IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
S/S of Cromwell Whye Road, 702 ft. +/-		
E centerline of Hereford Road	*	DEPUTY ZONING COMMISSIONER
7th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(Tract "A" Timber Ridge &		
602 Cromwell Whye Lane)	*	CASE NO. 04-519-SPH
Todd L. Morrill and	*	
Herbert L. & Kathleen Hosford		
Petitioners	*	

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, Todd L. Morrill and Herbert L. & Kathleen Hosford. The Petitioners are requesting special hearing relief for property they own at Tract "A" Timber Ridge and 802 Cromwell Whye Lane in the northern area of Baltimore County. The special hearing request is filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve the lot line adjustment/transfer of 1.177 acres and 1 associated density unit from Tract "A" of Timber Ridge to 602 Cromwell Whye Road; to approve the removal of the transfer acreage from Timber Ridge; to amend density calculations and approved final development plan tract boundary for Timber Ridge consistent therewith; and to verify the existing proposed density for Timber Ridge and 602 Cromwell Whye Lane as shown on the plat to accompany this petition.

The property was posted with Notice of Hearing on July 2, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on June 29, 2004 to notify any interested persons of the scheduled hearing date.

ORDER RECEIVED FOR FILING
Date 7/22/04
By

Notice is taken that the property, which is the subject of this special hearing request, consists of 4.2989 acres, more or less, and is zoned RC 5.

Applicable Law

Section 500.7 of the B.C.Z.R. Special Hearings

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing relief were Jim McKee, of McKee & Associates, Inc., the surveying firm which prepared the plan to accompany the site plan, Todd Morrill and Skip Hosford, Petitioners. Howard L. Alderman, Jr., Esquire represented the Petitioners. No protestants or citizens attended the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

This property is a 3.39 acre vacant lot, which is zoned RC 5, with the address of 602 Cromwell Whye Road. The Petitioners propose to transfer 1.2 acres of land from Tract A of Timber Ridge subdivision to 602 Cromwell Whye Road. This would allow the receiving lot to have two density units. Apparently, the Petitioners previously proposed to build two homes on the site but found during the minor subdivision process

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that they needed to transfer land to the receiving site. The proposed lots would each have two acres + in area and be served by a common driveway from Cromwell Whye Road.

Mr. Alderman proffered the testimony in this case. He indicated that he conducted a search of the land records and found that the final development plan for "Timber Run" subdivision was approved in 1985. Mr. McKee indicated that this plan was constructed from deed descriptions and subsequently a boundary survey showed the area to be slightly less than shown on the final development plan. This boundary survey is reflected in the 1986 Record Plat for Timber Ridge as shown on Petitioners' Exhibit Nos. 2A and 2B. This plat shows tract A to be designated as "reserved for future development". It also showed that there were 24 lots allowed under the RC 5 zoning and that 14 lots had been used.

In 1995 Mr. McKee's firm constructed a refinement of the plan in which lots 9, 10 and 11 were further subdivided so that the 1995 plat had 24 lots allowed and 16 lots used. See Petitioners' Exhibit No. 3.

Consequently, the Petitioners present existing and proposed density calculations (see table on Petitioners' Exhibit No. 1) on the plan to accompany the site plan with the transfer of the 1.2 acres from tract A of Timber Ridge to 602 Cromwell Whye Road. As can be seen, the transfer of one density unit from Timber Ridge will leave that subdivision with 23 lots allowed and grant two lots to 602 Cromwell Whye Road. Mr. Alderman proffered that there would be no detrimental impact on the surrounding community, nor would there be any adverse effect pursuant to the criteria of Section 502.1 of the B.C.Z.R. In support thereof he and Mr. McKee indicated that the surrounding community has been developed as RC 5 lots in which most are one acre lots.

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Date 7/22/04
By

The Petitioners will have two lots on 602 Cromwell Whye Road after the transfer of 2+ acres. In addition, the lot configuration and road frontage are also compatible with the existing pattern of development.

Findings of Fact and Conclusions of Law

I find that the transfer to 1.2 acres of land from Tract A of the Timber Ridge subdivision will not adversely affect the surrounding community. I am satisfied that the existing pattern of development will be enhanced by these large lot homes and that the transfer is within the spirit and intent of the RC 5 zoning regulations.

Specifically, I approve the lot line adjustment/transfer of 1.177 acres and 1 associated density unit from Tract "A" of Timber Ridge to 602 Cromwell Whye Road. I further approve the removal of the transferred acreage from Timber Ridge subdivision and approve the amended density calculations and amended final development plan tract boundary for Timber Ridge subdivision as shown on Petitioners' Exhibit No. 1. Finally, I approve the existing and proposed density for Timber Ridge and 602 Cromwell Whye Lane as shown on Petitioners' Exhibit No. 1, the plat to accompany this petition.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the special hearing request shall be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 22 day of July, 2004, that the Special Hearing request filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve the lot line adjustment/transfer of 1.177 acres and 1 associated density unit from Tract "A" of Timber Ridge to 602 Cromwell Whye Road; to approve the removal of the transfer acreage from Timber Ridge; to amend density calculations and approved final

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Date 7/22/04
By

development plan tract boundary for Timber Ridge consistent therewith; and to verify the existing proposed density for Timber Ridge and 602 Cromwell Whye Lane as shown on the plat to accompany this petition, be and is hereby GRANTED.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED FOR FILING
Date 11/22/04
By

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
Lawrence E Schmidt, Zoning Commissioner

July 22, 2004

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

Re: Petition for Special Hearing
Case No. 04-519-SPH
Property: Tract "A" Timber Ridge & 602 Cromwell Whye Lane

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has 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 Department 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,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Todd L. Morrill, 2401 Benson Mill, Sparks, MD 21152
H. L. Hosford, 6 Grace Ridge Ct., Monkton, MD 21111
Jim McKee, McKee & Associates, Inc., 5 Shawan Road, Hunt Valley, MD 21030

Printed on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Tract "A" Timberridge & 602 Cromwell Whye Lane

which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

* Please 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:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr.
Name - Type or Print

Signature

Levin and Gann, PA
Company 8th Floor Nottingham Centre

502 Washington Avenue — (410) 321-0600
Address — Telephone No.

Towson, MD 21204
City — State — Zip Code

Legal Owner(s):

Todd L. Morrill - 602 Cromwell Whye Lane
Name - Type or Print 2401 Benson Mill Road, Sparks, MD 21152 (410) 472-0941

Signature

Herbert L. Hosford & Kathleen Hosford - Tract "A" Timberridge
Name - Type or Print

Signature

25 Highfield Court — (410) 215-8200
Address — Telephone No.

Cockeysville, MD — 21030
City — State — Zip Code

Representative to be Contacted:

Guy C. Ward
Name

5 Shawan Road, Suite 1 — (410) 527-1555
Address — Telephone No.

Cockeysville, MD 21030
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 1/2 hrs

UNAVAILABLE FOR HEARING

Reviewed By — Date 5-10-04

Case No. 04-519 SPH

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 7/22/04
By

ATTACHMENT

PETITION FOR SPECIAL HEARING

CASE NO: 04- -SPH

Address: 602 Cromwell Whye Lane / Tract 'A' Timber Ridge

Legal Owners: Todd L. Morrill [602 Cromwell Whye Lane]

Herbert L. & Kathleen Hosford [Tract 'A']

Present Zoning: RC-5

REQUESTED RELIEF:

"*why the Zoning Commissioner should*" [1] approve the lot line adjustment/transfer of 1.177 acres and 1 associated density unit from Tract 'A' of Timber Ridge to 602 Cromwell Whye Road (the "Transfer Acreage"); **and** [2] approve the removal of the Transfer Acreage from Timber Ridge and to amend the density calculations and approved final development plan tract boundary for Timber Ridge consistent therewith; **and** [3] verify the existing and proposed density for Timber Ridge and 602 Cromwell Whye Lane as shown on the Plat to accompany this Petition; **and** [4] for such additional relief as the nature of this case as presented at the time of the hearing on this Petition may require, within the spirit and intent of the BCZR.

FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:

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

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

519

Zoning Description for 602 Cromwell Whye Road

Beginning at point located on the south of the south side of Cromwell Whye Lane which is 20 feet, +/-, wide at a distance of 702 feet,+/- east of the centerline of the nearest improved intersecting street Hereford Road, which is 20 feet wide , as now or formerly recorded in deed liber 6249 folio 317 and thence running for the 5 courses and distances as now surveyed, viz:

1. ~~North~~ South 88 degrees ~~77~~ 11 minutes 21 seconds West 371.06 feet,
2. North 03 degrees 29 minutes 10 seconds East 346.69 feet
3. ~~South~~ North 86 degrees 15 minutes 42 seconds ~~West~~ East 509.90 feet
4. South 27 degrees 27 minutes 09 seconds West 244.12 feet
5. South 01 degrees 38 minutes 17 seconds West 151.00 feet to the place of beginning containing 147,668 S.F.+/-, or 3.390 acres,+/-.

Also known as 602 Cromwell Whye Road and located in the 7th Election District , 3rd Councilmanic District.

Zoning Description for Tract A TimberRidge

Commencing at point located on the south of the south side of Cromwell Whye Lane which is 20 feet, +/-, wide at a distance of 702 feet,+/- east of the centerline of the nearest improved intersecting street Hereford Road, which is 20 feet wide , thence running the as now or formerly recorded in deed liber 6249 folio 317 ~~and thence running~~ for the 2 courses and distances as now surveyed, viz:

6. ~~North~~ South 88 degrees ~~77~~ 11 minutes 21 seconds West 371.06 feet,
7. North 03 degrees 29 minutes 10 seconds East 346.69 feet,

to the point of beginning for the zoning description and being Tract 'A' in the subdivision of Timber Ridge as recorded in Baltimore County Plat Book 58 folio # 135, containing 187260 Square Feet or 4.2989 acres, more or less and located in the 7th Election District , 3rd Councilmanic District.

519

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Cal No. 36034
04-519-SPH

DATE 5-10-04 ACCOUNT R-001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: Mr. Kerr & Associates, Inc.

FOR: Res. Special Hearing filing fee for
602 Cromwell Wharf Rd (Hearing)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
5/11/2004	5/10/2004	15:36:42	5

REG NBR MAIL MNEL MAN
>>RECEIPT # 354351 5/11/2004 DFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 036034
Recpt Tot $65.00
$65.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: #04-519-SPH
Tract "A" Timber Ridge & 602 Cromwell Whye Lane
S/side of Cromwell Whye Road, 702 feet +/- east of centerline of Hereford Road
7th Election District - 3rd Councilmanic District
Legal Owner(s): Todd Morrill, Herbert and Kathleen Hosford

Special Hearing: to approve the lot line adjustment/transfer of 1.77 acres and 1 associated density unit from Tract "A" of Timber Ridge to 602 Cromwell Whye Lane, to approve the removal of the transfer acreage from Timber Ridge and to amend density calculations and to amend the Final Development Plan tract boundary for Timber Ridge.

Hearing: Tuesday, July 13, 2004 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/6/836 June 29 10833

CERTIFICATE OF PUBLICATION

6/30/, 2004

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 6/29/, 2004.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

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: #04-519-SPH
Tract "A" Timber Ridge & 602 Cromwell Whye Lane
S/side of Cromwell Whye Lane, 702 feet +/- east of centerline of Hereford Road
7th Election District - 3rd Councilmanic District
Legal Owner(s): Todd Morrill, Herbert and Kathleen Hosford

Special Hearing: to approve the lot line adjustment/transfer of 1.77 acres and 1 associated density unit from Tract "A" of Timber Ridge to 602 Cromwell Whye Lane, to approve the removal of the transfer acreage from Timber Ridge and to amend density calculations and to amend the Final Development Plan tract boundary for Timber Ridge.

Hearing: Tuesday, July 20, 2004 at 2:00 p.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/7/661 July 13 12804

CERTIFICATE OF PUBLICATION

7/14/, 2004

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 7/13/, 2004.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: 7/6/04

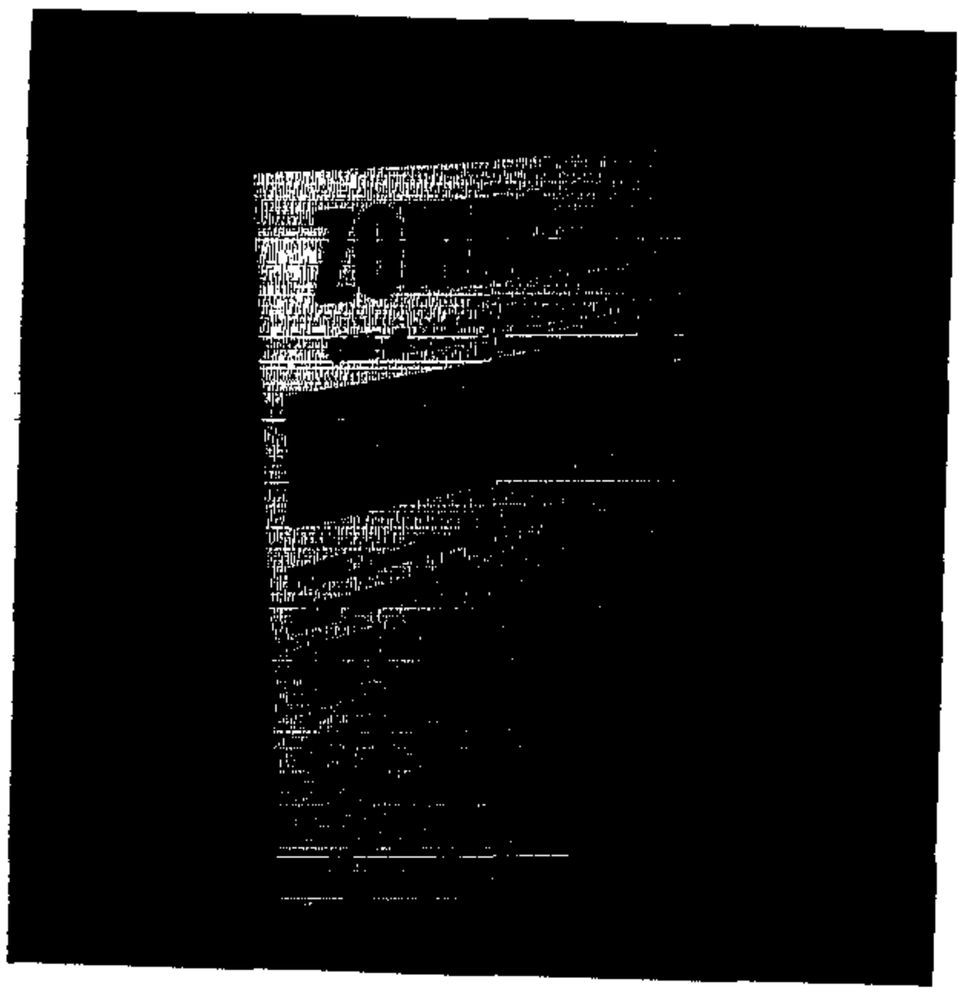
RE: Case Number 04 519 SPH

Petitioner/Developer: Todd Morrill and Herbert and Kathleen Hosford

Date of Hearing/Closing: Tuesday, July 20, 2004, 2PM

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at on Cromwell Whye Lane opposite #605.

The sign(s) were posted on 7/2/04
(Month, Day, Year)



J. Lawrence Pilson
(Signature of Sign Poster)

J. Lawrence Pilson
McKee and Associates, Inc.
(Printed Name of Sign Poster)

5 Shawan Road, Suite 1
(Street Address of Sign Poster)

Cockeysville, MD 21030
(City, State, Zip Code of Sign Poster)

(410) 527-1555
(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

RE: PETITION FOR SPECIAL HEARING Tract "A" Timberridge & 602 Cromwell Whye Lane' S/side Cromwell Whye Rd, 702' E c/line of Hereford Rd 7th Election & 3rd Councilmanic Districts Legal Owner(s): Todd L. Morrill, Herbert L. and Kathleen Hosford Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 04-519-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence and documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 3rd day of June, 2004, a copy of the foregoing Entry of Appearance was mailed to Guy C. Ward, 5 Shawn Road, Suite 1, Cockeysville, MD 21030 and Howard L. Alderman, Jr. Esquire, Levin & Gann, P.A., 502 Washington Avenue, 8th Floor, Towson, MD 21204 , Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
JUN 0 3 2004
Per.....

