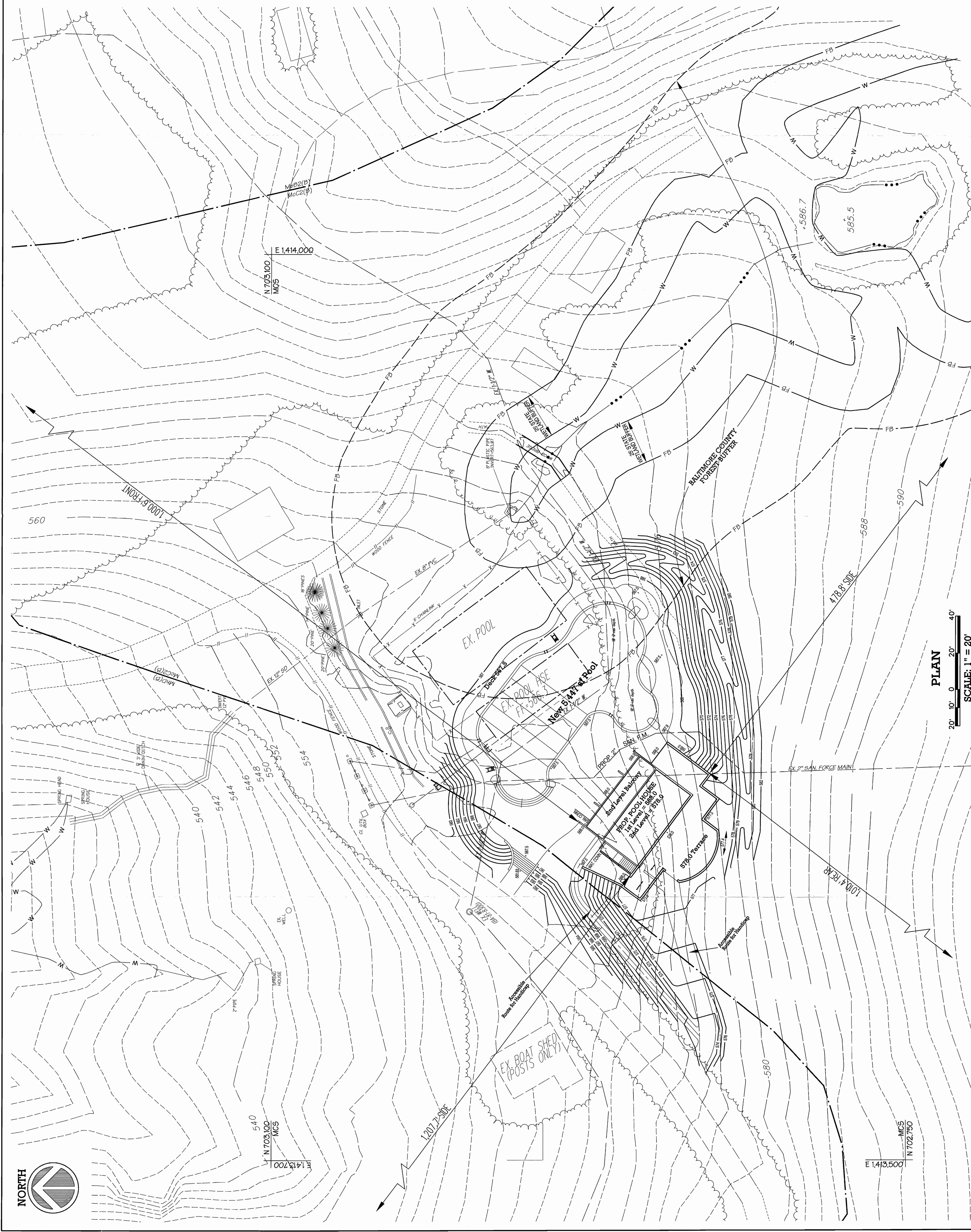
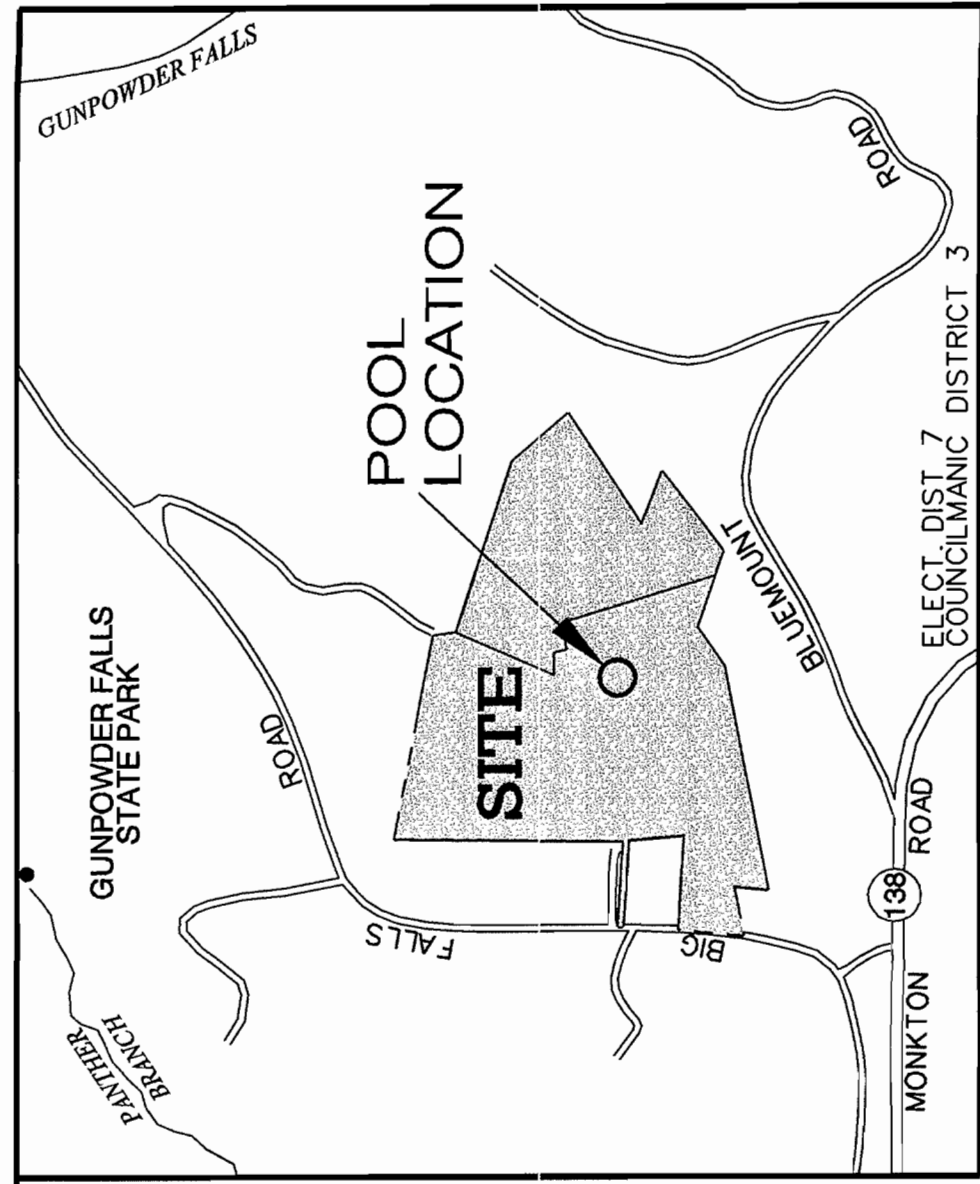


