IN RE: PETITION FOR SPECIAL HEARING NW/S Caves Road, 1340' NE of the c/l Caveswood Road **(2704, 2706 & 2708 Caves Road)** 4th Election District 3rd Council District George Cochran Doub, Jr., et al Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 05-290-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, George Cochran Doub, Jr., and his sisters, Sophy Doub Burnham and Anne Doub Marzin. The Petitioners request a special hearing to approve an amendment to the previously approved special hearing and site plan granted in Case No. 03-139-SPH. Specifically, relief is requested to adjust proposed lot lines, add a forest conservation easement area, show proposed driveways, and include other minor information for the proposed subdivision. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 3.

Appearing at the requisite public hearing in support of the request were George Doub and Sophy Burnham, co-owners of the subject property; Geoffrey Schultz of McKee & Associates, Inc., the consultants who prepared the site plan for this property, and J. Carroll Holzer, Esquire, attorney for the Petitioners. Appearing on behalf of Howard Wolfe, an adjoining property owner, were Bruce Doak, a Professional Land Surveyor with Gerhold, Cross and Etzel, and legal counsel, Robert A. Hoffman, Esquire and Patricia Malone, Esquire. There were no Protestants or other interested persons present.

On behalf of the Petitioners, Mr. Schultz explained the zoning history of the subject property and testified regarding the proposed amendment. The subject property is an irregular

ORDER RECEIVED FOR FILING
Date
By

shaped parcel located on the northwest side of Caves Road, just east of Baronet Road and Caveswood Road in Owings Mills. The property contains a combined gross area of 10.418 acres, more or less, zoned R.C.2, and is presently unimproved; however, is proposed for subdivision into three separate lots, each of which will ultimately be developed with a single family dwelling.

As noted above, the property was the subject of prior Zoning Case No. 03-139-SPH. In that matter, the Petitioners sought special hearing relief confirming that there were four density units associated with the overall tract, and approval of the reconfiguration of the two existing parcels to create three separate lots (see Petitioner's Exhibit 1). Proposed Lot 1, known as 2708 Caves Road, would contain 2.6 acres; Lot 2, known as 2706 Caves Road would consist of 2.6 acres, and Lot 3, known as 2704 Caves Road, contained the remaining 5.2 acres. Moreover, the fourth density unit was to remain for future donation to the Maryland Environmental Trust; however, could be utilized for development purposes following full review.

At issue in the instant case is the driveway location for Lot 1. As shown on the previously approved subdivision plat (Petitioner's Exhibit 2), the driveway was proposed to be located adjacent to an existing "private" road on the west side of the property which provides access to the Wolfe property to the rear. It is this driveway location that prompted Mr. Hoffman's client to file an appeal in the prior case. As a result of deed research, the Petitioners believe they have a right to use the farm road to provide access to Lot 1. Mr. Wolfe disagrees. As explained at the hearing, I cannot determine the ownership or rights involving real property. That determination is vested solely in the Circuit Court. As to disputes and/or differences that the Petitioners and Mr. Wolfe may have with regard to this access road, their respective remedies must be obtained elsewhere.

In any event, the appeal in that case was placed on hold, and at the direction of the Department of Permits and Development Management, the Petitioners filed a "spirit and intent" letter for approval of a revised layout. Ultimately, that request was denied and the Petitioners were advised to file the instant Petition. The revised site plan under consideration (Petitioner's Exhibit 3) contains three changes when compared to the earlier exhibits: First, the water

conservation and forest buffer easements are shown and have been approved by DEPRM. Secondly, there has been a small reconfiguration of the driveway on the east side of Lot 2 leading from Caves Road to Lot 3. Finally, the delineation of a proposed shared use driveway is shown between Lots 1 and 2, eliminating the controversial farm road driveway access on the west side. These changes are indeed minor in nature. The house locations and lot sizes remain the same. The only concept change is the driveway access for Lots 1 and 2 from Caves Road. Mr. Schultz, who was accepted as an expert in zoning matters, opined that the proposed amendments as shown on Petitioner's Exhibit 3 are consistent with the spirit and intent of the previously approved site plan and should therefore be granted.

Several issues were raised by Mr. Hoffman, which he asserts are germane to the Petitioners' case. At the outset, he wished to make it known that his client had no objection to the proposed amendments shown on Petitioner's Exhibit 3, provided that there was no further intent on the Petitioners' part to change driveway access in the future, either administratively or through special hearing relief. In this regard, he refers to the Zoning Commissioner's Policy Manual, Section 1A01.3.B.1(d), at Page 1A-10, which limits the reconfiguration of existing lots in the R.C.2 zone, only for purposes of the protection and preservation of farmland. Mr. Holzer proffered that while his clients had no intention of reconfiguring or changing the private driveway access shown on Petitioner's Exhibit 3, they did not wish to waive or prejudice any future rights they may have with regard to accessing/crossing the "private" road adjacent to their western property line.

Upon due consideration of the testimony and evidence offered, I am persuaded to grant the requested relief. I find that the proposed amendment is consistent with the spirit and intent of the original minor subdivision plan and will not adversely impact the surrounding locale. There were no adverse Zoning Advisory Committee comments submitted by any County reviewing agency; however, the Office of Planning wanted conditions 2, 3 and 4 of the Order issued in the prior case applied in the instant case.

ORDER RECEIVED FOR FILING
Date 9/9/16
By

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of March 2005 that the Petition for Special Hearing seeking approval of an amendment to the previously approved special hearing and site plan in Case No. 03-139-SPH to adjust proposed lot lines, add a forest conservation easement area, show proposed driveways, and include other minor information for the proposed subdivision, in accordance with Petitioner's Exhibit 3, be and is hereby GRANTED, subject to the following restrictions:

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

2) The Petitioners shall comply with all requirements of the minor subdivision approval of the subject property. Any deviation or internal reconfiguration of the site plan and/or the three-lot access points as shown on Petitioner's Exhibit 3 will require special hearing approval.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that all of the terms and conditions of the Order issued in prior Case No. 03-139-SPH shall remain in full force and effect.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

IN THE MATTER OF THE APPLICATION OF GEORGE COCHRAN DOUB, SOPHY DOUB BURNHAM, AND ANNE DOUB MARZIN – LEGAL OWNERS / PETITIONERS FOR SPECIAL HEARING ON PROPERTY LOCATED ON N/S CAVES RD 1340' NE OF C/L OF CAVESWOOD ROAD (2704, 2706, & 2708 CAVES ROAD) AND DOUB PROPERTY /MINOR SUBDIVISION FILE # IV-590, PROJECT # 02057M 4TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT	* * * * * * * * * *	BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY CASE NO. 05-290-SPH and CASE NO. 02-057-M

* * * * * * * * * * *

ORDER OF DISMISSAL

These matters come to the Board of Appeals on appeals filed by Robert A. Hoffman, Esquire; Patricia A. Malone, Esquire; and VENABLE, LLP, on behalf of Howard D. Wolfe, Jr., from "Baltimore County, Maryland's signature on October 17, 2003, of a Minor Subdivision Plan for the Doub Property" in Case No. 02-057-M; and from a March 9, 2005, decision of the Zoning Commissioner in which Petitioner's requested zoning relief was granted with restrictions in Case No. 05-290-SPH.

WHEREAS, the Board is in receipt of a letter of withdrawal of appeals filed on May 10, 2006 by Patricia A. Malone, Esquire, on behalf of Howard D. Wolfe, Jr., Appellant /Protestant, (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Counsel for Appellant/Protestant requests that the appeals taken in Case No. 02-057-M and Case No. 05-290-SPH be withdrawn and dismissed as of May 10, 2006,

IT IS THEREFORE ORDERED this 25th day of May, 2006 by the County Board of Appeals of Baltimore County that the appeal taken in Case No. 02-057-M and Case No. 05-290-SPH be and the same is hereby **DISMISSED.**

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence S. Wescott, Chairman

Mike Mohler

Robert W. Witt

VENABLE® LLP

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517

Telephone 410-494-6200
Facsimile 410-821-0147

www.venable.com

Patricia A. Malone
Of Counsel

(410) 494-6206

pamalone@venable.com

May 10, 2006

HAND-DELIVERED

County Board of Appeals for
Baltimore County
Attention: Kathleen Bianco
Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

RECEIVED
MAY 10 2006
BALTIMORE COUNTY
BOARD OF APPEALS

Re: In the Matter of: Doub Property/PDM IV-590
Approval of Minor Subdivision Plan
NW/S Caves Road, E Baronet Road
George C. Doub, Jr. – Developer
4th Election District, 3rd Councilmanic District
Case No.: 02-057-M

In the Matter of: Petition for Special Hearing of George
Cochran Doub, Jr., Sophy Doub Burnham, and Anne Doub Marzin
N/S Caves Road, 1340' NE of c/l of Caveswood Road
(2704, 2706, & 2708 Caves Road)
4th Election District, 3rd Councilmanic District
Case No.: 05-290-SPH

Dear Ms. Bianco:

On November 14, 2003, on behalf of Howard D. Wolfe, Jr., we noted an appeal from Baltimore County's signature of a Minor Subdivision Plan for the Doub Property. On April 6, 2005, also on behalf of Mr. Wolfe, we noted an appeal from the Zoning Commissioner's grant of a Petition for Special Hearing for the Doub Property. Both of these appeals, referenced above, are currently pending before the Board of Appeals.

By way of this letter, we are, hereby, withdrawing both of the pending appeals. Please let me know if you require any additional information in order to dismiss the appeals.

VENABLE LLP

Kind regards.

Very truly yours,

Patricia A. Malone

PAM/dk

cc: J. Carroll Holzer, Esquire
Mr. Howard D. Wolfe, Jr.

TO1DOCS1/228712

IN RE: PETITION FOR SPECIAL HEARING N/S Caves Road (2704, 2706 & 2708 Caves Road) George Cochran Doub, Jr.; Sophy Doub Burnham; Anne Doub Marzin, Petitioners 4th Election District 3rd Councilmanic District	* * * * *	BALTIMORE COUNTY BOARD OF APPEALS Case No. 05-290-SPH

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

ENTRY OF APPEARANCE

Please enter the appearance of J. Carroll Holzer on behalf of Petitioners/Respondents George Doub, Jr., Sophy Doub Burnham and Anne Doub Marzin in the above captioned matter. Notice should be sent of any hearings, motions and other proceedings in this matter, and of the passage of any preliminary or final Order to undersigned counsel's address contained herein. All parties should copy J. Carroll Holzer on all correspondence and documents sent in the instant matter.

Respectfully submitted,

J. Carroll Holzer
508 Fairmount Ave.
Towson, MD 21286
(410) 825-6961
Attorney for Petitioners/Respondents

RECEIVED

BALTIMORE COUNTY
BOARD OF APPEALS

LAW OFFICE
HOLZER AND LEE
THE 508 BUILDING
508 FAIRMOUNT AVENUE
TOWSON, MARYLAND
21286

(410) 825-6961
FAX (410) 825-4923

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 20th day of April, 2005, a copy of the foregoing Entry of Appearance was mailed first class, postage pre-paid to Peter Max Zimmerman, People's Counsel for Baltimore County, Old Courthouse, Room47, 400 Washington Avenue, Towson, Maryland 21204; and Patricia Malone, Venable, LLP, 210 Allegheny Ave., P.O. Box 5517, Towson, MD 21285.