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 29, 2004 Issue - Jeffersonian

Please forward billing to:
McKee & Associates
5 Shawan Road, Ste. 1
Cockeysville, MD 21030

410-527-1555

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: 04-519-SPH
Tract "A" Timber Ridge & 602 Cromwell Whye Lane
S/side of Cromwell Whye Road, 702 feet +/- east of centerline of Hereford Road
7th Election District – 3rd Councilmanic District
Legal Owners: Todd Morrill, Herbert and Kathleen Hosford

Special Hearing to approve the lot line adjustment/transfer of 1.77 acres and 1 associated density unit from Tract "A" of Timber Ridge to 602 Cromwell Whye Lane, to approve the removal of the transfer acreage from Timber Ridge and to amend density calculations and to amend the Final Development Plan tract boundary for Timber Ridge.

Hearing: Tuesday, July 13, 2004, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 13, 2004 Issue - Jeffersonian

Please forward billing to:
McKee and Associates
5 Shawan Rd., Ste. 1
Cockeysville, MD 21030

410-527-1555

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: 04-519-SPH
Tract "A" Timber Ridge & 602 Cromwell Whye Lane
S/side of Cromwell Whye Lane, 702 feet +/- east of centerline of Hereford Road
7th Election District – 3rd Councilmanic District
Legal Owners: Todd Morrill, Herbert and Kathleen Hosford

Special Hearing to approve the lot line adjustment/transfer of 1.77 acres and 1 associated density unit from Tract "A" of Timber Ridge to 602 Cromwell Whye Lane, to approve the removal of the transfer acreage from Timber Ridge and to amend density calculations and to amend the Final Development Plan tract boundary for Timber Ridge.

Hearing: Tuesday, July 20, 2004 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley 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.

Department of Permits and Development Management

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

Baltimore County

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

May 21, 2004

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: 04-519-SPH
Tract "A" Timber Ridge & 602 Cromwell Whye Lane
S/side of Cromwell Whye Road, 702 feet +/- east of centerline of Hereford Road
7th Election District – 3rd Councilmanic District
Legal Owners: Todd Morrill, Herbert and Kathleen Hosford

Special Hearing to approve the lot line adjustment/transfer of 1.77 acres and 1 associated density unit from Tract "A" of Timber Ridge to 602 Cromwell Whye Lane, to approve the removal of the transfer acreage from Timber Ridge and to amend density calculations and to amend the Final Development Plan tract boundary for Timber Ridge.

Hearing: ~~Tuesday, July 13, 2004, at 9:00 a.m. in Room 407, County Courts Building,~~ 401 Bosley Avenue

changed to July 20, 2004 at 2:00 pm.

Timothy Kotroco
Director

TK:klm

C: Howard Alderman, Levin & Gann, 502 Washington Ave., 8th Fl., Towson 21204
Todd Morrill, 2401 Benson Mill Rd., Sparks 21152
Herbert & Kathleen Hosford, 25 Highfield Court, Cockeysville 21030
Guy Ward, 5 Shawan Road, Ste. 1, Cockeysville 21030

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JUNE 28, 2004.**
(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.

Printed on Recycled Paper

Department of Permits and Development Management

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

Baltimore County

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

July 7, 2004

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: 04-519-SPH
Tract "A" Timber Ridge & 602 Cromwell Whye Lane
S/side of Cromwell Whye Lane, 702 feet +/- east of centerline of Hereford Road
7th Election District – 3rd Councilmanic District
Legal Owners: Todd Morrill, Herbert and Kathleen Hosford

Special Hearing to approve the lot line adjustment/transfer of 1.77 acres and 1 associated density unit from Tract "A" of Timber Ridge to 602 Cromwell Whye Lane, to approve the removal of the transfer acreage from Timber Ridge and to amend density calculations and to amend the Final Development Plan tract boundary for Timber Ridge.

Hearing: Tuesday, July 20, 2004 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco
Director

TK:klm

C: Howard Alderman, 502 Washington Ave., 8th Fl., Towson 21204
Mr. & Mrs. Hosford, 25 Highfield Ct., Cockeysville 21030
Guy Ward, 5 Shawan Rd., Ste. 1, Cockeysville 21030

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 5, 2004.**
(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.

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: 04-519 SPH

Petitioner: Todd L Morrill & Herbert L. Harford

Address or Location: 602 Cromwell Bridge Road & Tract 'A' Timber Ridge

PLEASE FORWARD ADVERTISING BILL TO:

Name: McKee & Assoc. Inc.

Address: 5 Shawan Road, Suite 1
Cockeysville MD 21030

Telephone Number: 410-527-1555

Revised 2/20/98 - SCJ

Department of Permits and Development Management

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

Baltimore County

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

July 13, 2004

Howard L. Alderman, Jr.
Levin & Gann
502 Washington Avenue
Towson, Maryland 21204

Dear Mr. Alderman:

RE: Case Number: 04-519-SPH, Tract "A" Timberridge & 602 Cromwell Whye Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 10, 2004.

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: clb

Enclosures

c: People's Counsel
Todd L. Morrill 2401 Benson Mill Road Sparks 21152
Katherine Hosford 25 Highfield Court Cockeysville 21030
Guy C. Ward 5 Shawan Road Suite 1 Cockeysville 21030

Fire Department

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

Baltimore County

James T Smith, Jr., County Executive
John J Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

May 9, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: May 1, 2004

Item No.: 516, 518, 519-522, 524, 525, 527-529

Dear Ms. Hart:

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.

6. The Fire Marshal's Office has no comments at this time.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: June 3, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For June 1, 2004
Item Nos. 516, 518, 519, 524, 525,
527, and 528

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: June 8, 2004

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

SUBJECT: Zoning Advisory Petition(s): **Case 4-519**

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

Division Chief: Lyn Lanham

MAC/LL

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

SHA
State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5·25·04

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

RE: Baltimore County
Item No. 519 JJS

Dear. Ms.Matthews:

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,

K. A. McDonald

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

PLEASE PRINT CLEARLY

CASE NAME Tract "A" Timberridge Rd 602 Cromwell Bridge Rd
CASE NUMBER 04-519-SPH
DATE 9/20/04

PETITIONER'S SIGN-IN SHEET

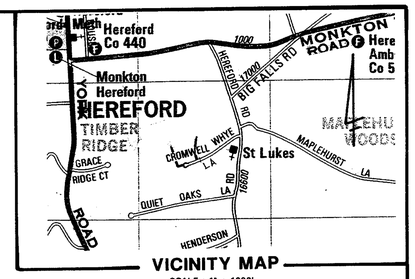
NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Howard L. Alderman, Jr, Esq.	Levin & Gann, PA 502 Washington Ave., Suite 800	Towson, MD 21204	halderman@LevinGann.com
TODD L. MORRILL	2401 BENSON MILL	SPARKS 21152	TMORRILL@MRIS.COM
JIM McKEE - 1	5 SHAWAN RD	COCKEYSVILLE 21030	
H L. HOSFORD	6 GRACE RIDGE CT	MONKTON 21111	—

