IN RE: PETITION FOR SPECIAL HEARING S/S Valley Pines Drive, 1,505' S of the c/l Baublitz Drive **(12500 Valley Pines Drive)** 4th Election District 2nd Council District Alexander Pais, et ux Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 05-490-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, Alexander Pais, and his wife, Galina Pais. The Petitioners request a special hearing to approve an amendment to the First Amended Final Development Plan of Worthington Greens, Section Two, Lot 11 and Parcels A and B, only, for a proposed resubdivision to create two new lots, to be known as Lots 11 and 22. 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 1.

Appearing at the requisite public hearing in support of the request were Alexander Pais, property owner, and Bruce Doak, the Surveyor who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the south side of Valley Pines Drive, south of Baublitz Road in Reisterstown, not far from the Worthington Valley Country Club. The property is comprised of three parcels, identified as Lot 11, and Parcels A and B of Section Two of the subdivision known as Worthington Greens, which was approved on January 19, 2000. Testimony indicated that due to the inability to pass the requisite perc tests, the three parcels were sold together to the Petitioners. The Petitioners now come before me seeking approval as set forth above to allow the resubdivision of the three parcels to create two new lots, to be known as Lots 11 and 22.

ORDER RECEIVED FOR FILING
Date 3/25/05
By

On behalf of the Petitioners, Mr. Doak presented the originally approved plan, marked as Petitioner's Exhibit 1, and the proposed second amended plan, marked as Petitioner's Exhibit 2, which shows the proposed resubdivision. Mr. Doak testified regarding the proposal and the history of the subject property. Presently, Lot 11 contains a gross area of 2.14 acres, more or less, and is improved with a two-story brick dwelling in which the Petitioners reside. Parcel A contains 0.66 acres, and Parcel B, 1.13 acres. Apparently, Parcels A and B would not perc when the property was initially subdivided and thus, all three parcels were conveyed to the Petitioners.

As noted above, the Petitioners now come before me seeking approval of an amendment to the First Amended Development Plan, pursuant to Section 32-4-262 of the Baltimore County Code, to reconfigure the property to create two new lots. The Petitioners have proceeded through the development review process and obtained approval from the County Review Group (CRG) and Development Review Committee (DRC) for the proposed resubdivision, subject to the approval of the instant Petition for Special Hearing.

The proposed resubdivision must meet current R.C.5 regulations, which became effective on June 11, 2004. As shown on the site plan marked as Petitioner's Exhibit 4, newly configured Lot 11 will contain 1.688 acres and retain the existing dwelling. Lot 22 will contain 2.25 acres and will be developed with a single-family dwelling. The proposed dwelling will meet all setback requirements and the well and septic reserve area (sand mound) complies with Department of Environmental Protection and Resource Management (DEPRM) requirements. In addition, existing forest buffers will conceal the new dwelling from the view of other properties.

There were no adverse Zoning Advisory Committee (ZAC) comments; however, the Office of Planning recommended certain conditions be imposed upon approval of the relief. These recommendations were accepted by the Petitioners and adequately addressed by redlined revisions to the site plan marked as Petitioner's Exhibit 2. However, an additional note shall be added to the plan requiring that architectural drawings of the proposed dwelling be submitted to the Office of Planning for review and approval prior to the issuance of any permits.

ORDER RECEIVED FOR FILING
Date 3/23/05
By

After due consideration of the testimony and evidence presented, I am persuaded to grant the relief requested. There will be no increase in density as a result of the proposed amendment as the Worthington Greens subdivision is well under density. Moreover, I find that the Second Amended Final Development Plan meets all regulations and has addressed the comments of the Office of Planning. I further find that the relief requested is appropriate and will not adversely impact the surrounding locale. In this regard, testimony indicated that the neighbors support the proposal.

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.

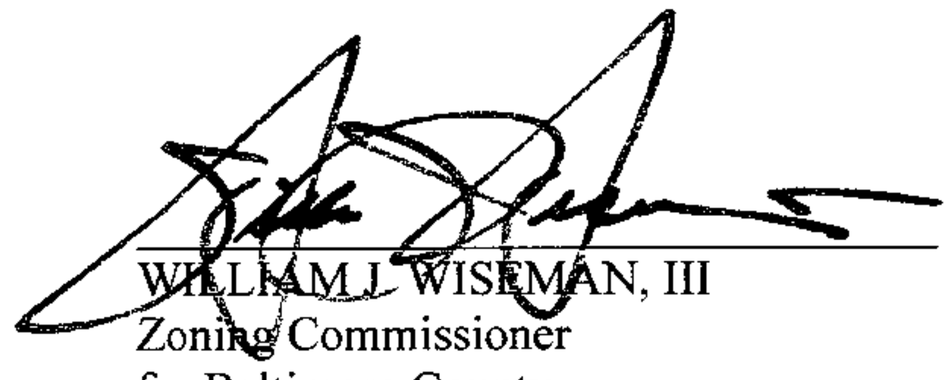
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of May 2005 that the Petition for Special Hearing seeking approval of an amendment to the First Amended Final Development Plan of Worthington Greens, Section Two, Lot 11 and Parcels A and B, only, for a proposed resubdivision to create two new lots, to be known as Lots 11 and 22, in accordance with Petitioner's Exhibits 2, 3 and 4, 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, 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) Compliance with the conditions set forth in the ZAC comment submitted by the Office of Planning dated April 18, 2005, a copy of which is attached hereto and made a part hereof.