Matis Warfield
consulting engineers
10640 York Road, Suite 200
Huntersville, NC 28008
Phone: 704.869.7004
www.matiswarfield.com

BALTIMORE COUNTY ZONING MAPS
NW 27 - A NW 28 - A
NW 27 - B NW 28 - B

OWNER /PETITIONER

ZONING EXHIBIT
CAMP PUHTOK
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT NO. 7
SCALE: 1" = 200'



Site Data

AREA OF PROPERTY: 681.4 ACRES +/- 0.2366, 284.5 FT
 EXISTING ZONING: R.C. 5 (1.5 ACRES +/-) 3-1
 R.C. 7 (66.6 ACRES +/-) 3-1
 EXISTING USE: RECREATIONAL YOUTH CAMP
 (SPECIAL EXCEPTION SEE CASE 02-498XA)
 PROPOSED USE: RECREATIONAL YOUTH CAMP
 DEED REFERENCE: 26844164
 TAX MAP #22, GRID 10, PARCEL 92 and 530
 PLAT REFERENCE: NONE
 TAX ACCOUNT NO. 600006693 and 2400000526
 PREVIOUS PERMITS: UNKNOWN
 PRIOR ZONING CASES: CASE 02-498XA WHICH AUTHORIZED THE SPECIAL
 EXCEPTION GRANT FOR A RECREATIONAL YOUTH CAMP AND
 RECREATION CENTER ON THE SAME PARCELS. THERE WERE NO RESTRICTIONS
 IN THE ZONING ORDER.
 AMENITY OPEN SPACE - NONE REQUIRED
 ZONING MAP NW 27-4-B: NW 28-4-B
 SIGNAGE MAP NW 27-4-B: NW 28-4-B
 SIGNAGE NONE PROPOSED AT THIS TIME. ANY FUTURE SIGNAGE
 TO BE IN ACCORDANCE WITHIN SECTION 450 BC2R
 WATER - PRIVATE WELL SYSTEM
 WASTEWATER - PRIVATE SEPTIC SYSTEM (NO PLANNED SERVICE)
 AREAL DESIGNATION: NW 28-4-B
 SEWER - PRIVATE SEPTIC SYSTEM
 MASTER PLAN MAP S-10B
 AREAL DESIGNATION: S-7 (NO PLANNED SERVICE)
 NO PUBLIC FIRE HYDRANTS ADJOINING THE SITE
 FEMA FLOODPLAIN MAP: 240010-025B
 PRIOR DEVELOPMENT: APPRAISALS, CRG
 CONSTRUCTION COVERS COVERED
 IMPROVED SURFACE COVERAGE - NO MORE THAN 10% OF NET AREA
 OF PROPERTY
 PROPOSED BUILDING HEIGHT: 28.67 FEET

Parking Tabulation

PARKING REQUIREMENT (DATA PRESENTED WITH CASE 02-498 XA)
 REQUIREMENT NOT SPECIFICALLY ADDRESSED IN SECTION 409
 1 PARKING SPACE PER STAFF MEMBER/COUNSELOR
 *25 SPACES

PARKING IS PROVIDED ONSITE ALONG THE EDGES OF
 DRIVEWAYS ON A DUSTFREE SURFACE. PARKING SPACES
 ARE NOT PERMANENTLY STRIPED OR DESIGNATED.
 50 SPACES AT MINIMUM CAN BE PROVIDED AT 7.5' WIDE X 22' LONG.

MATIS WARFIELD
Consulting Engineers

 10540 York Road, Suite M
Hunt Valley, Maryland 21030
PHONE 410.683.7004 FAX 410.683.1798
www.matiswarfield.com



A LIMITED EXEMPTION IS REQUESTED PER SECTION 32-4-106(a)(1)(vi) OF THE BALTIMORE COUNTY CODE TO ALLOW THE CONSTRUCTION OF A MINOR COMMERCIAL STRUCTURE.