J. Carroll Holzer

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
William J. Wiseman III, Zoning Commissioner

March 9, 2005

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

RE: PETITION FOR SPECIAL HEARING
N/S Caves Road, 1340' NE of the c/l Caveswood Road
(2704, 2706 & 2708 Caves Road)
4th Election District – 3rd Council District
George Cochran Doub, Jr., Sophy Doub Burnham, Anne Doub Marzin - Petitioners
Case No. 05-290-SPH

Dear Mr. Holzer:

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

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

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. George Doub, Jr., 2700 Caves Road, Owings Mills, Md. 21117
Ms. Sophy Burnham, 4000 Cathedral Ave., #3043, Washington D.C. 20016
Mr. Geoffrey C. Schultz, McKee & Assoc., Inc., 5 Shawan Rd., #1, Hunt Valley, Md. 21030
Robert A. Hoffman, Esquire & Patricia A. Malone, Esquire, Venable, LLP
210 Allegheny Avenue, Towson, Md. 21204
Mr. Bruce E. Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson, Md. 21286
Office of Planning; DEPRM; People's Counsel; Case File

Printed on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2704, 2706, and 2708 Caves Road
which is presently zoned RC-2

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

An Amendment to previously approved Special Hearing Case No. 03-139-SPH. to adjust proposed lot lines, add forest conservation easement, show proposed driveways, and include other minor information for subdivision.

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:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

George Cochran Doub, Jr.
Name - Type or Print

X
Signature

Sophy Doub Burnham, Anne Doub Marzin
Name - Type or Print

X Sophy Burnham X Anne D. Marzin
Signature

2 Hopkins Plaza (410) 547-0400
Address Telephone No.

Baltimore, MD 21201-2930
City State Zip Code

Representative to be Contacted:

Geoffrey C. Schultz
McKee and Associates, Inc.
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 _____

UNAVAILABLE FOR HEARING _____

Reviewed By D.T. Date 12/6/04

Case No. 05-290-SPH

REV 9/13/98

McKEE & ASSOCIATES, INC.
Engineering • Surveying • Environmental Planning
Real Estate Development

December 6, 2004

STATE OF MARYLAND
GEOFFREY CRAIG SCHULTZ
No. 21154
PROFESSIONAL LAND SURVEYOR

ZONING DESCRIPTION OF
DOUB PROPERTY
#2704, 2706 AND 2708 CAVES ROAD
4TH ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point in the center of Caves Road, said point being 1,340 feet northeast of the centerline of Caveswood Lane; thence leaving Caves Road and running

1) North 64 degrees 40 minutes 29 seconds West, 160.99 feet,
2) North 68 degrees 41 minutes 29 seconds West, 144.98 feet,
3) By a curve to the right, having a radius of 324.05 feet and an arc length of 193.99 feet,
4) North 34 degrees 23 minutes 30 seconds West, 254.43 feet,
5) North 33 degrees 33 minutes 10 seconds West, 177.32 feet,
6) North 31 degrees 58 minutes 10 seconds West, 211.41 feet,
7) North 68 degrees 19 minutes 50 seconds East, 246.94 feet,
8) North 68 degrees 19 minutes 10 seconds East, 240.52 feet,
9) South 26 degrees 43 minutes 50 seconds East, 325.85 feet, and
10) South 50 degrees 49 minutes 50 seconds East, 502.32 feet to the center of Caves Road; thence running along said centerline,
11) South 29 degrees 33 minutes 10 seconds West, 322.64 feet, and
12) South 33 degrees 50 minutes 32 seconds West, 82.55 feet to the place of beginning.

CONTAINING 10.418 acres of land as recorded in deeds 5383/989, 55978/205, 13690/580, 13690/591, and 19478/568.

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

05-290-SPH

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: #05-290-A
2704, 2706, 2708 Caves Road
West side of Caves Road, 1,340 feet northeast of centerline Caveswood Lane.
4th Election District — 2nd Councilmanic District
Legal Owner(s): George and Sophy Doub

Special Hearing: to allow an amendment to previously approved Special Hearing Case No. 03-139-SPH to adjust proposed lot lines, add forest conservation easement, show proposed driveways, and include other minor information for subdivison.

Hearing: Tuesday, February 1, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM WISEMAN
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 1/705 Jan. 18 36178

CERTIFICATE OF PUBLICATION

1/20/, 2005

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 1/18/, 2005.

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

S. Wilkinson

LEGAL ADVERTISING

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE#05-290 A
PETITIONER/DEVELOPER:
George & Sophy Doub
DATE OF HEARING: 2/18/05

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

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

LOCATION:
2704, 2706 & 2708 Caves Road

(see page 2 for full size photo)

POSTED ON: 1/27/05

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

ZONING NOTICE

CASE # :05-290-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: Room 407 County Courts Building
401 Bosley Avenue, Towson, MD

TIME & DATE : 9:00 AM Friday, February 18, 2005

Special Hearing: To allow an amendment to previously approved Special Hearing Case No. 03-139-SPH to adjust proposed lot lines, add forest conservation easement, show proposed driveways, and include other minor information for subdivision.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS MAY BE SO AS IT IS
NECESSARY TO CONFIRM HEARING
CALL 410-887-3391 THE DAY BEFORE THE SCHEDULED HEARING DATE

ZONING NOTICE
01/27/2005

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 05-290-SPH

Petitioner: DOUB

Address or Location: 2704, 2706 + 2708 CANES RD.

PLEASE FORWARD ADVERTISING BILL TO

Name: GEORGE C. DOUB, JR.

Address 2 HOPKINS PLAZA
BALTO. MD 21201-2930

Telephone Number: 410-547-0400

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 18, 2005 Issue - Jeffersonian

Please forward billing to:
George Doub, Jr. 410-547-0400
2 Hopkins Plaza
Baltimore, Maryland 21201

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: 05-290-A
2704,2706,2708 Caves Road
West side of Caves Road, 1,340 feet northeast of centerline Caveswood Lane.
4th Election District—2nd Councilmanic District
Legal Owners: George and Sophy Doub

Special Hearing to allow an amendment to previously approved Special Hearing Case No. 03-139-SPH to adjust proposed lot lines, add forest conservation easement, show proposed driveways, and include other minor information for subdivision

Hearing: Tuesday, February 1, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM WISEMAN
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

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

Baltimore County

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

December 14, 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: 05-290-A
2704,2706,2708 Caves Road
West side of Caves Road, 1,340 feet northeast of centerline Caveswood Lane.
4th Election District—2nd Councilmanic District
Legal Owners: George and Sophy Doub

Special Hearing to allow an amendment to previously approved Special Hearing Case No. 03-139-SPH to adjust proposed lot lines, add forest conservation easement, show proposed driveways, and include other minor information for subdivision

Hearing: Tuesday, February 1, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK: clb

C: George and Sophy Doub 2 Hopkins Plaza Baltimore 21201
Geoffrey Schultz 5 Shawan Road Cockeysville 21030

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY JANUARY 17, 2005.**
(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

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

January 13, 2005

CORRECTED 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: 05-290-A
2704,2706,2708 Caves Road
West side of Caves Road, 1,340 feet northeast of centerline Caveswood Lane.
4th Election District—2nd Councilmanic District
Legal Owners: George and Sophy Doub

Special Hearing to allow an amendment to previously approved Special Hearing Case No. 03-139-SPH to adjust proposed lot lines, add forest conservation easement, show proposed driveways, and include other minor information for subdivision

Hearing: Friday, February 18, 2005 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK: klm

C: J. Carroll Holzer, 508 Fairmount Avenue, Towson 21286
Robert Hoffman, Venable, 210 Allegheny Avenue, Towson 21285
George and Sophy Doub 2 Hopkins Plaza Baltimore 21201
Geoffrey Schultz 5 Shawan Road Cockeysville 21030

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 3, 2005.**
(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

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Continued @ request of counsel for parties - settlement pending. Must only go request.

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

June 21, 2005

NOTICE OF ASSIGNMENT

CASE #: 05-290-SPH

IN THE MATTER OF: GEORGE COCHRAN DOUB, ET AL
-Legal Owners/Petitioners 2704, 2706 & 2708 Caves Road
4th Election District; 3rd Councilmanic District

3/09/05 – Z.C.'s Order in which requested special hearing relief was GRANTED with restrictions.

ASSIGNED FOR: **THURSDAY, SEPTEMBER 29, 2005 at 10:00 a.m.**

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Counsel for Appellant /Protestant : Robert A. Hoffman, Esquire
Patricia A. Malone, Esquire
Appellant /Protestant : Howard D. Wolfe, Jr.

Counsel for Petitioners : J. Carroll Holzer, Esquire
Petitioners : George Cochran Doub
Sophy Burnham
Anne Marzin

Bruce Doak /Gerhold, Cross & Etzel, Ltd.

Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

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County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue

September 28, 2005

NOTICE OF CONTINUANCE BY JOINT REQUEST

CASE #: 05-290-SPH **IN THE MATTER OF: GEORGE COCHRAN DOUB, ET AL**
-Legal Owners /Petitioners 2704, 2706 & 2708 Caves Road
4th Election District; 3rd Councilmanic District

3/09/05 – Z.C.'s Order in which requested special hearing relief was GRANTED with restrictions.

which was assigned to be heard on 9/29/05 has been **CONTINUED by joint request of counsel** to allow time sufficient time for resolution of this matter. TO BE REASSIGNED ONLY UPON REQUEST OF COUNSEL.

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

---

c: Counsel for Appellant /Protestant : Robert A. Hoffman, Esquire
Patricia A. Malone, Esquire
Appellant /Protestant : Howard D. Wolfe, Jr.

Counsel for Petitioners : J. Carroll Holzer, Esquire
Petitioners : George Cochran Doub
Sophy Burnham
Anne Marzin

Bruce Doak /Gerhold, Cross & Etzel, Ltd.

Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
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MVB

Soundex Street	Name	City	Hgt	Wgt	Race	Sex	DoB County	State	Zip	Priv.
M625067149384	ANNE DOUB MARZIN		5-03	100	2	F	052135			
CAVES RD		OWINGS MILLS		BA		MD	21117			PRIV

No House # in MVB OR Stewart's Cross Directory

Appellant /Protestant : Howard D. Wolfe, Jr.

Counsel for Petitioners : J. Carroll Holzer, Esquire
Petitioners : George Cochran Doub
Sophy Burnham
Anne Marzin

Bruce Doak /Gerhold, Cross & Etzel, Ltd.

Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

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BOARD OF APPEALS

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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

February 8, 2005

George Cochran Doub, Jr.
Sophy Doub Burnham
Anne Doub Marzin
2 Hopkins Plaza
Baltimore, Maryland 21201-2930

Dear Mr. Doub, Ms. Burnham, and Ms. Marzin:

RE: Case Number: 05-290-SPH, 2704, 2706, 2708 Caves Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 6, 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
Geoffrey Schultz McKee & Assoc. 5 Shawan Road, Ste. 1 Cockeysville 21030

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 4, 2005

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

SUBJECT: 2704, 2706, & 2708 Caves Road

INFORMATION:

Item Number: 5-290

Petitioner: George Cochran Doub, Jr.