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

Any appeal of this decision shall be taken in accordance with Section 32-3-401 of the Baltimore County Code.



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 5/25/05
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
William J Wiseman III, Zoning Commissioner

May 25, 2005

Mr. & Mrs. Alexander Pais
12500 Valley Pines Drive
Reisterstown, Maryland 21136

RE: PETITION FOR SPECIAL HEARING
S/S Valley Pines Drive, 1,505' S of the c/l Baublitz Drive
(12500 Valley Pines Drive)
4th Election District – 2nd Council District
Alexander Pais, et ux - Petitioners
Case No. 05-490-SPH

Dear Mr. & Mrs. Pais:

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. Bruce E. Doak, Gerhold, Cross & Etzel
320 E. Towsontown Boulevard, Suite 100, Towson, Md. 21286
Office of Planning; 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 12500 Valley Pines Drive
which is presently zoned R.C 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

a request to Amend the First Amended Final Development Plan of Section Two "Worthington Greens" which was approved 1/19/00.

See reverse side for additional relief

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.

PACE

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print — City

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Alexander Pais
Name - Type or Print

Signature

Galina Pais
Name - Type or Print

Signature

12500 Valley Pines dr (410)9720056
Address — Telephone No.

Reisterstown MD 21136
State — Zip Code

Representative to be Contacted:

Mike Alexander
Gerhold, Cross, & Etzel, Ltd.
Name

320 E. Towsontown Blvd. Ste.100
Address — Telephone No.

Towson, Maryland 21286 (410)-823-4470
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 3/28/05

ORDER RECEIVED FOR FILING
Date 3/28/05
By

Case No. 05-490-SPH

RBT/ 9/15/98

443-503-4474

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

March 21, 2005

Zoning Description
12500 Valley Pines Drive

All that piece or parcel of land situate, lying and being in the Fourth Election District and *Second Councilmanic District of Baltimore County, Maryland and described* as follows to wit:

Beginning for the same at a point on the south side of Valley Pines Drive, which is 50 feet wide, 1505 feet more or less along the east and south sides of Valley Pines Drive from the south side of Baublitz Road. Being Lot 11, Parcel "A," and Parcel "B" of Plat Two, Section Two "Worthington Greens" as recorded in the Land Records of Baltimore County in Plat Book S.M. No. 66 folio 72.

Containing 3.94 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

STATE OF MARYLAND
BRUCE EDWIN DOAK
NO. 531
REGISTERED
PROPERTY LINE SURVEYOR

3/28/05

05-490-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 443624

DATE 3/28/05 ACCOUNT R-001-006-6150

AMOUNT $ 65.00

RECEIVED FROM Gerhold, Cross & Etzel, LTD.

FOR Special Hearing - 12500 Valley Pines Drive
(NORTH BALTIMORE VALLEY, SEC 2) 05-490-SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME
3/28/2005 3/28/2005 14:16:19
CED 0002 MAIN
RECEIPT # 3[illegible] 3/28/2005
Rept 5 520 [illegible] VERIFICATION
R NO. 443624
Rcpt Tot [illegible]
[illegible] CK [illegible] CH
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: #05-490-SPH
12500 Valley Pines Drive
S/side of Valley Pines Drive, 1,505 feet s/west of Baublitz Road
4th Election District — 2nd Councilmanic District
Legal Owner(s): Alexander & Galina Pais

Special Hearing: request to amend the first amended Final Development Plan of Section Two "Worthington Greens" which was approved 1-19-00. (Changing a lot and 2 parcels to 2 lots)

Hearing: Wednesday, May 11, 2005 at 10:00 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 4/767 April 26 48336

CERTIFICATE OF PUBLICATION

4/27/, 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 4/26/, 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#05-490SPH
PETITIONER/DEVELOPER:
Alexander & Galina Pais
DATE OF HEARING: 5/11/05

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:
12500 Valley Pines Drive

(see page 2 for full size print)

POSTED ON: 4/22/05

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 # :05-490-SPH

[illegible] HEARING WILL BE HELD [illegible]
[illegible] ZONING COMMISSIONER [illegible]
[illegible] TOWSON, MD.