OWNER
IN THE PINES, LLC
17433 BIG FALLS ROAD
MONKTON, MARYLAND 2111-1121
PHONE: 410-329-6590
FAX: 410-329-6034
info@campputok.com

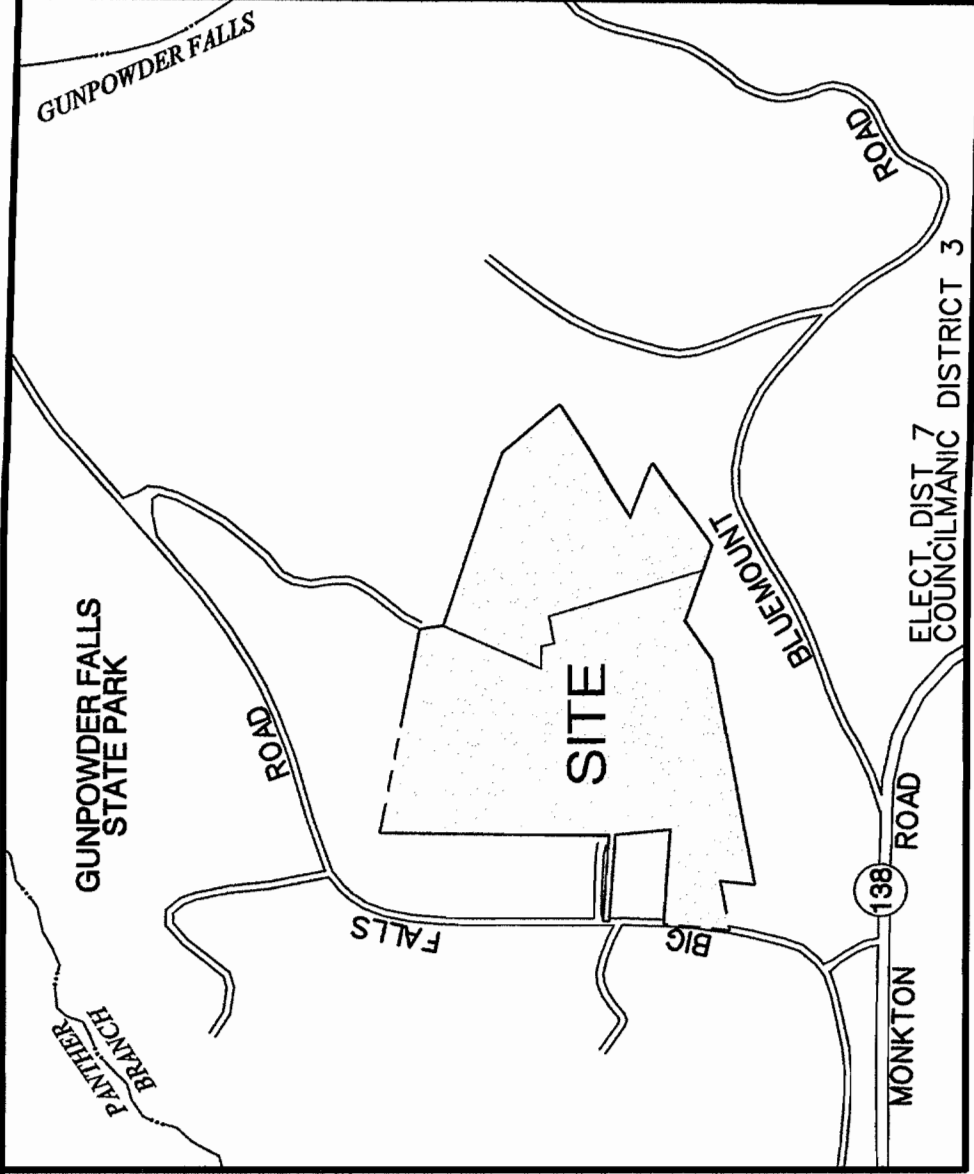
DATE	ISSUE
9-08-08	DRG APPLICATION

**Plan To Accompany DRC Request
Camp Puh'tok - Pool
17433 Big Falls Road**

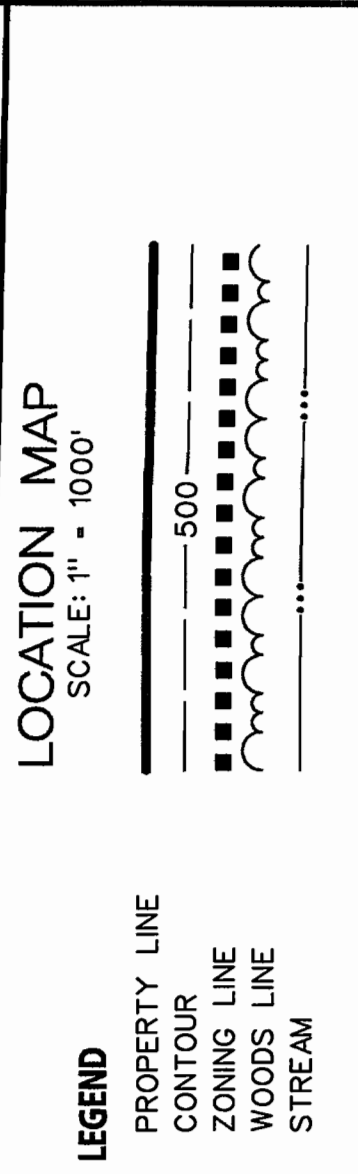
BALTIMORE COUNTY, MARYLAND

CT NO. 7
CT NO. 3
MWI 2003-085

DRC NO. 100608F



PROPOSED STRUCTURES		VARIANCE REQUESTED FOR	
STRUCTURE	HEIGHT	HEIGHT	SETBACK
1. INTERIOR	10'	N	N
2. ENVIRONMENTAL CENTER	10'	N	N
3. SHELTER	10'	N	N
4. SHELTER	10'	N	N
5. SHELTER	10'	N	N
6. SHELTER	10'	N	N
7. SHELTER	10'	N	N
8. SHELTER	10'	N	N
9. SHELTER	10'	N	N
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15. SHELTER	10'	N	N
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18. SHELTER	10'	N	N
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32. SHELTER	10'	N	N
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42. SHELTER	10'	N	N
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68. SHELTER	10'	N	N
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71. SHELTER	10'	N	N
72. SHELTER	10'	N	N
73. SHELTER	10'	N	N
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76. SHELTER	10'	N	N
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90. SHELTER	10'	N	N
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93. SHELTER	10'	N	N
94. SHELTER	10'	N	N
95. SHELTER	10'	N	N
96. SHELTER	10'	N	N
97. SHELTER	10'	N	N
98. SHELTER	10'	N	N
99. SHELTER	10'	N	N
100. SHELTER	10'	N	N