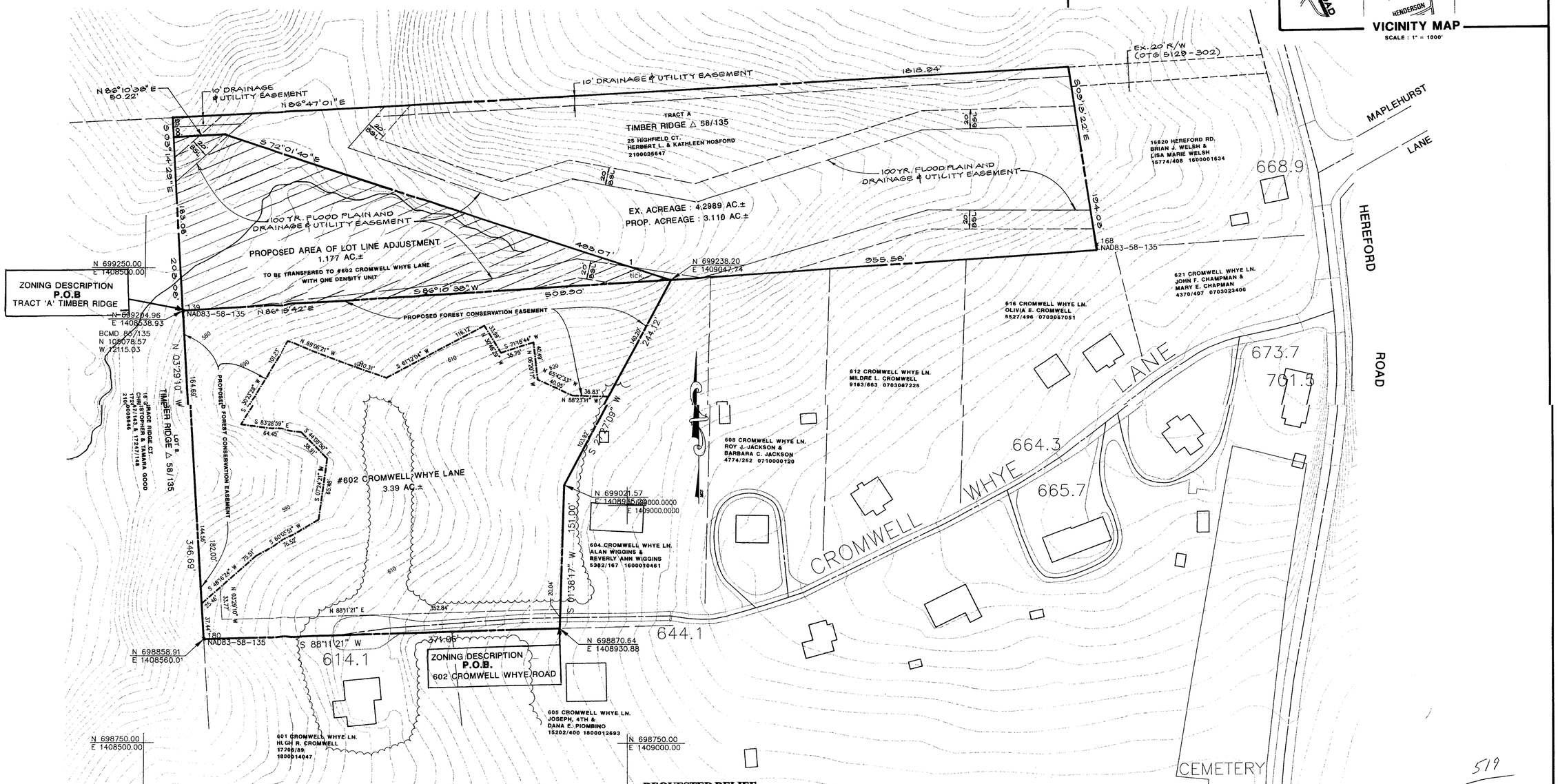
EXISTING DENSITY CALCULATIONS

	EXISTING ZONING	GROSS TRACT AREA	NUMBER OF LOTS ALLOWED	NUMBER OF LOTS EXISTING	REMAINING DENSITY
602 CROMWELL WHYE LN.	RC-5	3.39 AC. +/-	1	1	0
" TIMBER RIDGE"	RC-5	37.4 AC.+/-	24	16	8
TOTALS			25	17	8

PROPOSED DENSITY CALCULATIONS

	EXISTING ZONING	GROSS TRACT AREA	NUMBER OF LOTS ALLOWED	NUMBER OF LOTS EXISTING	REMAINING DENSITY
602 CROMWELL WHYE LN.	RC-5	4.56 AC.+/-	2	1	1
" TIMBER RIDGE"	RC-5	36.2AC. +/-	23	16	7
TOTALS			25	17	8





REQUESTED RELIEF:

"*why the Zoning Commissioner should*" [1] approve the lot line adjustment/transfer of 1.177 acres and 1 associated density unit from Tract 'A' of Timber Ridge to 602 Cromwell Whye Road (the "Transfer Acreage"); **and** [2] approve the removal of the Transfer Acreage from Timber Ridge and to amend the density calculations and approved final development plan tract boundary for Timber Ridge consistent therewith; **and** [3] verify the existing and proposed density for Timber Ridge and 602 Cromwell Whye Lane as shown on the Plat to accompany this Petition; **and** [4] for such additional relief as the nature of this case as presented at the time of the hearing on this Petition may require, within the spirit and intent of the BCZR. Present Zoning: RC-5

519

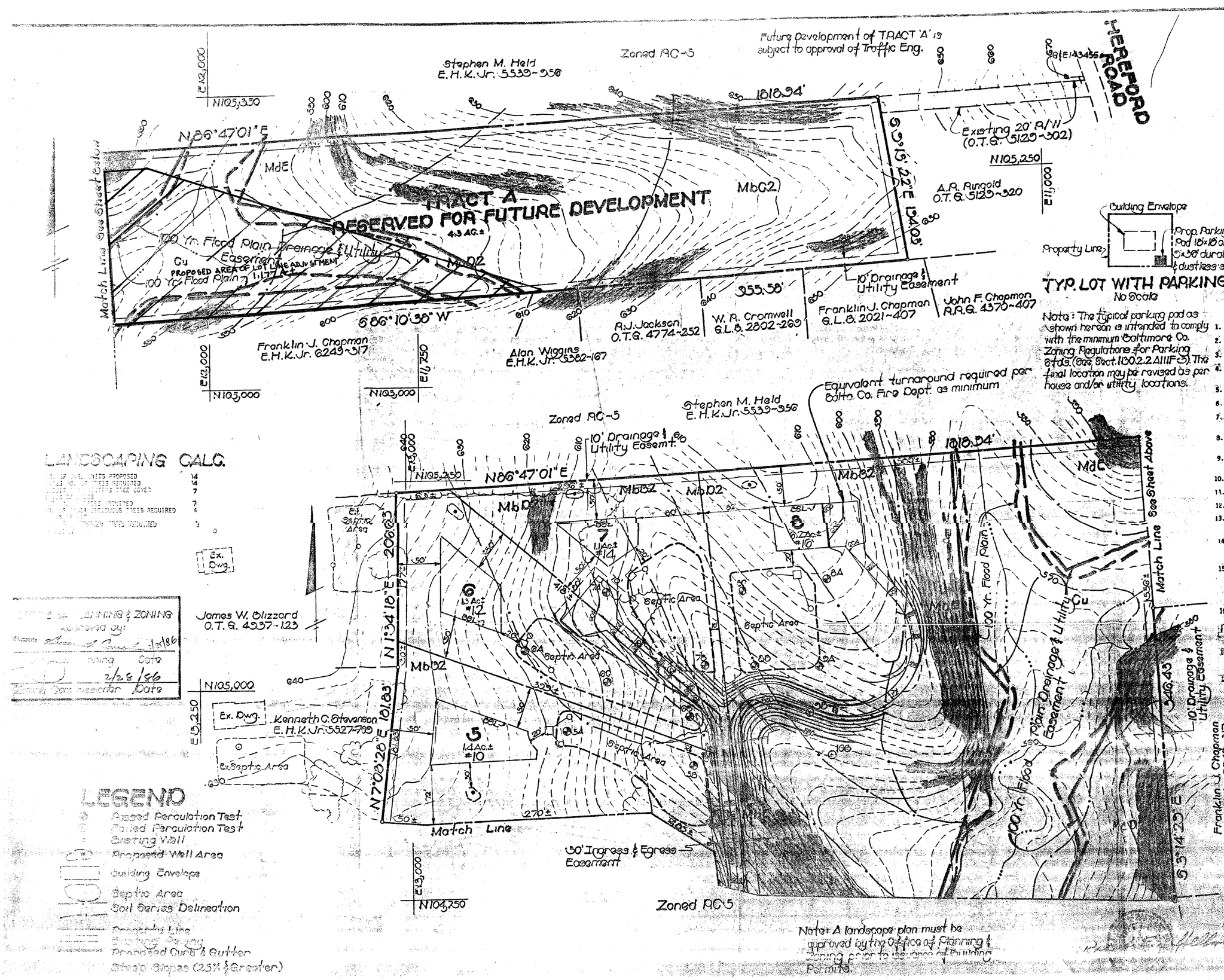
McKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD COCKEYSVILLE, MARYLAND 21030
(410) 527-1555