Zoning: RC 2

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided conditions 2, 3, and 4 of the Zoning Commissioner's order in Case No. 03-139-SPH are applied in this instance.

Prepared by: Mark A Cunningham

Division Chief: Lyn Lanham

AFK/LL:MAC:

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: 12.10.04

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

RE: Baltimore County
Item No. 290 DT

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,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

Baltimore County
Fire Department

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

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

December 9, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: December 13, 2004

Item No.: 267, 277-290

Pursuant to your request, the referenced plan(s) have been reviewed 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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr JDO
DEPRM

DATE: January 24, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of December 20, 2004.

__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-278
05-279
05-281
05-287
05-289
05-290

Reviewers: Sue Farinetti, Dave Lykens

RE:	PETITION FOR SPECIAL HEARING 2704, 2706, 2708 Caves Rd; W/side Caves Rd, 1,340' NE c/line Caveswood Lane 4th Election & 2nd Councilmanic Districts Legal Owner(s): George Doub, Jr, Sophy Doub Burnham, Anne Doub Marzin Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 05-290-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 22nd day of December, 2004, a copy of the foregoing Entry of Appearance was mailed to Geoffrey C. Schultz, McKee & Associates, Inc, 5 Shawan Road, Suite 1, Cockeysville, MD 21030, Representative for Petitioner(s).

RECEIVED

Per.....

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

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 3, 2005

J. Carroll Holzer, Esquire
508 Fairmount Avenue
Towson, MD 21286

Dear Mr. Holzer:

RE: Case 05-290-SPH, 2704, 2706 & 2708 Caves Road

Please be advised that an appeal of the above-referenced case was filed in this office on April 5, 2005 from the offices of Venable, Baetjer & Howard, LLP. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

c: William Wiseman, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
George Doub, Jr., 2700 Caves Road, Owings Mills 21117
Sophy Burnham, 4000 Cathedral Avenue, # 3043, Washington D.C., 20016
Robert Hoffman, Venable, Patricia Malone, Venable, 210 Allegheny Ave., Towson 21204
Bruce Doak, 320 E. Towsontown Blvd., Towson 21286

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Case No. 05-290-SPH

In the Matter of: George Cochran Doub, Sophy Burnham, and Anne Marzin - Petitioners

SPH – To adjust proposed lot lines, add a forest conservation easement area, show proposed driveways and include other minor information for the proposed subdivision.

3/09/05 – Z.C.'s Order in which requested zoning relief was GRANTED with restrictions.

6/21/05 -Notice of Assignment sent to following; assigned for hearing on Thursday, September 29, 2005 at 10 a.m.:

Robert A. Hoffman, Esquire
Patricia A. Malone, Esquire
Howard D. Wolfe, Jr.
J. Carroll Holzer, Esquire
George Cochran Doub
Sophy Burnham
Anne Marzin
Bruce Doak /Gerhold, Cross & Etzel, Ltd.
Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

9/28/05 – Discussion with R. Hoffman and C. Holzer this morning regarding continuance of case assigned for tomorrow, 9/29/05, to allow sufficient time for preparation of settlement agreement in this matter. Letter to be sent to counsel advising that the case has been pulled from the Board's schedule; and that no one need appear on 9/29/05 at the scheduled hearing time. Copy of letter to counsel this date via FAX.
- Notice of Continuance by Joint Request sent to all parties this date; to be reassigned only upon request of counsel. (Case calendared for 14 days; will contact Messrs. Hoffman and Holzer at that time re current status of settlement agreement.

5/10/06 - Letter of dismissal of appeal filed by Patricia Malone, Esquire, VENABLE; also withdrew appeal filed in earlier Case No. 02-057-M. Order of Dismissal to be issued.

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

September 28, 2005

Robert A. Hoffman, Esquire
VENABLE, BAETJER & HOWARD, LLP
210 Allegheny Avenue

J. Carroll Holzer, Esquire
508 Fairmount Avenue
Towson, MD 21286

RE: *In the Matter of: George Cochran Doub, et al*
Case No. 05-290-SPH

Dear Messrs. Hoffman and Holzer:

This letter will confirm our conversation this morning regarding the jointly requested continuance of the subject matter scheduled for hearing before the Board on Thursday, September 29, 2005.

The case has been pulled from the Board's schedule as requested and will be reassigned to a mutually agreeable date only upon request. I will calendar this matter for a period of 14 days at which time I will contact you by telephone regarding current status.

As agreed, no one need appear on September 29th; the Board members scheduled to sit on this case have also been notified that the date has been cleared.

Should you have any questions, please call me at 410-887-3180.

Very truly yours,

Kathleen C. Bianco

Kathleen C. Bianco
Administrator

Enclosure

c: Office of People's Counsel
Timothy M. Kotroco, Director /PDM
Pat Keller, Planning Director

FILE

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on Recycled Paper

VENABLE LLP

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517

Telephone 410-494-6200
Facsimile 410-821-0147

www.venable.com

Patricia A. Malone
Of Counsel

(410) 494-6206

pamalone@venable.com

April 6, 2005

HAND-DELIVERED

Timothy M. Kotroco, Director
Department of Permits and Development
Management
County Office Building – Room 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

Lawrence M. Stahl, Chairman
County Board of Appeals for
Baltimore County
Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: In the Matter of Petition for Special Hearing of George Cochran Doub, Jr., Sophy Doub Burnham, Anne Doub Marzin
N/S Caves Road, 1340' NE of c/l of Caveswood Road
(2704, 2706, & 2708 Caves Road)
4th Election District, 3rd Councilmanic District
Case No. 05-290-SPH

Dear Mr. Kotroco and Mr. Stahl:

On behalf of Howard D. Wolfe, Jr., we note an appeal from the decision of the Zoning Commissioner for Baltimore County, dated March 9, 2005, granting a Petition for Special Hearing filed by Petitioners George Cochran Doub, Jr., Sophy Doub Burnham, and Anne Doub Marzin.

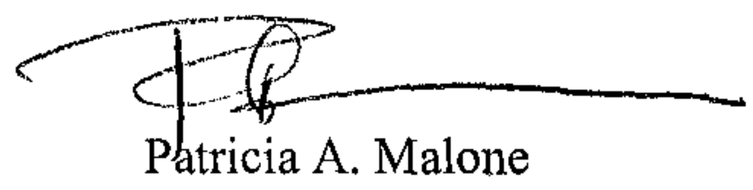
As required by Rule 3(a) of the Rules of Practice and Procedure of the County Board of Appeals, the name and address of the Appellant is:

Mr. Howard D. Wolfe, Jr.
26 Caveswood Lane
Owings Mills, Maryland 21117

RECEIVED
APR 6 - 2005
BALTIMORE COUNTY
BOARD OF APPEALS

I am enclosing a check in the amount of $400.00 ($325.00 to cover the filing fee for the appeal, plus $75.00 to cover the costs associated with posting). If you have any questions regarding this appeal, please feel free to give me a call.

Very truly yours,



Patricia A. Malone

PAM/dk
Enclosure

cc: Howard D. Wolfe, Jr.
J. Carroll Holzer, Esquire

TO1DOCS1/PAM01/#204277 v1

HOLZER

& LEE

LAW OFFICES
J. CARROLL HOLZER, PA
J. HOWARD HOLZER
1907-1989
THOMAS J. LEE
OF COUNSEL

THE 508 BUILDING
508 FAIRMOUNT AVE.
TOWSON, MD 21286
(410) 825-6961
FAX: (410) 825-4923
E-MAIL: JCHOLZER@BCPL.NET

1/14/05
Postponement Granted
TMK

January 10, 2005
#7467

Timothy Kotroco, Esquire
Director, Permits and Development Management
111 West Chesapeake Ave.
Towson, Maryland 21204

RE: *George Doub - Petition for Special Hearing Filed by McKee and Associates for 2704, 2706 and 2708 Caves Road*

Dear Mr. Kotroco:

I was informed late last week by Geoff Schultz of McKee and Associates that a hearing on a Petition for Special Hearing has been set for February 1, 2005 for the above referenced property. I was not listed as Attorney for Petitioner and, as a result, the hearing was set without my knowledge. Unfortunately, I will be out of the state from January 31 through February 2, 2005 and must respectfully request that the hearing be postponed. Please enter my appearance representing the property owners, George Doub, Jr.; Sophy Doub Burnham; and Anne Doub Marzin.

I am available later in February and March and will be glad to work with your office to schedule a mutually convenient date. I apologize for any inconvenience.

Very truly yours,

J. Carroll Holzer

JCH:mlg

cc: Sophy Burnham
George Doub, Esq.
Geoffrey Schultz
William Wiseman, Esq.
Robert Hoffman, Esq.

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 05-290-SPH
DATE

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
GEOFFREY C. SCHULTZ	5 SHAWAN ROAD	HUNT VALLEY MD. 21030	
[illegible]	2700 [illegible] Rd	[illegible]	
Sonny Quenkow	4000 Cathedral Ave 304B	WASH — DC 20016	
[illegible] Holzer	508 Fairmount Ave	Towson Md 21286	

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 05-290-SPH
DATE Feb. 18, 2005

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Bruce Doak	320 E. Towsontown Blvd	Towson Mo 21286	
Gerhold Cross & Etzel	Tows		
Robert A. Hoffman	210 Allegheny Ave.	Towson MD 21204	
Patricia A. Malone	" "	" "	

Case No.: 05-290 SPH

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	ORIGINAL SITE PLAN CASE NO 03-139 SPH	
No. 2	APPROVED MINOR SUBDIVISION PLAN	
No. 3	REVISED SITE PLAN FILED IN CASE NO.	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