LEGEND

PROPERTY LINE
CONTOUR
ZONING LINE
WOODS LINE
STREAM
EXIST. STRUCTURE
PROP. STRUCTURE

SITE DATA

AREA OF PROPERTY: 67.4 ACRES
EXISTING ZONING: R.C. 7 (66.2 ACRES 1/2)
EXISTING USE: RECREATIONAL YOUTH CAMP
PROPOSED USE: RECREATIONAL YOUTH CAMP
DEED REFERENCE: 49777/276
TAX ACCOUNT NO. 16 0000 4397
ZONING MAP NO. 27-AB : NW 28-AB
PREVIOUS PERMITS: UNKNOWN
PREVIOUS PERMITS: UNKNOWN
SIGNAGE: NONE PROPOSED AT THIS TIME ANY FUTURE SIGNAGE
EXIST. WATER: PRIVATE WELLS SYSTEMS SECTION 450 BC2R
EXIST. SANITARY SEWER - PRIVATE SEPTIC SYSTEMS
NO PUBLIC FIRE HYDRANTS ADJOINING THE SITE
NO PUBLIC UTILITY LINES ADJOINING THE SITE
IMPERVIOUS SURFACE COVERAGE - NO MORE THAN 10% OF NET AREA
MAXIMUM HEIGHT: 35 FEET
ACCESSORY STRUCTURE: 15 FEET

PARKING DATA

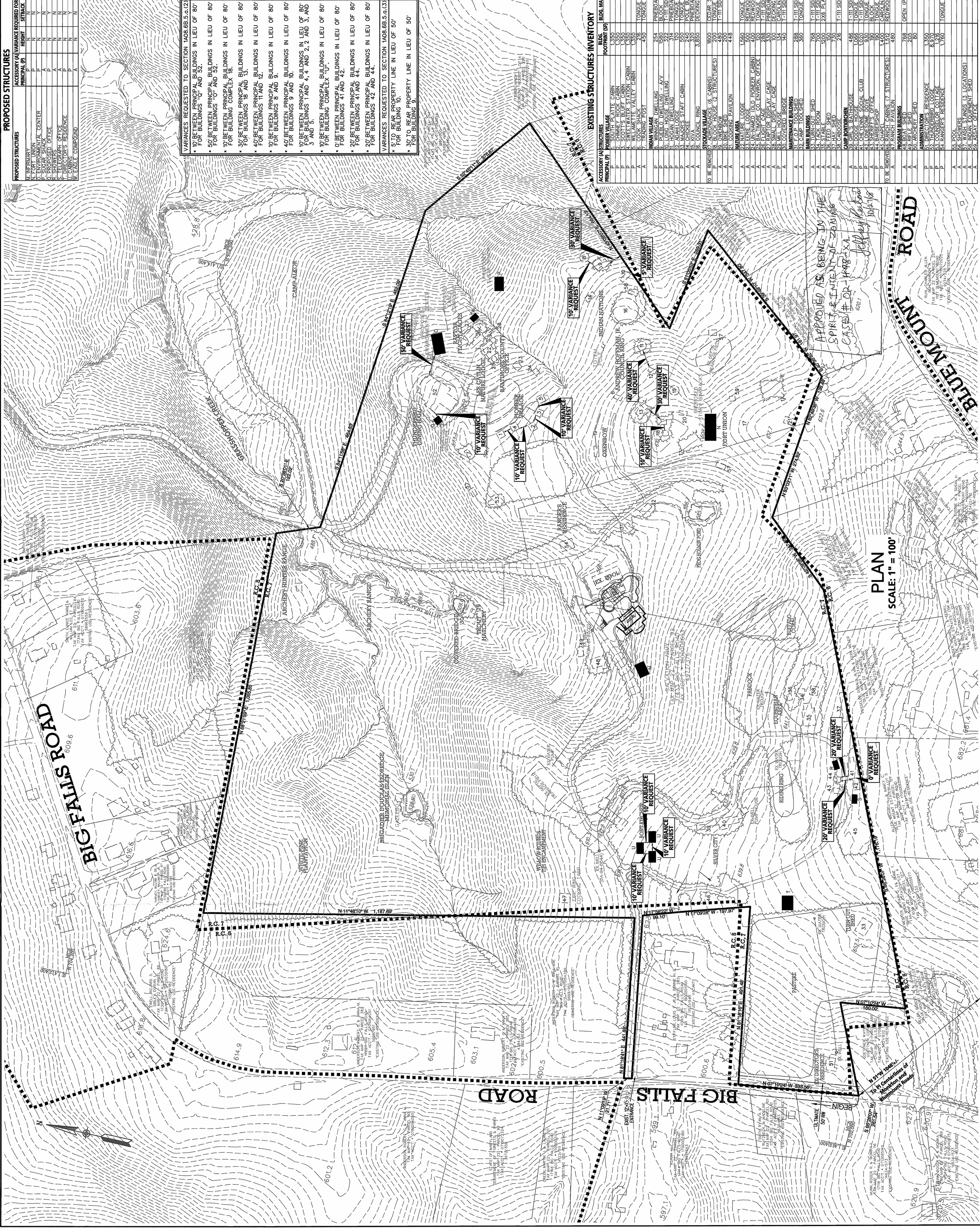
PARKING REQUIREMENT
REQUIREMENT NOT SPECIFICALLY ADDRESSED IN SECTION 409
1 PARKING SPACE PER STAFF MEMBER/COUNSELOR
AT ESTIMATED PEAK PERIOD 25 SPACES

PARKING IS PROVIDED ON SITE ALONG THE EDGES OF THE PROPERTY
AREAS THAT ARE NOT SPECIFICALLY STRIPPED OR DESIGNATED SPACES
50 SPACES AT MINIMUM CAN BE PROVIDED AT 7.5 WIDE X 22' LONG.