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

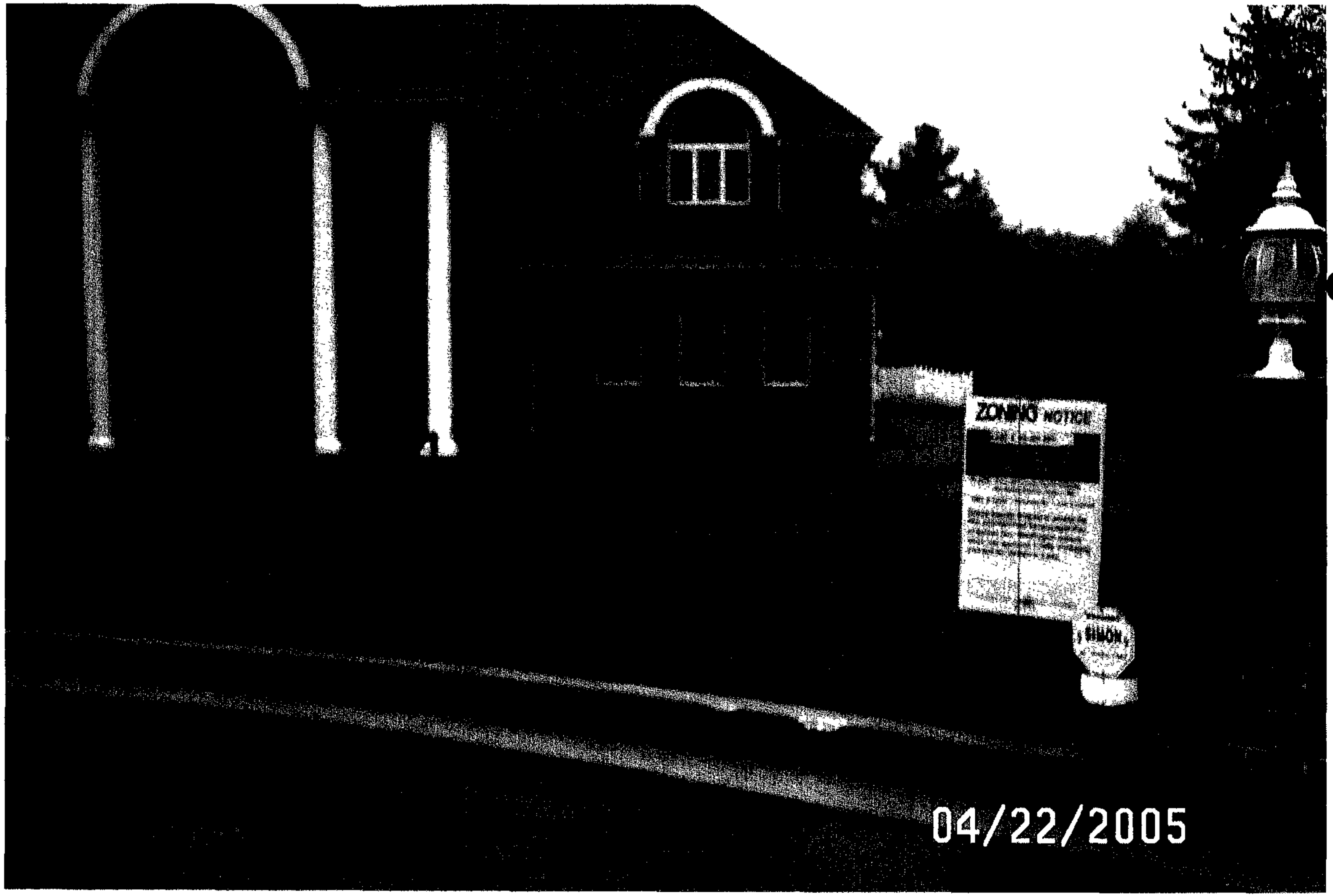
TIME & DATE : Wednesday, May 11, 2005 at 10:00 AM

Special Hearing: Request to amend the first amended Final Development Plan of Section Two "Worthington Greens" which was approved 1/19/00. (Changing a lot and two parcels to 2 lots)

[illegible]

04/22/2005

WARNING
PROTECTED BY


ZONING NOTICE
04/22/2005

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 26, 2005 Issue - Jeffersonian

Please forward billing to:
Alexander & Galinda Pais
12500 Valley Pines Drive
Reisterstown, MD 21136

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: 05-490-SPH
12500 Valley Pines Drive
S/side of Valley Pines Drive, 1,505 feet s/west of Baublitz Road
4th Election District – 2nd Councilmanic District
Legal Owners: Alexander & Galina Pais