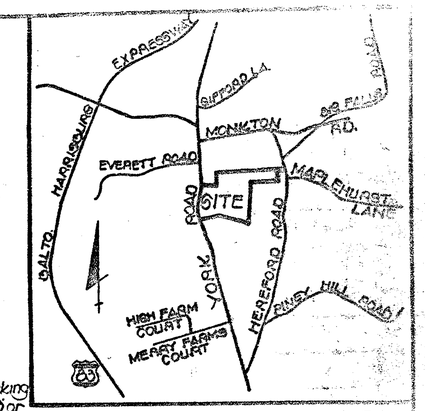
Computed by: _____
Drawn by: W.D.G.
Checked by: G.C.W.
Job Number: 03-035

GEOFFREY C. SCHULTZ DATE
MARYLAND REG. NO. 21154

PLAT TO ACCOMPANY
PETITION FOR ZONING
SPECIAL HEARING
#602 CROMWELL WHYE LANE
AND
TRACT 'A'
TIMBER RIDGE △ 58/135
3RD COUNCILMANIC DISTRICT
7TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE : 1" = 50' DATE : 04/28/2004

PETITIONER'S EXHIBIT 1





VICINITY MAP
Scale: 1" = 2000'

GENERAL NOTES

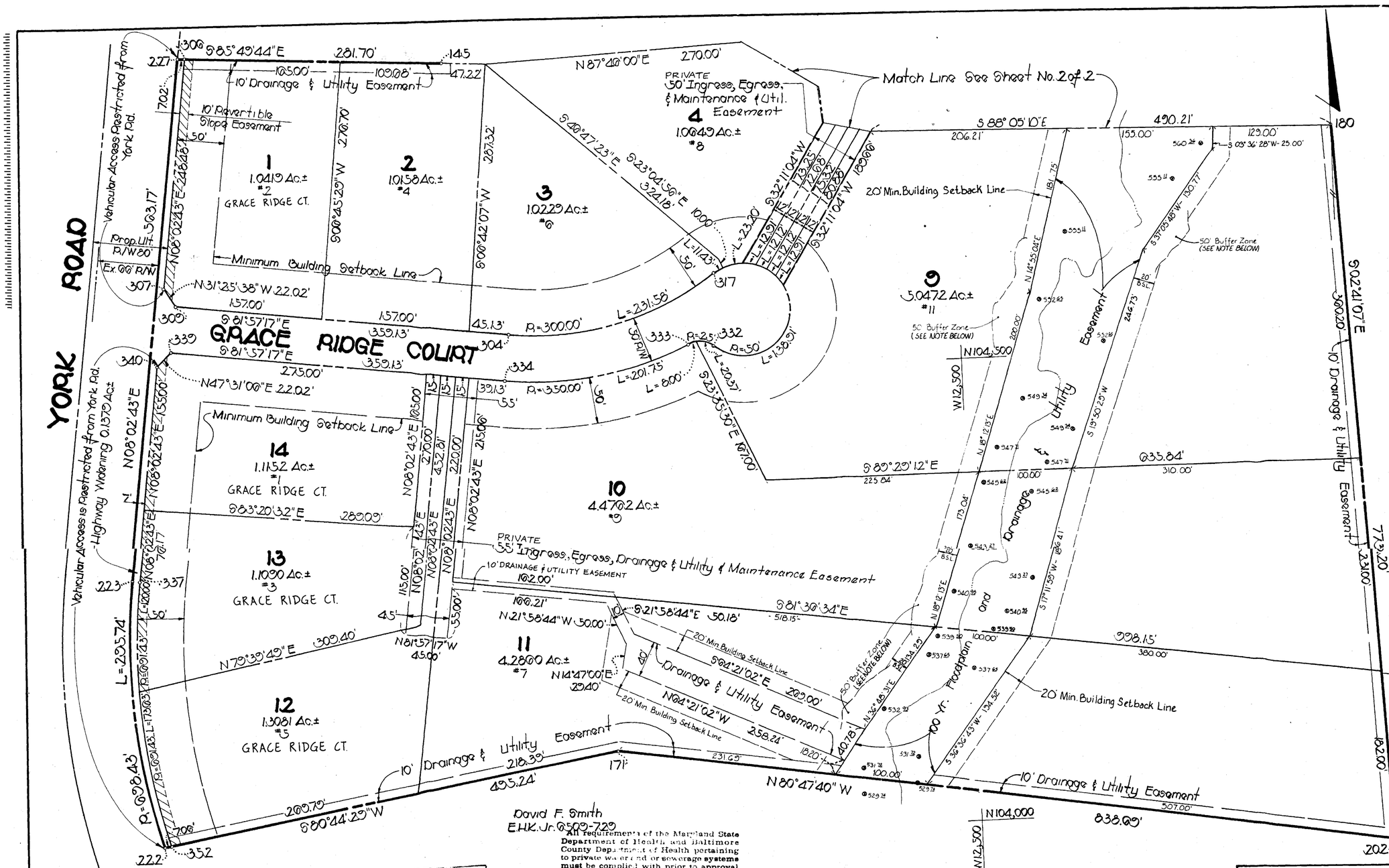
1. Council District 3.
2. Census Tract 4071.
3. Watershed 13. Subsewershed N/A.
4. Gross Site Acreage = 39.4 Acres +/-.
   Net Site Acreage = 39.2 Acres +/-.
5. Open Space is not required.
6. There will be two paved offstreet parking spaces per lot.
7. Number of lots permitted = 39.2 x 0.667 = 26
   Number of lots proposed = 14 Units for sale + Tract A for future development.
8. There will be no grading of entire site - only that required for construction of homes and drives.
9. Only dead or damaged trees and trees in the way of construction will be cut and removed from lots.
10. Existing vegetation consists of mature hardwoods and meadow.
11. There are no historic buildings on this property.
12. Existing Zoning RC-5.
13. Source of title; H.L. Hosford & Kathleen H. Hosford, Liber 8000, Folio 120.
14. Site Property Number: 07-01-033026
    07-01-033027
    07-01-033028
15. Panhandle driveways will be composed of 3" of bituminous concrete and 8" of crusher run stone and will be maintained by the home owner. An Ingress, Egress and Maintenance agreement is required. Driveways will be 16' wide when shared with more than one owner.
16. Estimated Average Daily Trips (ADT's) = 16 Units x 12 = ADT/Unit = 198 ADT's.
17. Storm Water Management waived on O.T. 23,1005 (subject to covenants.)
18. The Codorus Silt Loam (Cu) is an alluvial soil. The only construction in the vicinity of this soil type will be a driveway and culvert crossing to Lots 10 & 11.
19. There are no critical areas, archeological sites, endangered species habitats or hazardous materials sites on this property.