NOTES

1) THE EASTERN 20.84 ACRES OF THE PROPERTY SHOWN HEREON IS UNDER CONTRACT TO BE ACQUIRED FROM GUNPOWDER FALLS STATE PARK INC. EXISTING STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA FURNISHED BY OTHERS AND NOT FIELD LOCATED.
2) THE LOCATION OF THE PROPOSED STRUCTURES SHOWN HEREON ARE PRELIMINARY ONLY AND MAY CHANGE DEPENDING UPON ACTUAL SITE CONDITIONS.
3) THE PROPOSED STRUCTURES MAY BE RELOCATED WITHOUT THE NEED OF A SPECIAL HEARING TO AVOID THE SPECIAL EXCEPTION.

ACCESSORY STRUCTURE	EXISTING STRUCTURES INVENTORY	BASE MATERIAL	ROOFING (SF)	YEAR BUILT	VARIANCE REQUESTED FOR
1. INTERIOR	1. INTERIOR	1. INTERIOR	1. INTERIOR	1. INTERIOR	1. INTERIOR
2. ENVIRONMENTAL CENTER	2. ENVIRONMENTAL CENTER	2. ENVIRONMENTAL CENTER	2. ENVIRONMENTAL CENTER	2. ENVIRONMENTAL CENTER	2. ENVIRONMENTAL CENTER
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Plan To Accompany Zoning Petition

For Special Exception and Variances

Camp Puh'tok

17433 Big Falls Road

ELECTION DISTRICT NO. 7

COUNCILMANIC DISTRICT #3

DATE

03-30-03

04-02-02

05-01-02

05-03-02

10-07-08

ISSUE

PROGRESS PRINT

REVISED PROGRESS PRINT

ZONING PLAN FOR SUBMITTAL

FILE PETITION

DROP FILE PETITION

REDLINED POOL REPLACEMENT

OWNER /PETITIONER

SALVATION ARMY

2666 HUNTINGDON AVENUE

BALTIMORE, MD 21204

IN THE PRINCS, LLC

17433 BIG FALLS ROAD

MONKTON, MARYLAND 21111

410-329-6590

NOTE

A SPECIAL EXCEPTION IS REQUESTED IN ACCORDANCE WITH SECTION 100.35.6 AND A RC-5 ZONE PER SECTION 100.35.2.

VARIANCES ARE REQUESTED PURSUANT TO SECTIONS 100.35.5.a(2) AND (3) AS MORE SPECIFICALLY LISTED HEREON.