GENERAL NOTES

1. ALL LOTS SHOWN HEREON TO BE SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM.
2. SOIL TYPES TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NUMBER 5W.
3. THERE ARE NO UNDERGROUND FUEL STORAGE TANKS ON THE SITE.
4. ALL EXISTING SEPTIC SYSTEMS, WELLS, AND PERCOLATION TESTS ON THE PROJECT PROPERTY WERE FIELD LOCATED.
5. A.D.T.'s: 3 x 12.4 = 37.2
6. LOCAL OPEN SPACE IS NOT REQUIRED FOR MINOR SUBDIVISIONS.
7. LOTS ARE FOR SALE AND FOR SINGLE FAMILY DWELLINGS.
8. THERE ARE NO EXISTING OR PROPOSED WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY UNLESS OTHERWISE SHOWN.
9. Any Forest Conservation and Forest Buffer Easement shown hereon is subject to protective covenants which ay be found in the land records of Baltimore Co. and which restrict disturbance and use of these areas.
10. There shall be no clearing, grading, construction, or disturbance of vegetation in the Forest Conservation and Forest Buffer Easement except as allowed by the Baltimore County Department of Environmental Protection and Resource Management.
11. SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
12. THERE ARE NO ZONING LINES WITHIN 200 FEET OF THIS PROPERTY UNLESS OTHERWISE SHOWN.
13. EXISTING LAND COVER IS FOREST.
14. THERE ARE NO KNOWN PRIOR ZONING CASES FOR THE PROPERTY.
15. PRIVATE DRIVEWAY ENTRANCES SHALL CONFORM WITH BALTIMORE COUNTY STANDARD DETAIL PLATE R-15, DATED 1977 FOR "TYPICAL DRIVEWAY ENTRANCE FROM ROAD WITHOUT CURB & GUTTER".
16. EXISTING SITE USE IS VACANT. PROPOSED USE IS SINGLE FAMILY DWELLINGS.
17. BALTIMORE COUNTY MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN HEREON TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT-OF-WAY FOR THE PURPOSE OF INGRESS, EGRESS, REGRESS, OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID PRIVATE RIGHT-OF-WAY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, AND MAINTAINING UTILITIES SUCH AS, BUT NOT LIMITED TO, WATER, SEWER, ELECTRICAL, TELEPHONE, OR CABLE TELEVISION.
18. MAXIMUM BUILDING HEIGHT PERMITTED FOR PRINCIPAL STRUCTURES IN RC-2 ZONING IS 35 FEET.
19. LOTS 1 AND 2 SHALL HAVE ONE DENSITY UNIT EACH.
20. LOT 3 SHALL RETAIN TWO DENSITY UNITS.
21. THE PROPERTY OWNERS SHALL HOLD FREE AND HARMLESS BALTIMORE COUNTY GOVERNMENT FROM ANY AND ALL DAMAGE THAT MAY RESULT FROM ITS USE OF THE 10 FOOT WIDE ACCESS EASEMENT TO THE FOREST BUFFER AND OR FOREST CONSERVATION EASEMENT.
22. ANY FUTURE SUBDIVISION OF LOT 3 SHALL CONSTITUTE A MAJOR SUBDIVISION WHICH WILL REQUIRE A FULL MAJOR SUBDIVISION PROCESS.
23. THE AREA BETWEEN THE SIGHT LINE AND THE EDGE OF PAVING MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
24. THERE IS NO ON-SITE FLOOD PLAIN.
25. THIS SITE IS NOT LOCATED IN THE CBCA
26. A FEE IN LIEU OF HAS BEEN PAID FOR STORMWATER MANAGEMENT.
27. COORDS SHOWN HEREON ARE BASED ON MARYLAND COORDINATE SYSTEM FROM A TRANSFORMATION FROM COUNTY GRID SYSTEM USING COUNTY PROGRAM.

SITE DATA

1. GROSS AREA OF SITE = 10.418 AC±
2. NET AREA OF SITE = 10.149 AC±
3. EXISTING ZONING = RC-2
4. NO. OF LOTS ALLOWED= 4(SEE BELOW)
5. NO. OF LOTS PROPOSED= 3
6. PARKING REQUIRED= 2 SPACES PER LOT= 6
7. PARKING PROPOSED= 2+ SPACES PER LOT
8. CENSUS TRACT: 4049
9. REGIONAL PLANNING DISTRICT: 307B
10. ELEMENTARY SCHOOL DISTRICT: OWINGS MILL
11. MIDDLE SCHOOL DISTRICT: PIKESVILLE
12. HIGH SCHOOL DISTRICT: PIKESVILLE
13. WATERSHED: 14
14. SUBSEWERSHED: 81
15. COUNCILMATIC DISTRICT: 2ND
16. ELECTION DISTRICT: 4TH
17. SITE IS LOCATED ON BALTIMORE COUNTY ZONING MAP NW 13F.

AGRICULTURAL NUISANCE NOTE

ANY DWELLING LOCATED ON THIS PROPERTY MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, OPERATION OF MACHINERY, STORAGE OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE, OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS, AND ALL FEDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

SOILS LIMITATION CHART

MAP SYMBOL	SOIL SERIES	HOMESITES LIMITATIONS	SEPTIC SYSTEMS LIMITATIONS	HYDRIC	'K' VALUE	CAPABILITY UNIT
GcB2	GLENELG	SLIGHT	SLIGHT	NO	0.32	IIe-4
MbC2	MANOR	MODERATE: SLOPE	MODERATE: SLOPE	NO	0.37	IIIe-25
MbD2	MANOR	SEVERE: SLOPE	SEVERE: SLOPE	NO	0.37	IVe-25

STORM WATER MANAGEMENT NOTES

1. ALL SITE RUN-OFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY, WATERCOURSE, WETLANDS, STORM DRAIN OR ADJACENT PROPERTY.
2. TOTAL AREA OF LAND DISTURBANCE MUST BE NOTED ON THE PLAN. LIMITS OF DISTURBANCE MUST BE DELINEATED.
3. ALL IMPERVIOUS AREAS SHOULD BE LIMITED TO 30% OF CLEARED AREA AND CONVEYED AS SHEET FLOW THROUGH VEGETATAED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION.
4. HOUSE DOWN-SPOUTS ARE TO BE DISCHARGED ONTO PERVIOUS AREAS INTO DRY WELLS. WHERE FEASIBLE.
5. ADDITIONAL SUBDIVISION ON THESE PARCELS AND/OR LOTS WILL REQUIRE STORM WATER MANAGEMENT CONTROLS FOR THIS SITE AND THE ADDITIONAL SUBDIVISION.

TOTAL DISTURBED AREA = 72,726 SF

PREVIOUS ZONING HEARING

CASE NO. 03-139-SPH
DATE OF ORDER : NOV. 25, 2002
ORDER :

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of November, 2002 that the two existing parcels contain two density units each and as such, the Petition for Special Hearing to approve the reconfiguration of the parcels to create three (3) separate lots under the permitted density, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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

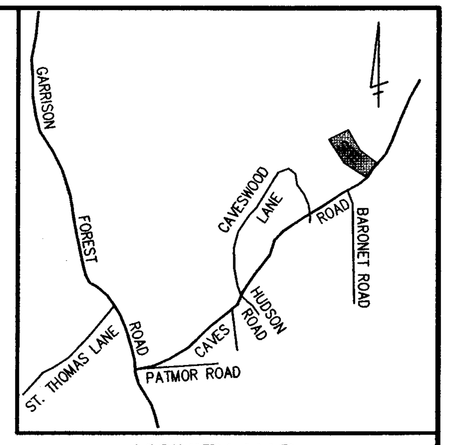
2) Prior to the issuance of any building permits, the Petitioners shall record new deeds in the Land Records for Baltimore County referencing this case and the terms and conditions hereto.

3) The fourth density unit shall remain for future donation to the Maryland Environmental Trust; however, in the event any future property owner desires to utilize the fourth density unit, full development review process will be required.

4) The standard agricultural nuisance note shall be added to the plan.

5) When applying for any permits, the site plan filed must reference these cases and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

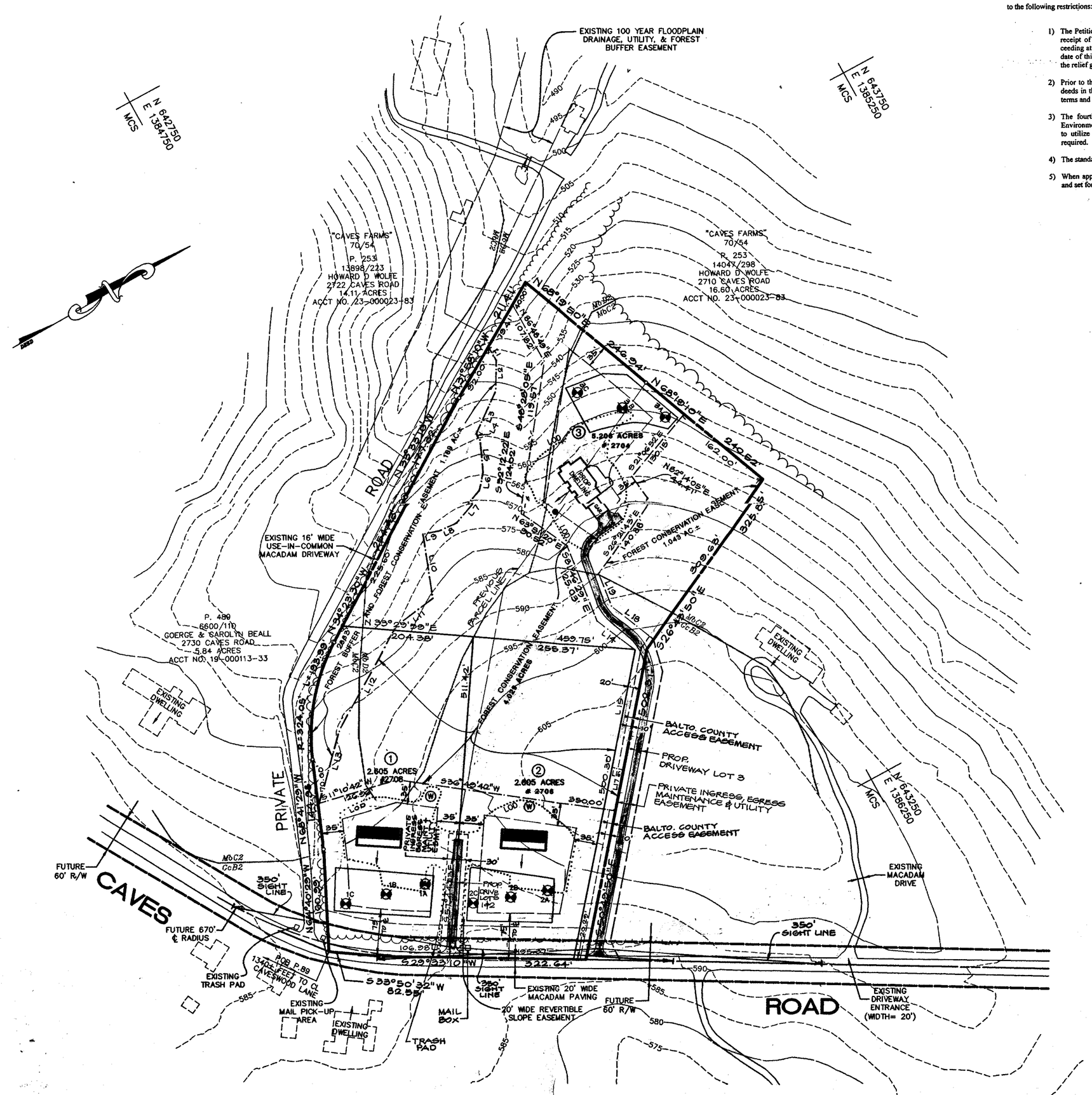


VICINITY MAP

SCALE: 1" = 2000'

LEGEND

EX. CONTOURS 582
SLOPES > 25%
EX. STREAM
WELL — EXISTING — PROPOSED
PERC TEST — A-1 PASSED — A-1 FAILED — A-1 NOT DUG
PROP. SEPTIC AREA
SOIL TYPES — GcB2 MbC2
FOREST BUFFER
FOREST CONSERVATION
LIMIT OF WETLANDS
EX. WOODS LINE
PROP. HOUSE SITE w/ HOUSE DIRECTION
LIMIT OF DISTURBANCE — LOD