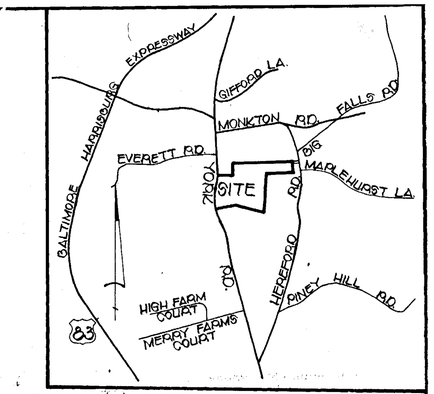
REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-2535

OWNER/DEVELOPER
H. L. Hosford
P.O. Box 22
Butler, Maryland 21023
526-5600

FINAL DEVELOPMENT PLAN
TIMON





VICINITY MAP

Scale: 1" = 2000'

W 12,000

N 104,500

GENERAL NOTES

1. Gross Site Area - 37.4738 Ac.±
2. Net Site Area - 30.8202 Ac.±
3. Existing Zoning - RO-S
4. Density Calculations -
   No. of lots allowed (37.4738 × .07) = 24.5
   No. of lots proposed 14
5. This plat may expire in accordance with the provisions of Section 22-98 Bill #30-82.
6. The information shown hereon may be superceded by a subsequent or amended plat.
7. Recording of this plat does not guarantee installation of streets or utilities by Balto. Co.
8. Additional information concerning this plat may be obtained from the Office of Planning & Zoning, and the Dept. of Public Works.
9. CRG Plans approved July 3, 1985.
10. Deed Ref. - H.L. Hosford E.H.K. Jr 9809/420

Hilda G. Code
J.B. 104-497

C. Clifton Burns
G.L.B. 2991-548

Filed for record
S.M. 58 FOLIO 134
Date JUN 29 1988
Test
Clerk

REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 110, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE 823-3535

OWNER/DEVELOPER
H. L. Hosford & K. H. Hosford
P.O. Box 22
Butler, Maryland 21023
771-4114

PETITIONER'S EXHIBIT #A

Approved: DEPT. OF PUBLIC WORKS:
DIRECTOR — DATE: 6/7/88

Approved: DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
DIRECTOR — DATE: 6-20-88

Approved: DEPT. OF PLANNING AND ZONING:
for DIRECTOR — DATE: 6/7/88

SURVEYORS CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND 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 3-108 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

4/3/86
PROFESSIONAL LAND SURVEYOR — DATE:

OWNERS CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 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.

OWNER — DATE: 3-18-86

NOTE

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

R.W.A. Completed
Final Plat Checked
Planning
Engineering
Street Names
House Nos.

Record Plat

TIMBER RIDGE

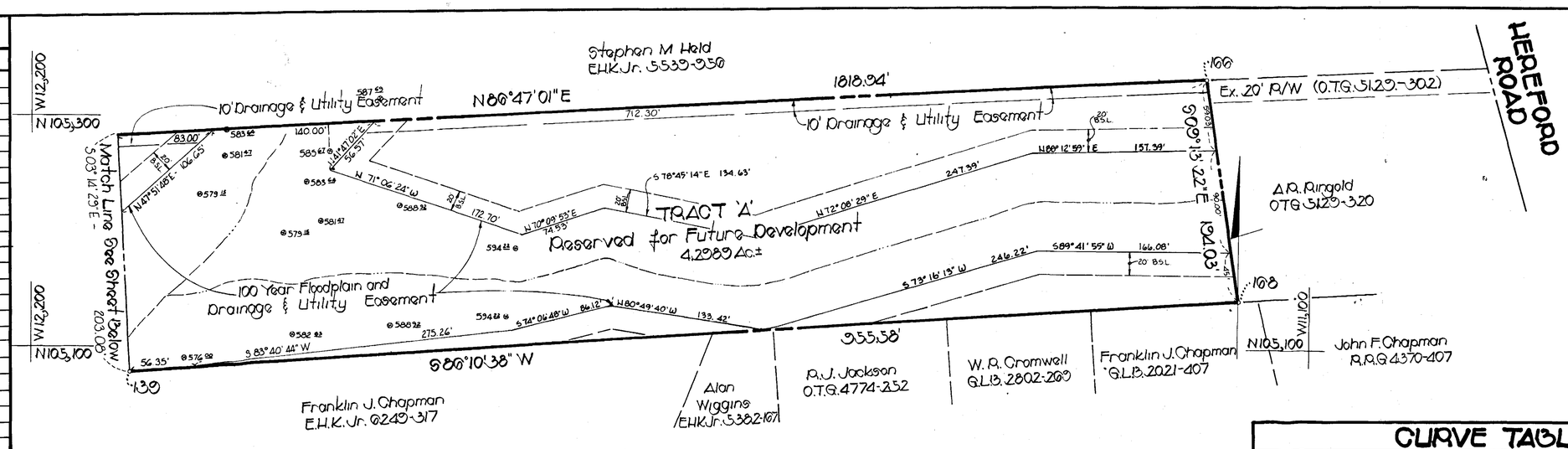
Acct. No. 20-00-001124

7th Election District Baltimore Co., MD.

SCALE: 1" = 50	DES. BY: R.C.A.	SHT. 1 OF 2
DATE: Jan. 23, 1980	DRN. BY: R.C.A.	

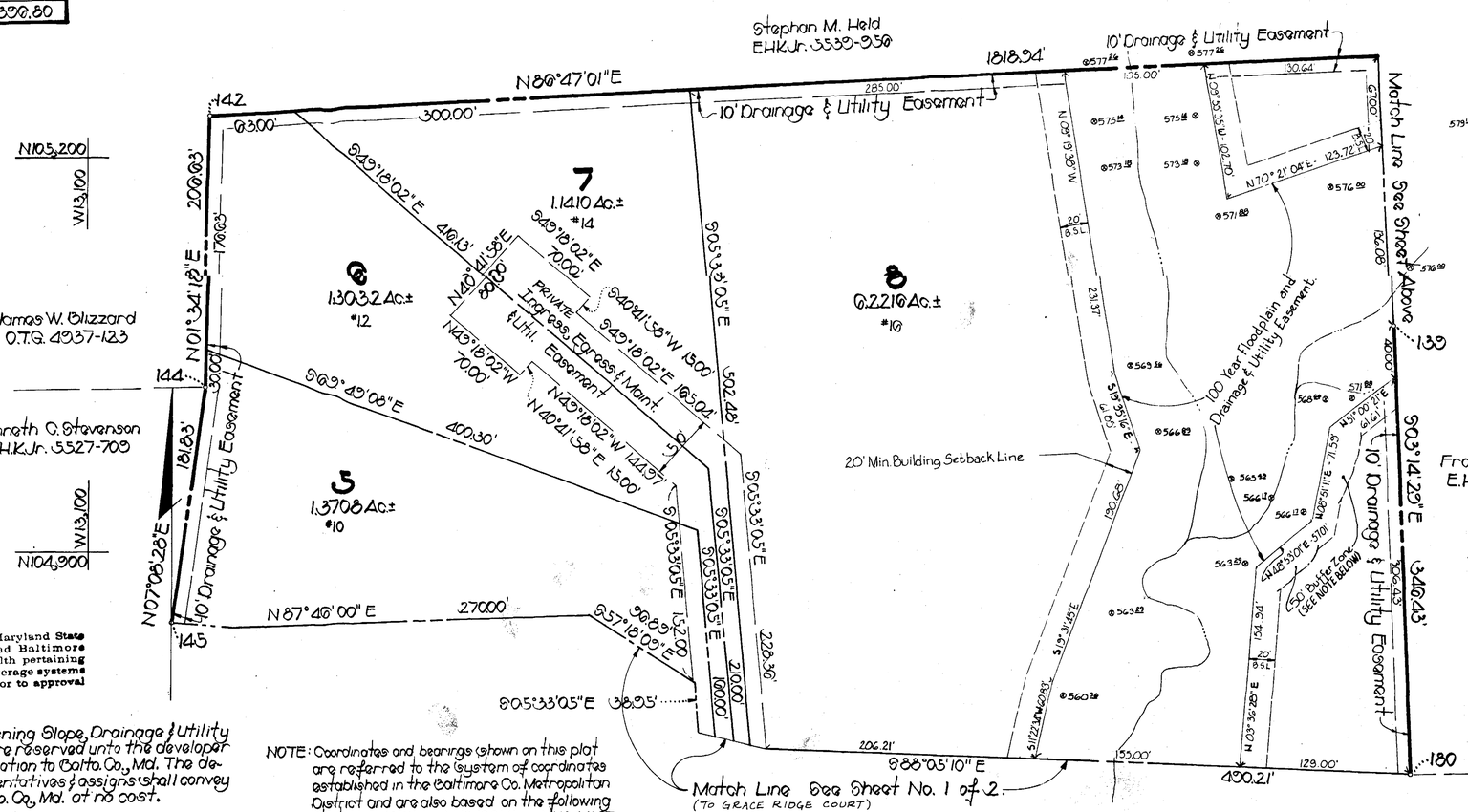
COORDINATES

Point	North	West
139	105,078.57	12,115.03
142	105,231.74	13,008.70
144	105,025.19	13,014.42
145	104,844.77	13,037.03
100	105,333.80	11,192.07
108	105,142.28	11,191.58
171	104,094.51	12,887.11
180	104,732.09	12,095.44
202	103,900.34	12,059.22
222	104,014.83	13,375.89
227	104,805.20	13,317.98
304	104,549.00	12,978.08
300	104,804.75	13,310.98
307	104,018.72	13,345.70
309	104,530.02	13,334.28
317	104,004.57	12,759.59
332	104,525.93	12,702.24
333	104,529.40	12,788.88
334	104,500.10	12,985.08
337	104,300.05	13,389.87
339	104,550.42	13,341.27
340	104,535.54	13,357.51
352	104,015.97	13,308.93
223	104,307.03	13,390.80