Matis Warfield

consulting engineers

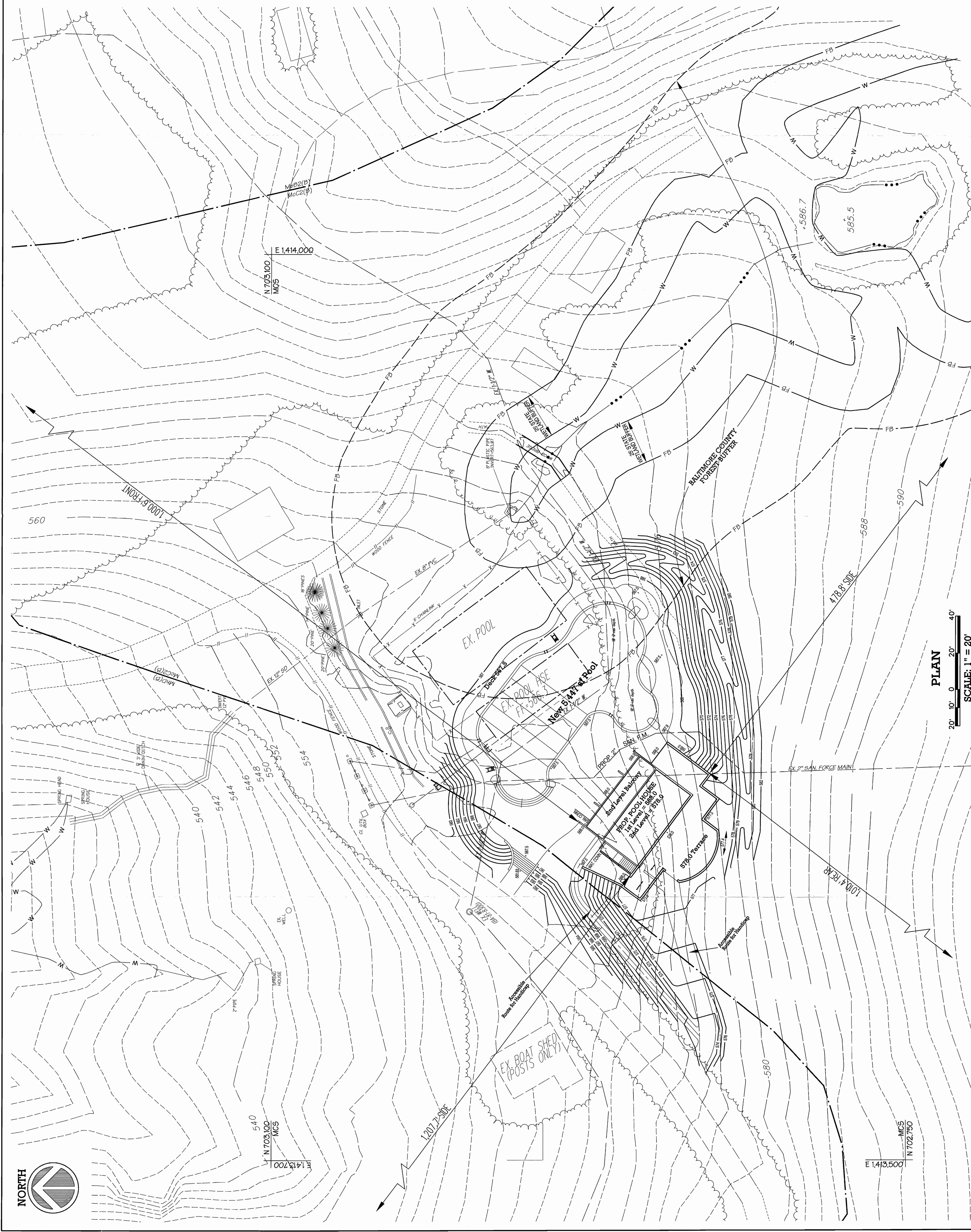
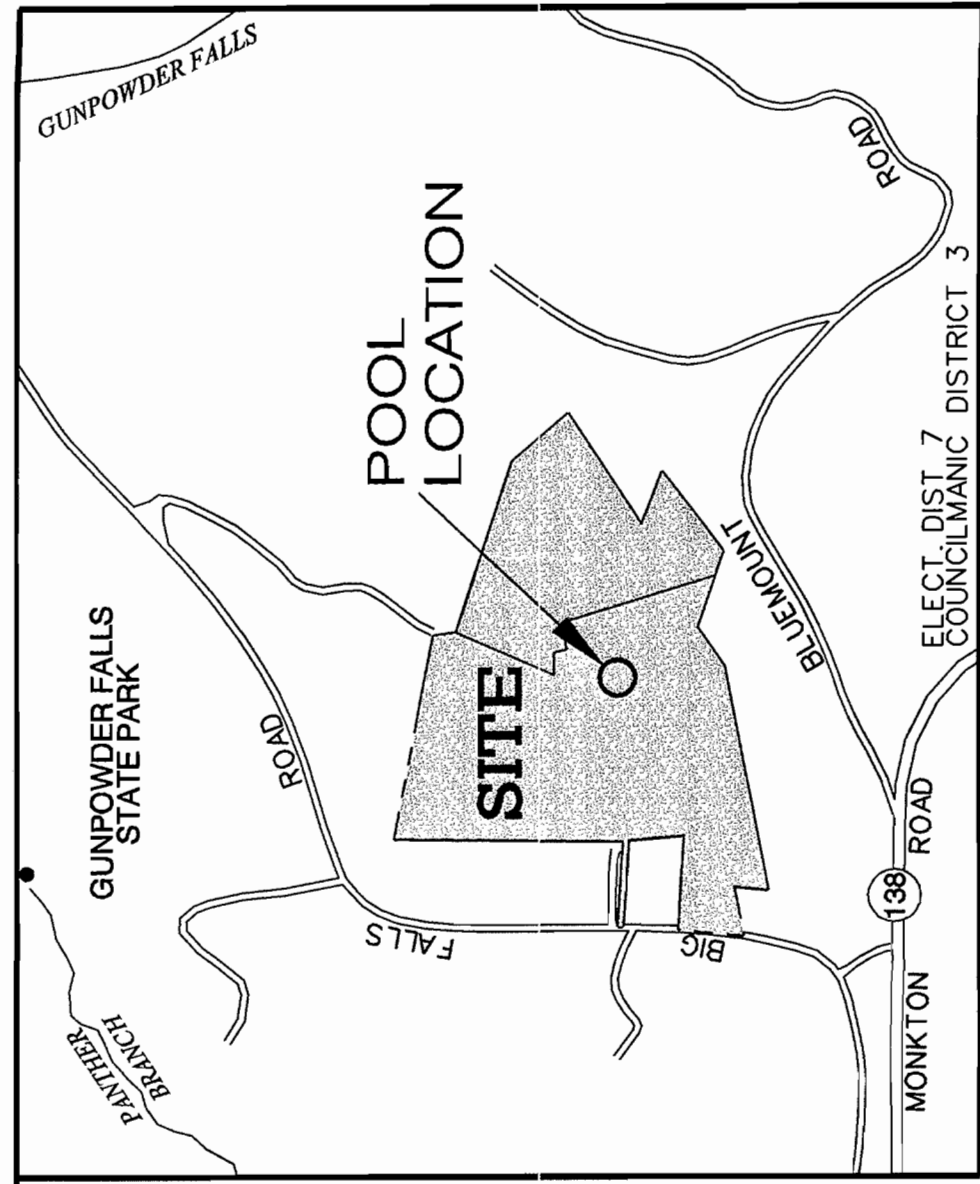
10540 York road suite m

hunt valley, maryland 21036

tsolomina 410-689-1798

www.matiswarfield.com

WM 2002-005



Site Data

AREA OF PROPERTY: 681.4 ACRES +/- 0.2366, 284.5 FT
 EXISTING ZONING: R.C. 5 (1.5 ACRES +/-) 3-1
 R.C. 7 (66.6 ACRES +/-) 3-1
 EXISTING USE: RECREATIONAL YOUTH CAMP
 (SPECIAL EXCEPTION SEE CASE 02-498XA)
 PROPOSED USE: RECREATIONAL YOUTH CAMP
 DEED REFERENCE: 26844164
 TAX MAP #22, GRID 10, PARCEL 92 and 530
 PLAT REFERENCE: NONE
 TAX ACCOUNT NO. 600006693 and 2400000526
 PREVIOUS PERMITS: UNKNOWN
 PRIOR ZONING CASES: CASE 02-498XA WHICH AUTHORIZED THE SPECIAL
 EXCEPTION GRANT FOR A RECREATIONAL YOUTH CAMP AND
 RECREATION CENTER ON 100 YARD AREAS. THERE WERE NO RESTRICTIONS
 IN THE ZONING ORDER.
 AMENITY OPEN SPACE - NONE REQUIRED
 ZONING MAP NW 27-4-B: NW 28-4-B
 SIGNAGE MAP NW 27-4-B: NW 28-4-B
 SIGNAGE NONE PROPOSED AT THIS TIME. ANY FUTURE SIGNAGE
 TO BE IN ACCORDANCE WITHIN SECTION 450 BC2R
 WATER - PRIVATE WELL SYSTEM
 WASTEWATER - PRIVATE SEPTIC SYSTEM
 AREAL DESIGNATION: NW 28-4-B
 AREAL DESIGNATION: NW 28-4-B (NO PLANNED SERVICE)
 SEWER - PRIVATE SEPTIC SYSTEM
 MASTER PLAN MAP S-10B
 AREAL DESIGNATION: S-7 (NO PLANNED SERVICE)
 NO PUBLIC FIRE HYDRANTS ADJOINING THE SITE
 FEMA FLOODPLAIN MAP: 240010-025B
 PRIOR DEVELOPMENT: APPRAISALS, CRG
 CONSTRUCTION, COVERED WALKWAYS
 IMPROVED SURFACE COVERAGE - NO MORE THAN 10% OF NET AREA
 OF PROPERTY
 PROPOSED BUILDING HEIGHT: 28.67 FEET