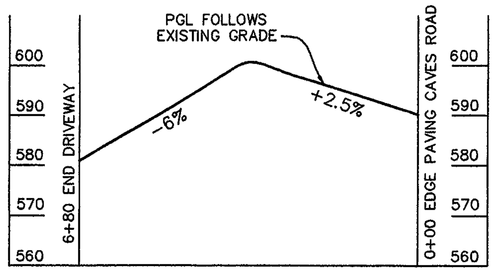

EXISTING 100 YEAR FLOODPLAIN DRAINAGE, UTILITY, & FOREST BUFFER EASEMENT
N 642750 E 1384750 MCS
N 643250 E 1385250 MCS
"CAVES FARMS" 70/54 P. 253 13898/223 HOWARD D. WOLFE 2722 CAVES ROAD 14.11 ACRES ACCT NO. 23-000023-83
"CAVES FARMS" 70/54 P. 253 14049/298 HOWARD D. WOLFE 2710 CAVES ROAD 16.60 ACRES ACCT NO. 23-000023-83
EXISTING 16' WIDE USE-IN-COMMON MACADAM DRIVEWAY
P. 489 6500/110 GEORGE & CAROLYN BEALL 2730 CAVES ROAD 5.84 ACRES ACCT NO. 19-000113-33
EXISTING DWELLING
PRIVATE ROAD
CAVES ROAD
FUTURE 60' R/W
FUTURE 670' ℄ RADIUS
350' SIGHT LINE
EXISTING TRASH PAD
EXISTING MAIL PICK-UP AREA
EXISTING DWELLING
TRASH PAD
MAIL BOX
EXISTING 20' WIDE MACADAM PAVING
20' WIDE REVERTIBLE SLOPE EASEMENT
FUTURE 60' R/W
EXISTING DRIVEWAY ENTRANCE (WIDTH= 20')
BALTO. COUNTY ACCESS EASEMENT
PROP. DRIVEWAY LOT 3
PRIVATE INGRESS, EGRESS MAINTENANCE & UTILITY EASEMENT
EXISTING MACADAM DRIVE
FOREST CONSERVATION EASEMENT 1,943 AC±
5.206 ACRES ± 2706
2.605 ACRES ± 2708
2.605 ACRES ± 2708
N 65°49'34"E 76.48'
S 50°49'50"E 190.00'
N 39°10'10"E 20.00'
S 50°49'50"E 66.91'
S 65°49'34"W 82.49'
N 81°46'29"W 61.75'
S 33°50'32"W 82.95'
S 22°53'10"W 322.64'
N 35°29'29"E 204.38'
N 63°18'10"E 240.62'
S 26°43'50"W 192.65'
N 63°18'10"E 240.94'
S 26°43'50"W 192.65'
N 63°18'10"E 162.00'
S 26°43'50"W 162.00'
N 62°14'05"E 34.47'
S 26°43'50"W 34.47'
S 26°43'50"W 192.65'
S 26°43'50"W 192.65'
S 26°43'50"W 192.65

GENERAL NOTES

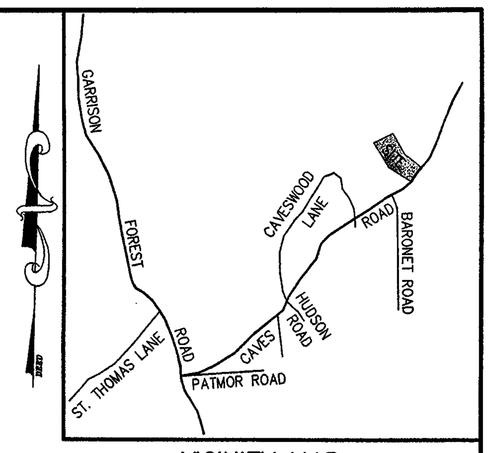
1. ALL LOTS SHOWN HEREON TO BE SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM.
2. SOIL TYPES TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NUMBER 5W.
3. THERE ARE NO UNDERGROUND FUEL STORAGE TANKS ON THE SITE.
4. ALL EXISTING SEPTIC SYSTEMS, WELLS, AND PERCOLATION TESTS ON THE PROJECT PROPERTY WERE FIELD LOCATED.
5. A.D.T.'s: 3 x 12.4 = 37.2
6. LOCAL OPEN SPACE IS NOT REQUIRED FOR MINOR SUBDIVISIONS.
7. LOTS ARE FOR SALE AND FOR SINGLE FAMILY DWELLINGS.
8. THERE ARE NO EXISTING OR PROPOSED WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY UNLESS OTHERWISE SHOWN.
9. ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND, AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
10. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
11. SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
12. THERE ARE NO ZONING LINES WITHIN 200 FEET OF THIS PROPERTY UNLESS OTHERWISE SHOWN.
13. EXISTING LAND COVER IS FOREST.
14. THERE ARE NO KNOWN PRIOR ZONING CASES FOR THE PROPERTY.
15. PRIVATE DRIVEWAY ENTRANCES SHALL CONFORM WITH BALTIMORE COUNTY STANDARD DETAIL PLATE R-15, DATED 1977 FOR "TYPICAL DRIVEWAY ENTRANCE FROM ROAD WITHOUT CURB & GUTTER".
16. EXISTING SITE USE IS VACANT. PROPOSED USE IS SINGLE FAMILY DWELLINGS.
17. BALTIMORE COUNTY MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN HEREON TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT-OF-WAY FOR THE PURPOSE OF INGRESS, EGRESS, REGRESS, OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID PRIVATE RIGHT-OF-WAY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, AND MAINTAINING UTILITIES SUCH AS, BUT NOT LIMITED TO, WATER, SEWER, ELECTRICAL, TELEPHONE, OR CABLE TELEVISION.
18. MAXIMUM BUILDING HEIGHT PERMITTED FOR PRINCIPAL STRUCTURES IN RC-2 ZONING IS 35 FEET.
19. LOTS 1 AND 2 SHALL HAVE ONE DENSITY UNIT EACH.
20. LOT 3 SHALL RETAIN TWO DENSITY UNITS.
21. THE PROPERTY OWNERS SHALL HOLD FREE AND HARMLESS BALTIMORE COUNTY GOVERNMENT FROM ANY AND ALL DAMAGE THAT MAY RESULT FROM IT'S USE OF THE 10 FOOT WIDE ACCESS EASEMENT TO THE FOREST BUFFER AND OR FOREST CONSERVATION EASEMENT.
22. ANY FUTURE SUBDIVISION OF LOT 3 SHALL CONSTITUTE A MAJOR SUBDIVISION WHICH WILL REQUIRE A FULL MAJOR SUBDIVISION PROCESS.
23. THE AREA BETWEEN THE SIGHT LINE AND THE EDGE OF PAVING MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
24. THERE IS NO ON-SITE FLOOD PLAIN.
25. THIS SITE IS NOT LOCATED IN THE CBCA
26. FOREST CONSERVATION REQUIREMENTS ARE NOT APPLICABLE TO THIS SITE (INTRAFAMILY TRANSFER AND DECLARATION OF INTENT).

SOILS LIMITATION CHART

MAP SYMBOL	SOIL SERIES	HOMESITES LIMITATIONS	SEPTIC SYSTEMS LIMITATIONS	HYDRIC	'K' VALUE	CAPABILITY UNIT
GcB2	GLENELG	SLIGHT	SLIGHT	NO	0.32	IIe-4
MbC2	MANOR	MODERATE: SLOPE	MODERATE: SLOPE	NO	0.37	IIIe-25
MbD2	MANOR	SEVERE: SLOPE	SEVERE: SLOPE	NO	0.37	IVe-25



DRIVEWAY PROFILE
HORIZONTAL: 1" = 200'
VERTICAL: 1" = 20'

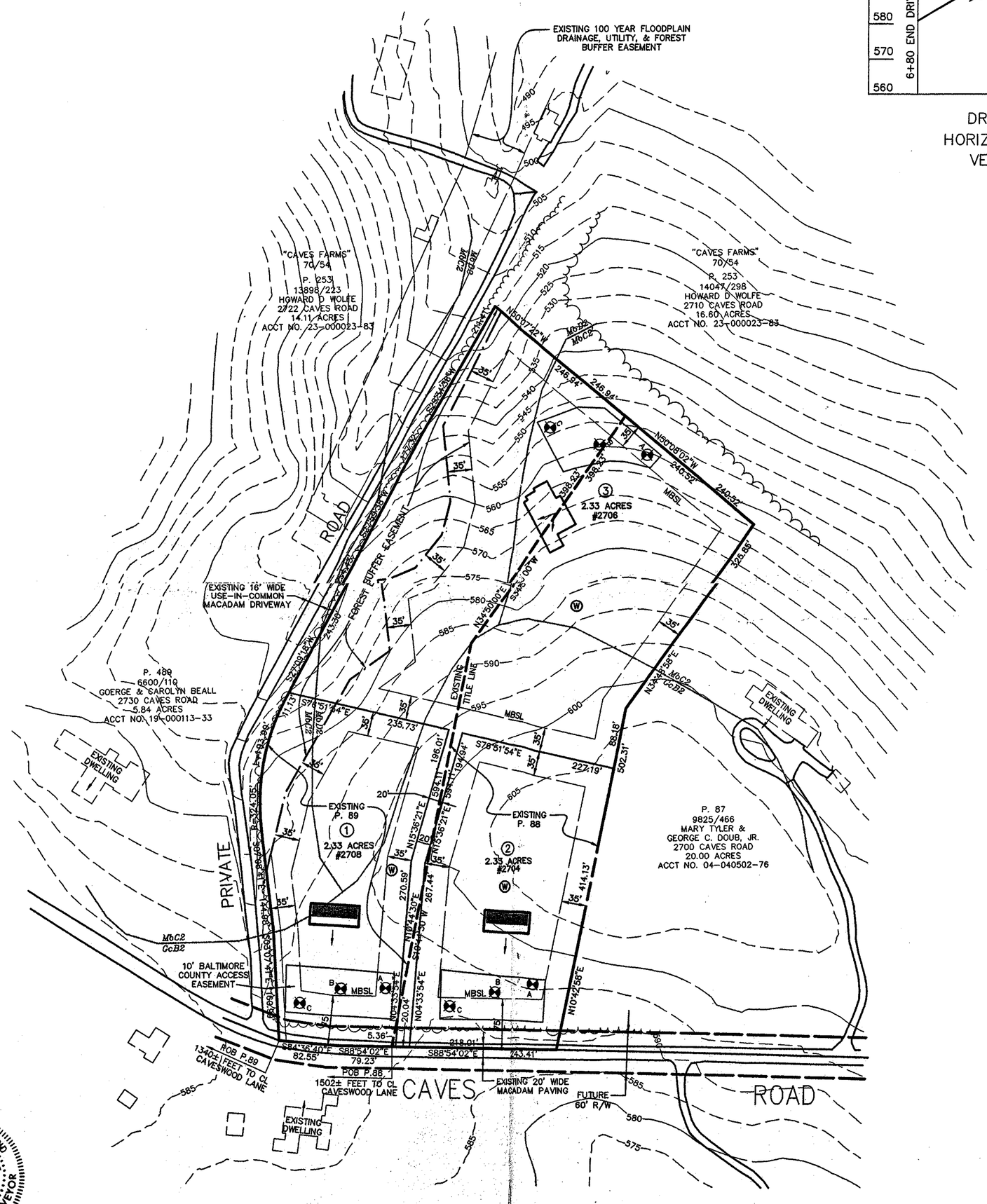


VICINITY MAP

SCALE: 1" = 2000'