CURVE TABLE

From	To	R	L	Δ	T	Chord	
222	223	698.43'	295.74'	24°15'41"	150.12'	N04°05'02"W	293.54'
337	352	691.43	293.03'	24°19'30"	149.00'	S04°07'15"E	291.43'
317	304	300.00'	231.58'	44°13'41"	121.90'	S75°55'53"W	225.87'
332	333	25.00'	28.37'	65°01'30"	15.93'	N82°28'10"W	26.87'
333	334	350.00'	201.75'	33°01'38"	103.77'	S81°31'54"W	198.97'
317	332	50.00'	223.00'	256°13'30"	—	S01°55'48"E	78.08'



NOTE: SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE BALTIMORE COUNTY HEALTH OFFICER. AT THE EXPIRATION OF THIS PERIOD NEW TESTS MAY BE REQUIRED.

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and/or sewerage systems must be complied with prior to approval of building applications.

Highway and Highway Widening Slope, Drainage & Utility Easements shown hereon are reserved unto the developer & are hereby offered for dedication to Balto. Co., Md. The developer, his personal representatives & assigns shall convey said areas by deed to Balto. Co., Md. at no cost.

NOTE: Coordinates and bearings shown on this plat are referred to the system of coordinates established in the Baltimore Co. Metropolitan District and are also based on the following stations: 13411 N 104081.11 W 13441.87; 13412 N 105149.50 W 13301.24

Filed for record
S.M. 58 FOLIO 135
Date JUN 29 1988
Test:
Clerk

GENERAL NOTES

1. Gross Site Area: 37.4738 Ac.±
2. Net Site Area: 30.8202 Ac.±
3. Existing Zoning RC-5
4. Density Calculation:
   No. of lots allowed: 37.4738 × 0.67 = 24.3
   No. of lots proposed: 14
5. This plat may expire in accordance with the provisions of Section 22-98 Bill #50-82.
6. The information shown hereon may be superceded by a subsequent or amended plat.
7. Recording of this plat does not guarantee installation of streets or utilities by Baltimore County.
8. Additional information concerning this plat may be obtained from the Office of Planning and Zoning, and the Department of Public Works
9. C.R.G. Plans approved July 3, 1985.
10. Deed Ref - H.L. Hosford E.H.K. Jr. 6809/420.

NOTE: Elevations shown in Flood Plain are 100 Yr. Storm plus Vh, plus 1' Freeboard. - No Grading, Clearing or Construction will be conducted In the 50' Buffer Zone Except as Permitted In the Water Quality Management Policy.

R.W.A. Completed
Final Plat Checked
Planning
Engineering
Street No. Assigned
House Nos.:

REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 110, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE 823-3535

OWNER/DEVELOPER
H. L. Hosford & K.H. Hosford
P.O. Box 22
Butler, Maryland 21023
771-4114

PETITIONER'S EXHIBIT 2B

Approved: DEPT. OF PUBLIC WORKS: DIRECTOR — DATE: 6/6/88
Approved: DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT: DIRECTOR — DATE: 6-28-88
Approved: DEPT. OF PLANNING AND ZONING: for DIRECTOR — DATE: 6/17/88

SURVEYORS CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND 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 3-108 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

PROFESSIONAL LAND SURVEYOR — DATE: 4/3/86

OWNERS CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 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.

OWNER — DATE: 3-18-86

NOTE

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

Record Plat

TIMBER RIDGE

Acct. No. 20-00-001124

7th Election District — Baltimore Co., MD.

SCALE: 1"=50'	DES. BY:	SHT. 2 OF 2
DATE: Jan. 23, 1980	DRN. BY:	

GENERAL NOTES

1. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACES, OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
2. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
3. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
4. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
5. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
6. HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS BY FEE SIM EASEMENT AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER AND DEVELOPER AND THEIR HEIRS AS PRIVATE, ARE HEREBY DEDICATED TO BALTIMORE COUNTY, MARYLAND, THE OWNER, HIS REPRESENTATIVES, REPRESENTATIVES AND ASSIGNS WILL CONVEY SAID AREAS BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST.
7. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
8. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS A RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
9. SOIL PERCOLATIONS TESTS WILL BE VALID FOR A PERIOD OF FIVE YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. AT THE EXPIRATION OF THIS PERIOD, NEW TESTS MAY BE REQUIRED.
10. ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWER SYSTEMS MUST BE COMPLIED WITH PRIOR TO THE APPROVAL OF BUILDING APPLICATIONS.
11. PANHANDLE DRIVES WILL BE MAINTAINED BY THE OWNERS OF THE PROPERTIES SOLD.
12. EASEMENT AGREEMENTS FOR THE PANHANDLES TO BE RECORDED SIMULTANEOUSLY WITH THE PLAT OF RECORD.
13. THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
14. COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

HUB	NORTH	EAST
13411	104,081.11	-13,341.87
13412	105,149.50	-13,301.24

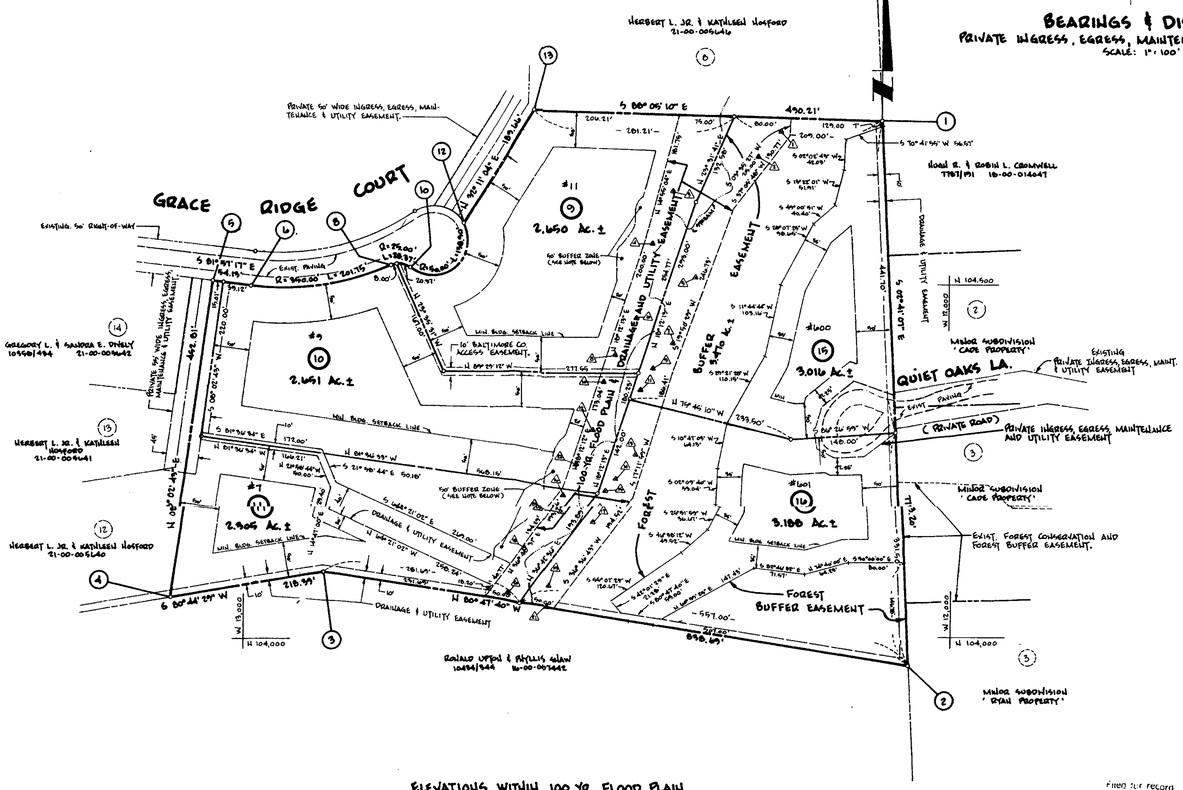
15. TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE TO PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT-OF-WAY ONLY
16. ELEVATIONS SHOWN IN FLOOD PLAIN ARE 100 YEAR STORM PLUS 1 FOOT VERTICLE VERTICLE FREEBOARD. NO CLEARING, GRADING OR CONSTRUCTION WILL BE CONDUCTED IN THE 50' BUFFER ZONE EXCEPT AS PERMITTED IN THE WATER QUALITY MANAGEMENT POLICY.