Parking Tabulation

PARKING REQUIREMENT (DATA PRESENTED WITH CASE 02-498 XA)
 REQUIREMENT NOT SPECIFICALLY ADDRESSED IN SECTION 409
 1 PARKING SPACE PER STAFF MEMBER/COUNSELOR
 *25 SPACES

PARKING IS PROVIDED ONSITE ALONG THE EDGES OF
 DRIVEWAYS ON A DUSTFREE SURFACE. PARKING SPACES
 ARE NOT PERMANENTLY STRIPED OR DESIGNATED.
 50 SPACES AT MINIMUM CAN BE PROVIDED AT 7.5' WIDE X 22' LONG.

MATIS WARFIELD
Consulting Engineers

 10540 York Road, Suite M
Hunt Valley, Maryland 21030
PHONE 410.683.7004 FAX 410.683.1798
www.matiswarfield.com



A LIMITED EXEMPTION IS REQUESTED PER SECTION 32-4-106(a)(1)(vi) OF THE BALTIMORE COUNTY CODE TO ALLOW THE CONSTRUCTION OF A MINOR COMMERCIAL STRUCTURE.

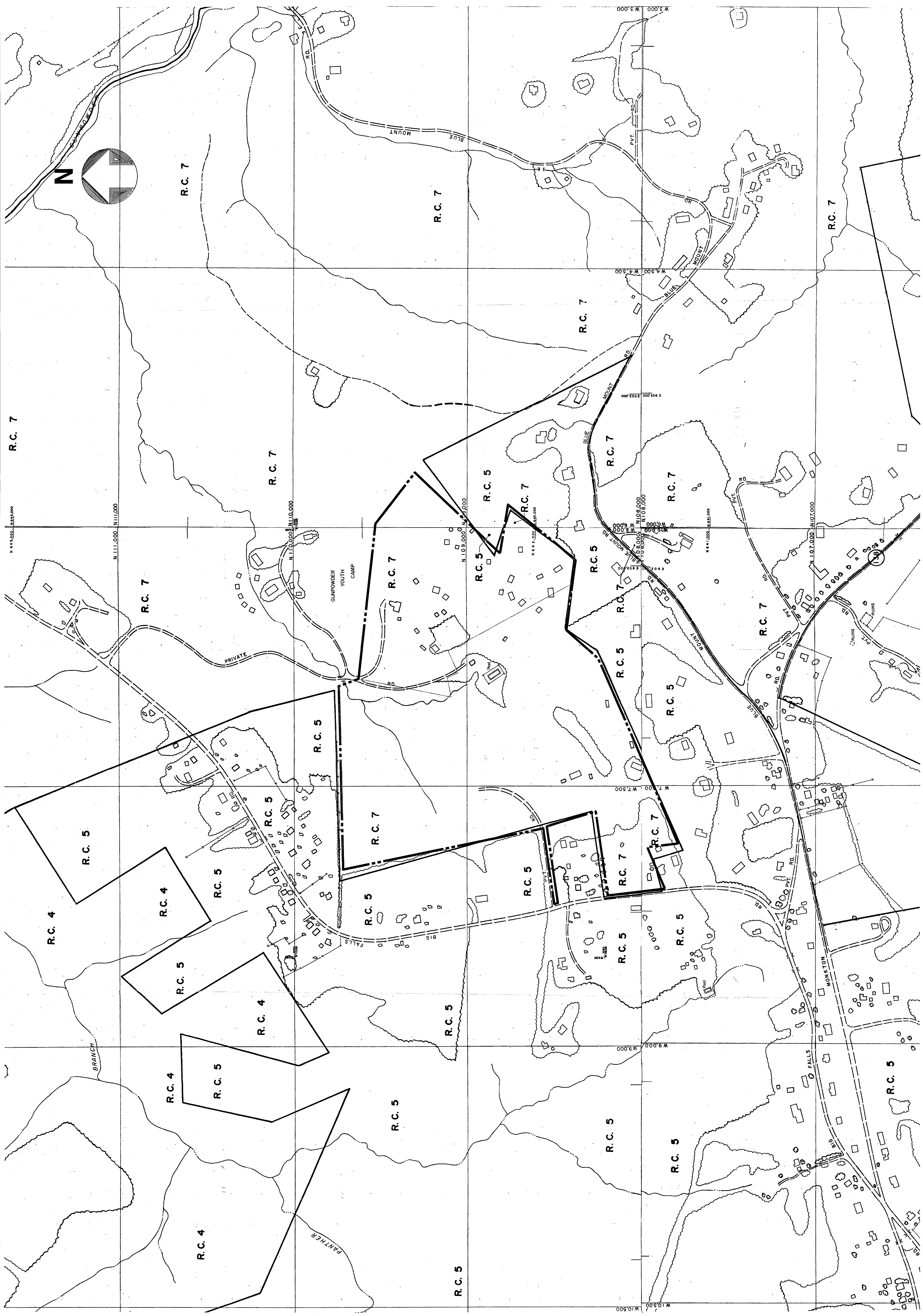
OWNER
IN THE PINES, LLC
17433 BIG FALLS ROAD
MONKTON, MARYLAND 2111-1121
PHONE: 410-329-6590
FAX: 410-329-6034
info@campputok.com

[illegible]

**Plan To Accompany DRC Request
Camp Puh'tok - Pool
17433 Big Falls Road
FORE COUNTY, MARYLAND
ELECTION DISTRICT
COUNCILMANIC DISTRICT**

DRC NO. 100608F

MWI 2003-095



Matis Warfield
consulting engineers
10640 York Road, Suite 200
Huntersville, NC 28044
Phone: 704.888.3100
www.matiswarfield.com