LEGEND

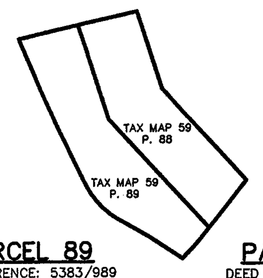
EX. CONTOURS 382
SLOPES > 25%
EX. STREAM
WELL — EXISTING — PROPOSED
PERC TEST — A-1 PASSED — A-1 FAILED — A-1 NOT DUG
PROP. SEPTIC AREA
SOIL TYPES — Bo-4 MAS
FOREST BUFFER
FOREST CONSERVATION
LIMIT OF WETLANDS
EX. WOODS LINE
PROP. HOUSE SITE w/ HOUSE DIRECTION
LIMIT OF DISTURBANCE



SITE DATA

1. GROSS AREA OF SITE = 10.418 AC±
2. NET AREA OF SITE = 10.149 AC±
3. EXISTING ZONING = RC-2
4. NO. OF LOTS ALLOWED= 4(SEE BELOW)
5. NO. OF LOTS PROPOSED= 3
6. PARKING REQUIRED= 2 SPACES PER LOT= 6
7. PARKING PROPOSED= 2+ SPACES PER LOT
8. CENSUS TRACT: 4049
9. REGIONAL PLANNING DISTRICT: 307B
10. ELEMENTARY SCHOOL DISTRICT: OWINGS MILL
11. MIDDLE SCHOOL DISTRICT: PIKESVILLE
12. HIGH SCHOOL DISTRICT: PIKESVILLE
13. WATERSHED: 14
14. SUBSEWERSHED: 81
15. COUNCILMATIC DISTRICT: 3RD
16. ELECTION DISTRICT: 4TH
17. SITE IS LOCATED ON BALTIMORE COUNTY ZONING MAP NW 13F.

PROPERTY INFORMATION AND DEVOLUTION OF TITLE



PARCEL 89

DEED REFERENCE: 5383/989
TAX ACCOUNT #: 04-04-050277
AREA: 5.4 ACRES
EXISTING ZONING: RC-2
NUMBER OF LOTS ALLOWED:
(2-100 ACRES)= 2 LOTS

PARCEL 88

DEED REFERENCE: 5597/205
TAX ACCOUNT #: 04-04-050275
AREA: 5.0 ACRES
EXISTING ZONING: RC-2
NUMBER OF LOTS ALLOWED:
(2-100 ACRES)= 2 LOTS

THE PROPERTIES AS SHOWN HEREON HAVE BEEN HELD INTACT SINCE (P. 88- DECEMBER 3, 1947 AND P. 89- JUNE 1, 1953). THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT THE PLAN HAS NEVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.

BALTIMORE COUNTY MINOR SUBDIVISION
PROJECT No. 02-057M
DEVELOPMENT REGULATIONS: ☐ EXEMPT FROM DIVISION 2 ☐ PANHANDLE, EXEMPT FROM SECTIONS 26-202 & 26-206
PDM CERTIFICATION: ☐ APPROVED ☐ DISAPPROVED BY:_____ DATE_____
APPROVED, DEPRM: BY:_____ DATE_____

STATE OF MARYLAND — JAMES WILLIAM MCKEE — NO. 9012 — REGISTERED PROFESSIONAL LAND SURVEYOR

9/13/02
JAMES W. MCKEE DATE
MARYLAND REG. No. 9012

DATE	REVISION

PLAT TO ACCOMPANY SPECIAL HEARING REQUEST
DOUB PROPERTY
CAVES ROAD

4TH ELECTION DISTRICT
SCALE: 1" = 100'

BALTIMORE COUNTY, MARYLAND
DATE: SEPTEMBER 13, 2002

McKEE & ASSOCIATES, INC.
Engineering – Surveying – Natural Resources Planning
Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD
HUNT VALLEY, MARYLAND 21030
TELEPHONE: (410) 527-1555
FACSIMILE: (410) 527-1563

OWNER

GEORGE COCHRAN DOUB, JR.
SOPHY DOUB BURNHAM
ANNE DOUB MARZIN
2 HOPKINS PLAZA
BALTIMORE MD 21201-2930

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL – NAD 83/91
VERTICAL – NAVD 88

PET EX. 1

GENERAL NOTES

1. ALL LOTS SHOWN HEREON TO BE SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM.
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3. THERE ARE NO UNDERGROUND FUEL STORAGE TANKS ON THE SITE.
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9. Any Forest Conservation and Forest Buffer Easement shown hereon is subject to protective covenants which ay be found in the land records of Baltimore Co. and which restrict disturbance and use of these areas.
10. There shall be no clearing, grading, construction, or disturbance of vegetation in the Forest Conservation and Forest Buffer Easement except as allowed by the Baltimore County Department of Environmental Protection and Resource Management.
11. SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
12. THERE ARE NO ZONING LINES WITHIN 200 FEET OF THIS PROPERTY UNLESS OTHERWISE SHOWN.
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24. THERE IS NO ON-SITE FLOOD PLAIN.
25. THIS SITE IS NOT LOCATED IN THE CBCA
26. A FEE IN LIEU OF WILL BE PAID FOR STORMWATER MANAGEMENT.
27. THE OWNERS HAVE THE RIGHT-OF-USE TO THE EXISTING PRIVATE ROAD ON THE WEST SIDE OF THE SITE.
28. COORDS SHOWN HEREON ARE BASED ON MARYLAND COORDINATE SYSTEM FROM A TRANSFORMATION FROM COUNTY GRID SYSTEM USING COUNTY PROGRAM.

SITE DATA

1. GROSS AREA OF SITE = 10.418 AC±
2. NET AREA OF SITE = 10.149 AC±
3. EXISTING ZONING = RC-2
4. NO. OF LOTS ALLOWED= 4(SEE BELOW)
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10. ELEMENTARY SCHOOL DISTRICT: OWINGS MILL
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12. HIGH SCHOOL DISTRICT: PIKESVILLE
13. WATERSHED: 14
14. SUBSEWERSHED: 81
15. COUNCILMATIC DISTRICT: 2ND
16. ELECTION DISTRICT: 4TH
17. SITE IS LOCATED ON BALTIMORE COUNTY ZONING MAP NW 13F.

AGRICULTURAL NUISANCE NOTE

ANY DWELLING LOCATED ON THIS PROPERTY MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, OPERATION OF MACHINERY, STORAGE OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS, AND ALL FEDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

SOILS LIMITATION CHART

MAP SYMBOL	SOIL SERIES	HOMESITES LIMITATIONS	SEPTIC SYSTEMS LIMITATIONS	HYDRIC	'K' VALUE	CAPABILITY UNIT
GcB2	GLENELG	SLIGHT	SLIGHT	NO	0.32	IIe-4
MbC2	MANOR	MODERATE: SLOPE	MODERATE: SLOPE	NO	0.37	IIIe-25
MbD2	MANOR	SEVERE: SLOPE	SEVERE: SLOPE	NO	0.37	IVe-25

STORM WATER MANAGEMENT NOTES

1. ALL SITE RUN-OFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY, WATERCOURSE, WETLANDS, STORM DRAIN OR ADJACENT PROPERTY.
2. TOTAL AREA OF LAND DISTURBANCE MUST BE NOTED ON THE PLAN. LIMITS OF DISTURBANCE MUST BE DELINEATED.
3. ALL IMPERVIOUS AREAS SHOULD BE LIMITED TO 30% OF CLEARED AREA AND CONVEYED AS SHEET FLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION.
4. HOUSE DOWN-SPOUTS ARE TO BE DISCHARGED ONTO PERVIOUS AREAS INTO DRY WELLS, WHERE FEASIBLE.
5. ADDITIONAL SUBDIVISION ON THESE PARCELS AND/OR LOTS WILL REQUIRE STORM WATER MANAGEMENT CONTROLS FOR THIS SITE AND THE ADDITIONAL SUBDIVISION.

TOTAL DISTURBED AREA = 72,726 SF

PREVIOUS ZONING HEARING

CASE NO. 03-139-SPH
DATE OF ORDER : NOV. 25, 2002
ORDER :

IT IS THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of November, 2002 that the two existing parcels contain two density units each and as such, the Petition for Special Hearing to approve the reconfiguration of the parcels to create three (3) separate lots under the permitted density, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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

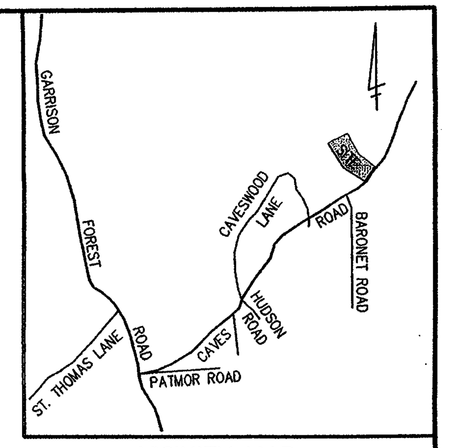
2) Prior to the issuance of any building permits, the Petitioners shall record new deeds in the Land Records for Baltimore County referencing this case and the terms and conditions hereto.

3) The fourth density unit shall remain for future donation to the Maryland Environmental Trust; however, in the event any future property owner desires to utilize the fourth density unit, full development review process will be required.

4) The standard agricultural nuisance note shall be added to the plan.