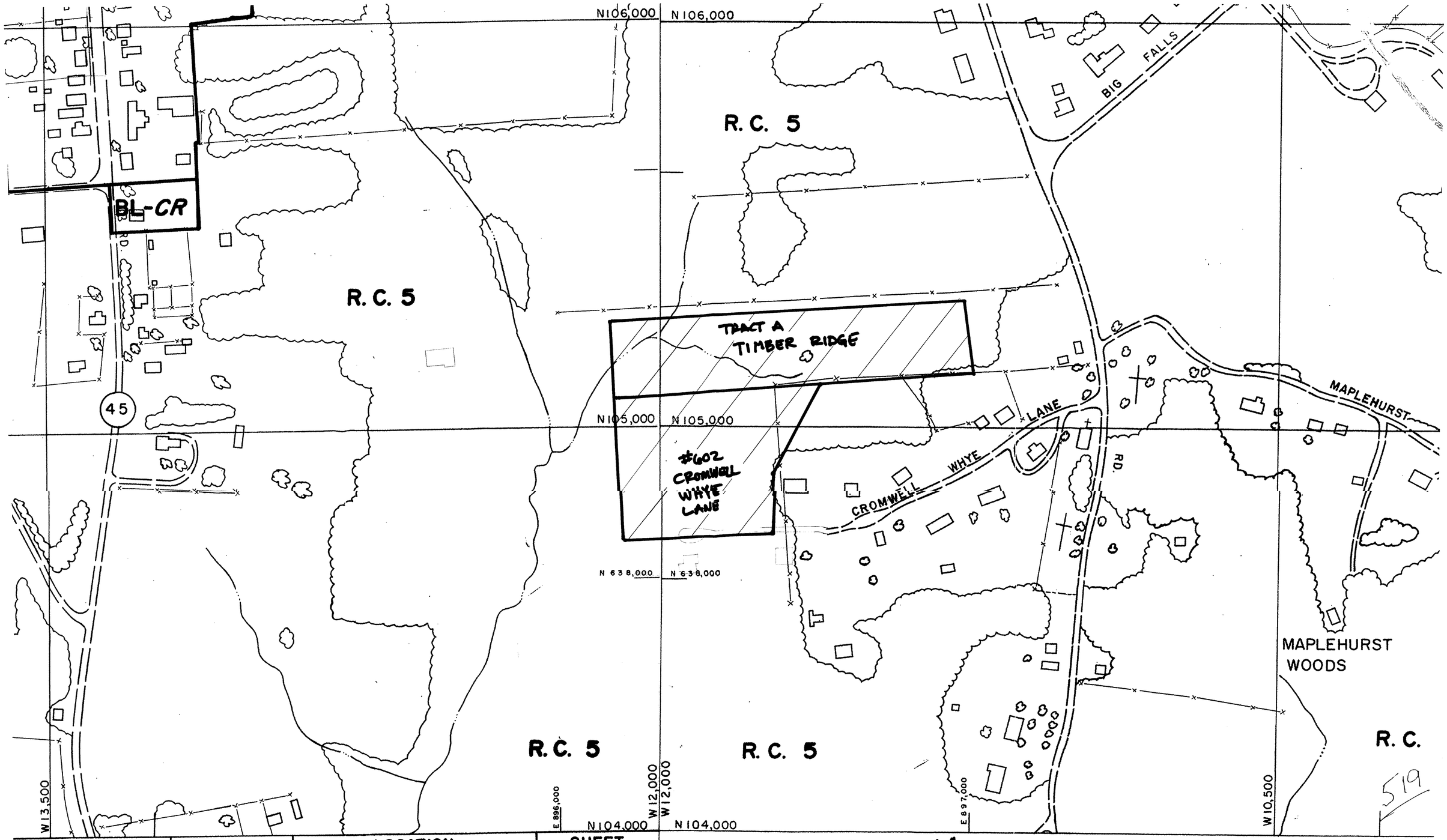
CURVE DATA

POINT FROM	POINT TO	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG. & DIST.
6	8	350.00	201.75	33 01'37"	103.76	N 81 31'55" E 198.97
8	10	25.00	28.37	65 01'09"	15.93	S 82 28'19" E 26.87
10	12	50.00	138.90	159 09'43"	271.92	N 50 27'23" E 98.35

COORDINATE TABLE

POINT No.	NORTH	WEST
1.	104,732.690	12,095.440
2.	103,960.339	12,059.216
3.	104,094.510	12,887.104
4.	104,059.373	13,102.649
5.	104,507.726	13,039.276
6.	104,500.151	12,985.678
8.	104,529.451	12,788.879
10.	104,525.930	12,762.239
12.	104,588.545	12,686.398
13.	104,749.062	12,585.377


GRACE RIDGE COURT
QUIET OAKS LA.
(PRIVATE ROAD)
HERBERT L. JR. & KATHLEEN HOSFORD 21-00-005440
HERBERT L. JR. & KATHLEEN HOSFORD 21-00-005446
HOWARD R. & ROBIN L. CROMWELL 7787/191 18-00-014047
GREGORY L. & SANDRA E. O'NEILL 10560/494 21-00-005442
HERBERT L. JR. & KATHLEEN HOSFORD 21-00-005441
RONALD UTSRU & PHYLLIS GLAW 10434/344 21-00-005442
MINOR SUBDIVISION 'CADE PROPERTY'
MINOR SUBDIVISION 'RYAN PROPERTY'
EXIST. FOREST CONSERVATION AND FOREST BUFFER EASEMENT.
FOREST BUFFER EASEMENT
PRIVATE 50' WIDE INGRESS, EGRESS, MAINTENANCE & UTILITY EASEMENT.
DRAINAGE & UTILITY EASEMENT
BUFFER 3.470 Ac.±
#9 2.651 Ac.±
#11 2.650 Ac.±
#601 3.180 Ac.±
#1600 3.016 Ac.±
#7 2.905 Ac.±
S 88° 05' 10" E 490.21'
S 00° 41' 07" E 441.70'
N 00° 02' 49" W 422.01'
N 88° 41' 40" W 210.51'
S 88° 44' 57" W 210.51'
S 01° 51' 17" E 64.19'
R=350.00' L=201.75'
R=25.00' L=28.37'
R=50.00' L=138.90'
R=275.00' L=138.90'
R=350.00' L=201.75'
N 88° 41' 40" W 597.00'
S 88° 41' 40" E 850.53'
S 00° 41' 07" E 299.60'
N 00° 02' 49" W 299.60'
N 88° 41' 40" W 140.00'
S 00° 41' 07" E 140.00'
N 88° 41' 40" W 299.60'
N 00° 02' 49" W 422.01'
S 88° 44' 57" W 210.51'
S 00° 02' 49" E 422.01'
S 00° 41' 07" E 441.70'
S 88° 05' 10" E 490.21'
N 88° 41' 40" W 597.00'
N 88° 41' 40" W 210.51'
N 00° 02' 49" W 422.01'
S 88° 41' 40" E 850.53'
S 00° 41' 07" E 441.70'
S 88° 05' 10" E 490.21



SCALE	LOCATION	SHEET		
1" = 200'±	HEREFORD	N.W. ← 27-C	HH-SE N.W. → 27-B	ZONING MAP EXHIBIT 1"=200'
DATE OF PHOTOGRAPHY JANUARY 1986				

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

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

Joseph Bartenfelder
Chairman, County Council