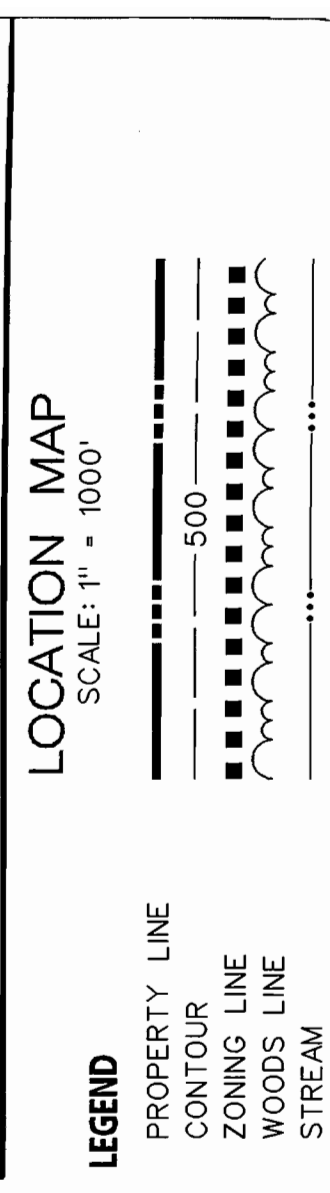
BALTIMORE COUNTY ZONING MAPS

NW 27 - A NW 28 - A
NW 27 - B NW 28 - B

OWNER /PETITIONER

**ZONING EXHIBIT
CAMP PUHTOK**

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT NO. 7
COUNCILMANIC DISTRICT 7
SCALE: 1" = 200'

[illegible]

EXIST. SAN
NO PUBLIC

PARKING D

PARKING IS

NOTES:
1.) THE

11

EXISTING-STRUCTURES INVENTORY			
ACCESSORY (A) STRUCTURES	PRINCIPAL (P)	BLDG. MATERIAL	BLDG. FOOTPRINT (SQ)
POWER PLANT			
P	1	SOUTH PLATE CABIN	1,350
P	2	SCOTT'S BLUFF CABIN	1,350
P	3	SCOTT'S BLUFF CABIN	1,350
P	4	SHELF/WATER STATION CABIN	1,350
P	5	SCOTT'S BLUFF CABIN	1,350
A	6	COOK SHACK	210
A	7	TRADING POST	410
BOATWALK			
P	8	BOATWALK DWELLING	254
P	9	PUEBLO DWELLING - A/V	1,990
P	10	PUEBLO DWELLING	1,990
P	11	HOGAN DWELLING	314
P	12	ADAIL HOUSE	520
P	13	ADAIL HOUSE	520
A	14	CHECKE STAFF CABIN	240
A	15	COUNCIL RING	240
A	16	COUNCIL RING	240
STOCKADE VILLAGE			
TO BE DEMOLISHED			
A	17	ADONKAGS (6 CABINS)	1800
A	18	ONEWOP (12 STINGO) (URS)	480
A	19	ONEWOP (12 STINGO) (URS)	480
A	20	ONEWOP PAVILION	410
A	21	ONEWOP PAVILION	410
NATURE AREA			
A	22	NATURE LODGE	1,560
A	23	NATURE LODGE	1,560
A	24	UN-NAMED OLD FIRMER CABIN	400
A	25	UN-NAMED OLD FIRMER CABIN	400
A	26	BAHMOE (20 EDWARDS OFFICE)	2,000
A	27	RAPTOR DISPLAY CAGE	300
A	28	RAPTOR DISPLAY CAGE	300
A	29	MULTI-LAYER CAGE	134
A	30	MULTI-LAYER CAGE	134
A	31	COVERED BRIDGES	140
MAINTENANCE BUILDINGS			
A	32	CAMP 100L SHED	288
A	33	CAMP 100L SHED	360
BARN BUILDINGS			
A	34	TACK ROOM SHED	768
A	35	TACK ROOM SHED	768
A	36	FEED SHED	1200
A	37	HAY SHED	730
A	38	HAY SHED	730
A	39	HAY SHED	218
CAMP POUTERCHEN			
A	40	GIRL'S BATHHOUSE	408
A	41	DOGS HOUSE	1,068
A	42	DOGHOUSE/CLUB	960
A	43	LORESONE ROVE	930
A	44	BARBERSHOP	180
A	45	BARBERSHOP	180
PROGRAM BUILDINGS			
A	46	CHAPLAIN (17 STRUCTURES)	1400
A	47	CHAPLAIN (17 STRUCTURES)	1400
A	48	RANGEL PAVILION	480
PROGRAM BUILDINGS			
A	49	RIFLE SHED	288
A	50	ARCHERY SHED	80
ADMINISTRATION			
P	51	RESIDENCE	1,350
P	52	THUNDERBOLD LODGE	8,970
P	53	THUNDERBOLD LODGE	8,970
P	54	RANGEL'S REFUGEE	1,490
P	55	RANGEL'S REFUGEE	1,490
POOL			
A	56	POOL	768
A	57	WASH STANDS (3 LOCATIONS)	80
A	58	INSTANT EQUIPMENT SHED	80

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Special I

4/1

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2	FILE PETITION
2	DROP FILE PETITION

[illegible]

2602 HUNTINGDON AVENUE
BALTIMORE, MARYLAND 21211
410-366-4997

NOTES: (1) THIS PLAN DOES NOT REPRESENT A BOUNDARY OR FIELD SURVEY. THIS PLAN AND THE INFORMATION SHOWN HEREON MAY NOT BE USED TO CONVEY PROPERTY OR AS A BASIS TO ESTABLISH PROPERTY LINES.

VARIANCES ARE REQUESTED PURSUANT TO SECTIONS
1A08.6B.5.a (2) AND (3) AS MORE SPECIFICALLY LISTED HEREON

[illegible]

10540 york road suite m
hunt valley, maryland 21030
consulting engineers

10540 yon
hunt valley,
consu