5) When applying for any permits, the site plan filed must reference these cases and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County



VICINITY MAP

SCALE: 1" = 2000'

LEGEND

EX. CONTOURS 365
SLOPES > 25%
EX. STREAM
WELL EXISTING PROPOSED
PERC TEST A-1 PASSED A-1 FAILED A-1 NOT DUG
PROP. SEPTIC AREA
SOIL TYPES BoA MbB
FOREST BUFFER
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LIMIT OF WETLANDS
EX. WOODS LINE
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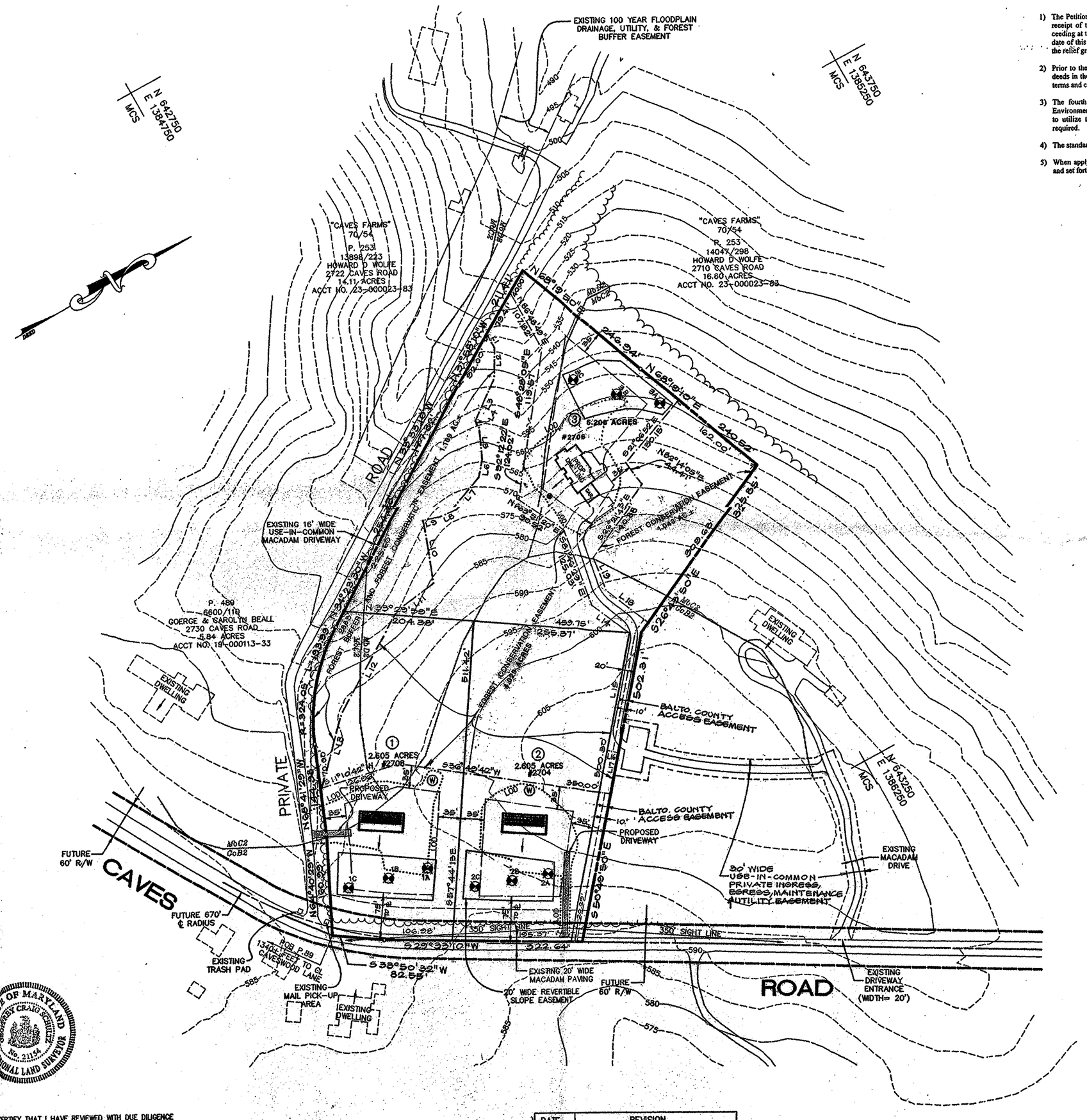
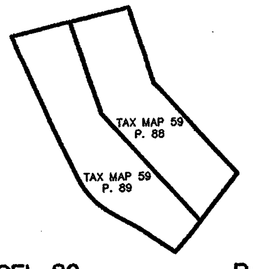
LIMIT OF DISTURBANCE



PROPERTY INFORMATION AND DEVOLUTION OF TITLE



PARCEL 89

DEED REFERENCE: 5383/989
TAX ACCOUNT #: 04-04-050277
AREA: 5.4 ACRES
EXISTING ZONING: RC-2
NUMBER OF LOTS ALLOWED:
(2-100 ACRES)= 2 LOTS

PARCEL 88

DEED REFERENCE: 5597/205
TAX ACCOUNT #: 04-04-050275
AREA: 5.0 ACRES
EXISTING ZONING: RC-2
NUMBER OF LOTS ALLOWED:
(2-100 ACRES)= 2 LOTS

THE PROPERTIES AS SHOWN HEREON HAVE BEEN HELD INTACT SINCE (P. 88- DECEMBER 3, 1947 AND P. 89- JUNE 1, 1953). THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT THE PLAN HAS NEVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.

LINE TABLE

L1 N 87°32'42"E	26.14'	L14 N 65°49'34"E	76.48'
L2 S 62°18'02"E	45.18'	L15 S 50°49'50"E	190.00'
L3 S 36°15'14"E	74.40'	L16 N 39°10'10"E	20.00'
L4 S 90°00'00"E	12.00'	L17 S 50°49'50"E	66.91'
L5 S 67°47'47"E	52.92'	L18 S 65°49'39"W	82.49'
L6 S 54°27'44"E	25.81'	L19 N 81°46'29"W	61.75'
L7 S 21°37'51"E	62.59'		
L8 S 01°50'51"W	31.02'		
L9 S 15°36'32"W	25.96'		
L10 S 70°09'33"E	103.12'		
L11 S 08°07'48"E	70.71'		
L12 S 35°16'30"E	191.80'		
L13 S 45°20'22"E	122.56'		

STATE OF MARYLAND GEOFFREY CLAIR SCHULTZ No. 21154 PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE MINOR SUBDIVISION PLAN COMMENTS DATED 8-07-02 AND HAVE PREPARED WITH DUE DILIGENCE THIS MINOR SUBDIVISION PLAN PURSUANT TO THOSE COMMENTS.

GEOFFREY C. SCHULTZ
MARYLAND REG. No. 21154
5/20/03
DATE

NOTE: DIRECT ACCESS ONTO CAVES ROAD IS RESTRICTED TO LOT 2.

DATE	REVISION
12/08/02	AS PER INITIAL COUNTY COMMENTS
05-20-03	AS PER 2ND COUNTY COMMENTS
07-08-03	DRIVEWAY RELOCATION

BALTIMORE COUNTY MINOR SUBDIVISION
PROJECT No. 02-057M
DEVELOPMENT REGULATIONS:
☒ EXEMPT FROM DIVISION 2
☐ PANHANDLE, EXEMPT FROM SECTIONS 26-202 & 26-206
PDM CERTIFICATION:
☑ APPROVED ☐ DISAPPROVED
BY: Bruno Rudaitis DATE 10/7/03
APPROVED, DEPRM: TPK
BY: Thomas L. Vidmar DATE 10/17/03

MINOR SUBDIVISION PLAN
DOUB PROPERTY
CAVES ROAD

4Th ELECTION DISTRICT
SCALE: 1" = 100'

BALTIMORE COUNTY, MARYLAND
DATE: DECEMBER 10, 2002

McKEE & ASSOCIATES, INC.
Engineering - Surveying - Natural Resources Planning
Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD
HUNT VALLEY, MARYLAND 21030
TELEPHONE: (410) 527-1555
FACSIMILE: (410) 527-1563

OWNER

GEORGE COCHRAN DOUB, JR.
SOPHY DOUB BURNHAM
ANNE DOUB MARZIN
2 HOPKINS PLAZA
BALTIMORE MD 21201-2930

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83/91
VERTICAL - NAVD 88

OCT 2 2 2003

PET EX 2

GENERAL NOTES

1. ALL LOTS SHOWN HEREON TO BE SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM.
2. SOIL TYPES TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NUMBER 5W.
3. THERE ARE NO UNDERGROUND FUEL STORAGE TANKS ON THE SITE.
4. ALL EXISTING SEPTIC SYSTEMS, WELLS, AND PERCOLATION TESTS ON THE PROJECT PROPERTY WERE FIELD LOCATED.
5. A.D.T.'s: 3 x 12.4 = 37.2
6. LOCAL OPEN SPACE IS NOT REQUIRED FOR MINOR SUBDIVISIONS.
7. LOTS ARE FOR SALE AND FOR SINGLE FAMILY DWELLINGS.
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9. Any Forest Conservation and Forest Buffer Easement shown hereon is subject to protective covenants which ay be found in the land records of Baltimore Co. and which restrict disturbance and use of these areas.
10. There shall be no clearing, grading, construction, or disturbance of vegetation in the Forest Conservation and Forest Buffer Easement except as allowed by the Baltimore County Department of Environmental Protection and Resource Management.
11. SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
12. THERE ARE NO ZONING LINES WITHIN 200 FEET OF THIS PROPERTY UNLESS OTHERWISE SHOWN.
13. EXISTING LAND COVER IS FOREST.
14. THERE ARE NO KNOWN PRIOR ZONING CASES FOR THE PROPERTY.
15. PRIVATE DRIVEWAY ENTRANCES SHALL CONFORM WITH BALTIMORE COUNTY STANDARD DETAIL PLATE R-15, DATED 1977 FOR "TYPICAL DRIVEWAY ENTRANCE FROM ROAD WITHOUT CURB & GUTTER".
16. EXISTING SITE USE IS VACANT. PROPOSED USE IS SINGLE FAMILY DWELLINGS.
17. BALTIMORE COUNTY MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN HEREON TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT-OF-WAY FOR THE PURPOSE OF INGRESS, EGRESS, REGRESS, OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID PRIVATE RIGHT-OF-WAY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, AND MAINTAINING UTILITIES SUCH AS, BUT NOT LIMITED TO, WATER, SEWER, ELECTRICAL, TELEPHONE, OR CABLE TELEVISION.
18. MAXIMUM BUILDING HEIGHT PERMITTED FOR PRINCIPAL STRUCTURES IN RC-2 ZONING IS 35 FEET.
19. LOTS 1 AND 2 SHALL HAVE ONE DENSITY UNIT EACH.
20. LOT 3 SHALL RETAIN TWO DENSITY UNITS.
21. THE PROPERTY OWNERS SHALL HOLD FREE AND HARMLESS BALTIMORE COUNTY GOVERNMENT FROM ANY AND ALL DAMAGE THAT MAY RESULT FROM ITS USE OF THE 10 FOOT WIDE ACCESS EASEMENT TO THE FOREST BUFFER AND OR FOREST CONSERVATION EASEMENT.
22. ANY FUTURE SUBDIVISION OF LOT 3 SHALL CONSTITUTE A MAJOR SUBDIVISION WHICH WILL REQUIRE A FULL MAJOR SUBDIVISION PROCESS.
23. THE AREA BETWEEN THE SIGHT LINE AND THE EDGE OF PAVING MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
24. THERE IS NO ON-SITE FLOOD PLAIN.
25. THIS SITE IS NOT LOCATED IN THE CBCA
26. A FEE IN LIEU OF HAS BEEN PAID FOR STORMWATER MANAGEMENT.
27. COORDS SHOWN HEREON ARE BASED ON MARYLAND COORDINATE SYSTEM FROM A TRANSFORMATION FROM COUNTY GRID SYSTEM USING COUNTY PROGRAM.

AGRICULTURAL NUISANCE NOTE

ANY DWELLING LOCATED ON THIS PROPERTY MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, OPERATION OF MACHINERY, STORAGE OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS, AND ALL FEDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

SOILS LIMITATION CHART

MAP SYMBOL	SOIL SERIES	HOMESITES LIMITATIONS	SEPTIC SYSTEMS LIMITATIONS	HYDRIC	'K' VALUE	CAPABILITY UNIT
GcB2	GLENELG	SLIGHT	SLIGHT	NO	0.32	IIe-4
MbC2	MANOR	MODERATE: SLOPE	MODERATE: SLOPE	NO	0.37	IIIe-25
MbD2	MANOR	SEVERE: SLOPE	SEVERE: SLOPE	NO	0.37	IVe-25

STORM WATER MANAGEMENT NOTES

1. ALL SITE RUN-OFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY, WATERCOURSE, WETLANDS, STORM DRAIN OR ADJACENT PROPERTY.
2. TOTAL AREA OF LAND DISTURBANCE MUST BE NOTED ON THE PLAN. LIMITS OF DISTURBANCE MUST BE DELINEATED.
3. ALL IMPERVIOUS AREAS SHOULD BE LIMITED TO 30% OF CLEARED AREA AND CONVEYED AS SHEET FLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION.
4. HOUSE DOWN-SPOUTS ARE TO BE DISCHARGED ONTO PERVIOUS AREAS INTO DRY WELLS, WHERE FEASIBLE.
5. ADDITIONAL SUBDIVISION ON THESE PARCELS AND/OR LOTS WILL REQUIRE STORM WATER MANAGEMENT CONTROLS FOR THIS SITE AND THE ADDITIONAL SUBDIVISION.

TOTAL DISTURBED AREA = 72,726 SF

PREVIOUS ZONING HEARING

CASE NO. 03-139-SPH
DATE OF ORDER : NOV. 25, 2002
ORDER :

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of November, 2002 that the two existing parcels contain two density units each and as such, the Petition for Special Hearing to approve the reconfiguration of the parcels to create three (3) separate lots under the permitted density, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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

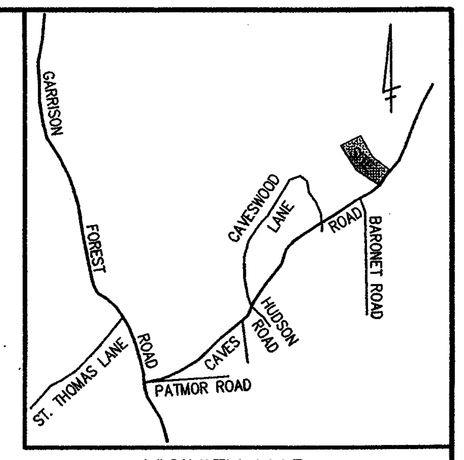
2) Prior to the issuance of any building permits, the Petitioners shall record new deeds in the Land Records for Baltimore County referencing this case and the terms and conditions hereto.

3) The fourth density unit shall remain for future donation to the Maryland Environmental Trust; however, in the event any future property owner desires to utilize the fourth density unit, full development review process will be required.

4) The standard agricultural nuisance note shall be added to the plan.

5) When applying for any permits, the site plan filed must reference these cases and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County



VICINITY MAP

SCALE: 1" = 2000'

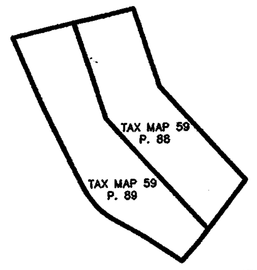
LEGEND

EX. CONTOURS 361
SLOPES > 25%
EX. STREAM
WELL (EXISTING) (PROPOSED)
PERC TEST A-1 PASSED A-1 FAILED A-1 NOT DUG
PROP. SEPTIC AREA
SOIL TYPES BoA / MbB
FOREST BUFFER
FOREST CONSERVATION
LIMIT OF WETLANDS
EX. WOODS LINE
PROP. HOUSE SITE w/ HOUSE DIRECTION
LIMIT OF DISTURBANCE LOD

SITE DATA

1. GROSS AREA OF SITE = 10.418 AC±
2. NET AREA OF SITE = 10.149 AC±
3. EXISTING ZONING = RC-2
4. NO. OF LOTS ALLOWED= 4(SEE BELOW)
5. NO. OF LOTS PROPOSED= 3
6. PARKING REQUIRED= 2 SPACES PER LOT= 6
7. PARKING PROPOSED= 2+ SPACES PER LOT
8. CENSUS TRACT: 4049
9. REGIONAL PLANNING DISTRICT: 307B
10. ELEMENTARY SCHOOL DISTRICT: OWINGS MILL
11. MIDDLE SCHOOL DISTRICT: PIKESVILLE
12. HIGH SCHOOL DISTRICT: PIKESVILLE
13. WATERSHED: 14
14. SUBSEWERSHED: 81
15. COUNCILMATIC DISTRICT: 2ND
16. ELECTION DISTRICT: 4TH
17. SITE IS LOCATED ON BALTIMORE COUNTY ZONING MAP NW 13F.

PROPERTY INFORMATION AND DEVOLUTION OF TITLE



PARCEL 89

DEED REFERENCE: 5383/989
TAX ACCOUNT #: 04-04-050277
AREA: 5.4 ACRES
EXISTING ZONING: RC-2
NUMBER OF LOTS ALLOWED:
(2-100 ACRES)= 2 LOTS

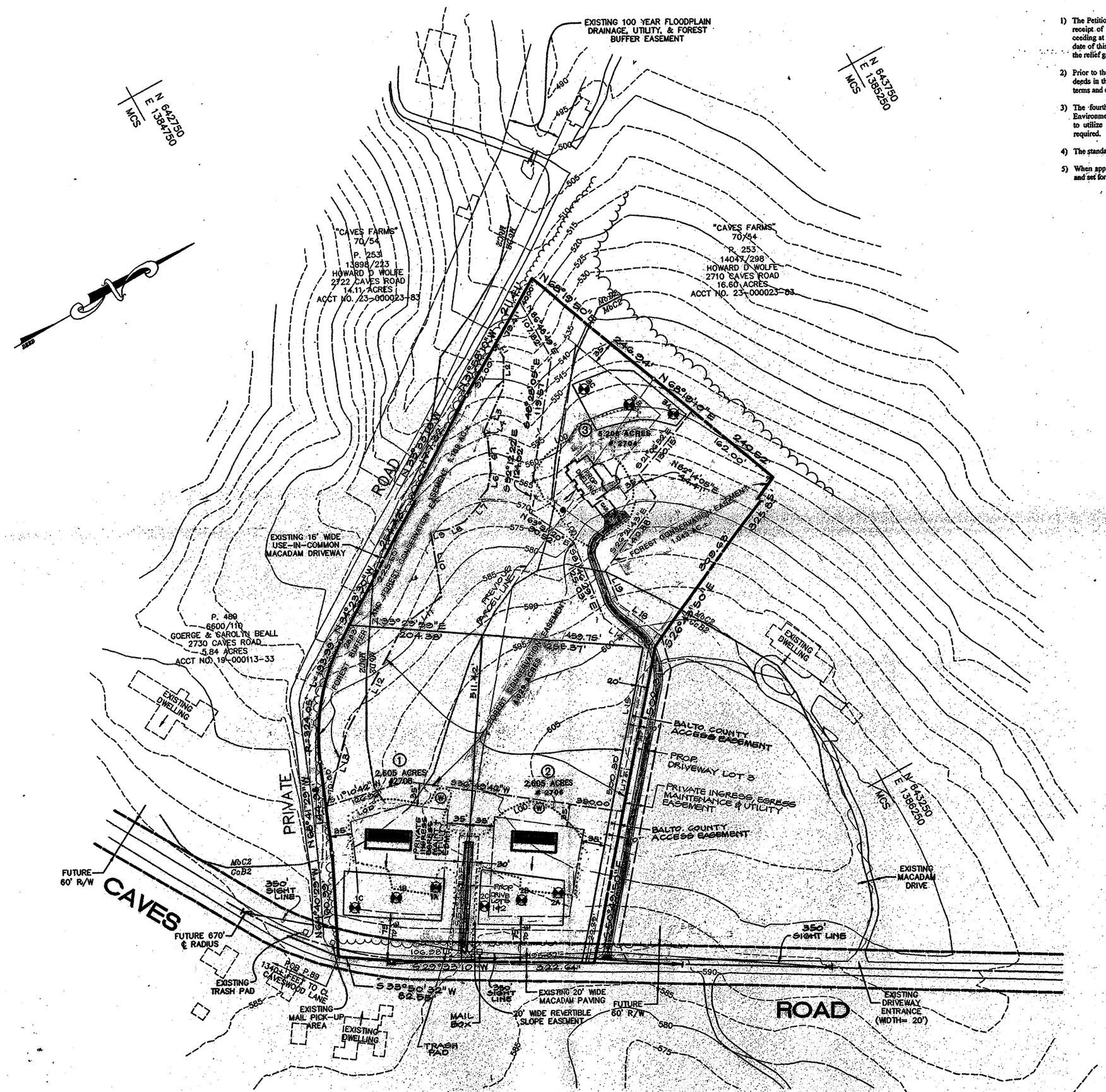
PARCEL 88

DEED REFERENCE: 5597/205
TAX ACCOUNT #: 04-04-050275
AREA: 5.0 ACRES
EXISTING ZONING: RC-2
NUMBER OF LOTS ALLOWED:
(2-100 ACRES)= 2 LOTS

THE PROPERTIES AS SHOWN HEREON HAVE BEEN HELD INTACT SINCE (P. 88- DECEMBER 3, 1947 AND P. 89- JUNE 1, 1953). THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT THE PLAN HAS NEVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.

LINE TABLE

L1	N87°32'42"E	25.14'	
L2	S62°18'02"E	45.18'	
L3	S26°18'14"E	74.40'	
L4	S30°00'00"E	12.00'	
L5	S67°47'47"E	52.92'	
L6	S54°27'44"E	25.51'	
L7	S21°37'51"E	92.59'	
L8	S01°50'51"W	31.02'	
L9	S15°38'32"W	25.99'	
L10	S70°05'33"E	103.12'	
L11	S06°07'48"E	70.71'	
L12	S33°16'30"E	191.56'	
L13	S45°20'22"E	122.56'	
L14	N65°49'34"E	76.48'	
L15	S50°49'50"E	190.00'	
L16	N39°10'10"E	20.00'	
L17	S50°49'50"E	66.91'	
L18	S65°49'34"W	82.49'	
L19	N81°46'29"W	61.75'	



McKEE & ASSOCIATES, INC.
Engineering - Surveying - Natural Resources Planning
Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD
TELEPHONE: (410) 527-1555
HUNT VALLEY, MARYLAND 21030
FACSIMILE: (410) 527-1563

STATE OF MARYLAND GEORGE CRAIG COLLINS No. 21134 PROFESSIONAL LAND SURVEYOR

7/4/04

DATE	REVISION

DEED REFERENCES: 5383/989
5597/205
13620/521
13620/560
10478/568
TAX ACCOUNT NOS.: 04-04050275
04-04-050277
24-00-005167

PLAT TO ACCOMPANY
PETITION FOR SPECIAL HEARING

DOUB PROPERTY
CAVES ROAD

4Th ELECTION DISTRICT
SCALE: 1" = 100'
BALTIMORE COUNTY, MARYLAND
DATE: NOV. 23, 2004

OWNER
GEORGE COCHRAN DOUB, JR.
SOPHY DOUB BURNHAM
ANNE DOUB MARZIN
2 HOPKINS PLAZA
BALTIMORE MD 21201-2930

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83/91
VERTICAL - NAVD 88

Pet #3