Special Hearing request to amend the first amended Final Development Plan of Section Two "Worthington Greens" which was approved 1/19/00. (Changing a lot and 2 parcels to 2 lots)

Hearing: Wednesday, May 11, 2005 at 10:00 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

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

April 8, 2005

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: 05-490-SPH
12500 Valley Pines Drive
S/side of Valley Pines Drive, 1,505 feet s/west of Baublitz Road
4th Election District – 2nd Councilmanic District
Legal Owners: Alexander & Galina Pais

Special Hearing request to amend the first amended Final Development Plan of Section Two "Worthington Greens" which was approved 1/19/00. (Changing a lot and 2 parcels to 2 lots)

Hearing: Wednesday, May 11, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Alexander & Galinda Pais, 12500 Valley Pines Drive, Reisterstown 21136
Mike Alexander, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Ste. 100, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, APRIL 26, 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
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: 05-490-SPH

Petitioner: Alexander Pais & Galina Pais

Address or Location: 12500 Valley Pines Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Alexander Pais and Galina Pais

Address: 12500 Valley Pines Drive
Reisterstown, MD. 21136

Telephone Number: (410) - 977-0096

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

May 3, 2005

Alexander Pais
Galina Pais
12500 Valley Pines Drive
Reisterstown, Maryland 21136

Dear Mr. and Mrs. Pais:

RE: Case Number: 05-490-SPH, 12500 Valley Pines Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 28, 2005.

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
Mike Alexander Gerhold, Cross & Etzel. Ltd. 320 E. Towsontown Blvd. Ste 100 Towson 21286

April 14, 2005

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

ATTENTION: Zoning Review planners

Distribution Meeting of: April 11, 2005

Item No.: 487, 488, 489, 490, 491, 493, 493, 495, 496, 497, 502, 503

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.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Acting Lieutenant William F Connolly, Jr.
Lieutenant Franklin J. Cook
Fire Marshal's Office
(O)410-887-4881 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 18, 2005

FROM: Dennis A. Kennedy, DAK Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 18, 2005
Item No. 485, 486, 487, 488, 490, 491, 492, 494, 495, 497, 498, 499, 501, 503, and 504

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

DAK:CEN:clw
cc: file
ZAC-NO COMMENTS-04182005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr JDO

DATE: May 24, 2005, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of April 11, 2005

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

05-486
05-488
05-490
05-494
05-495
05-496
05-498
05-500
05-501
05-504

Reviewers: Sue Farinetti, Dave Lykens

S \Devcoord\ZAC SHELL 11-20-03.doc

BW 5/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 18, 2005

RECEIVED
APR 2 0 2005
ZONING COMMISSIONER

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

SUBJECT: 12500 Valley Pines Drive

INFORMATION:

Item Number: 5-490

Petitioner: Alexander and Galina Pias

Zoning: RC 5

Requested Action: Special Hearing

The petitioner requests a Special Hearing to amend the first amended development plan for Section 2 Worthington Greens to allow for the resubdivison of Lot 11 and Parcels A and B into Lot 11 and Lot 22. The DRC approved a refinement to the CRG plan on 12/28/04 to allow this resubdivison. The subject property is zoned RC 5, as such, lot 22 must meet the current RC 5 regulations effective June 11, 2004.

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

1. The driveway access to Lot 22 shall be within an access and maintenance easement on lot 11 in order to protect the trees that are located within the area of the panhandle.
2. Landscape treatment must be provided along the edge of rear property line of Lot 11 to mitigate house orientation of the proposed house on Lot 22.
3. Submit architectural elevation drawings (all sides) to this office for review and approval prior to issuance of any building permit. Add a note to the plan addressing this issue.

4. Remove the note on the plan that states: "Parcels A &B may be purchased by the owners of Lot 11 and/or Lot 17. In the event that said parcels are not purchased by said lot owners, Parcel A will be conveyed with Lot 18, and Parcel B will be conveyed with Lot 10."

For further information concerning the information stated herein, please contact Diana Itter at 410-887-3480.

Prepared by: _____

Division Chief: _____

AFK/LL:MAC:

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

State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 4.8.05

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

RE: Baltimore County
Item No. 490 JHP

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

RE:	PETITION FOR SPECIAL HEARING 12500 Valley Pines Drive; S/side Valley Pines Drive, 1,505' SW Baublitz Road 5th Election & 2nd Councilmanic Districts Legal Owner(s): Alexander & Galina Pais Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 05-490-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

RECEIVED

Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of April, 2005, a copy of the foregoing Entry of Appearance was mailed to Mike Alexander, Gerhold, Cross, and Etzel, Ltd, 320 E. Towsontown Blvd, Ste. 100, Towson, MD 21286, Representative for Petitioner(s).

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

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

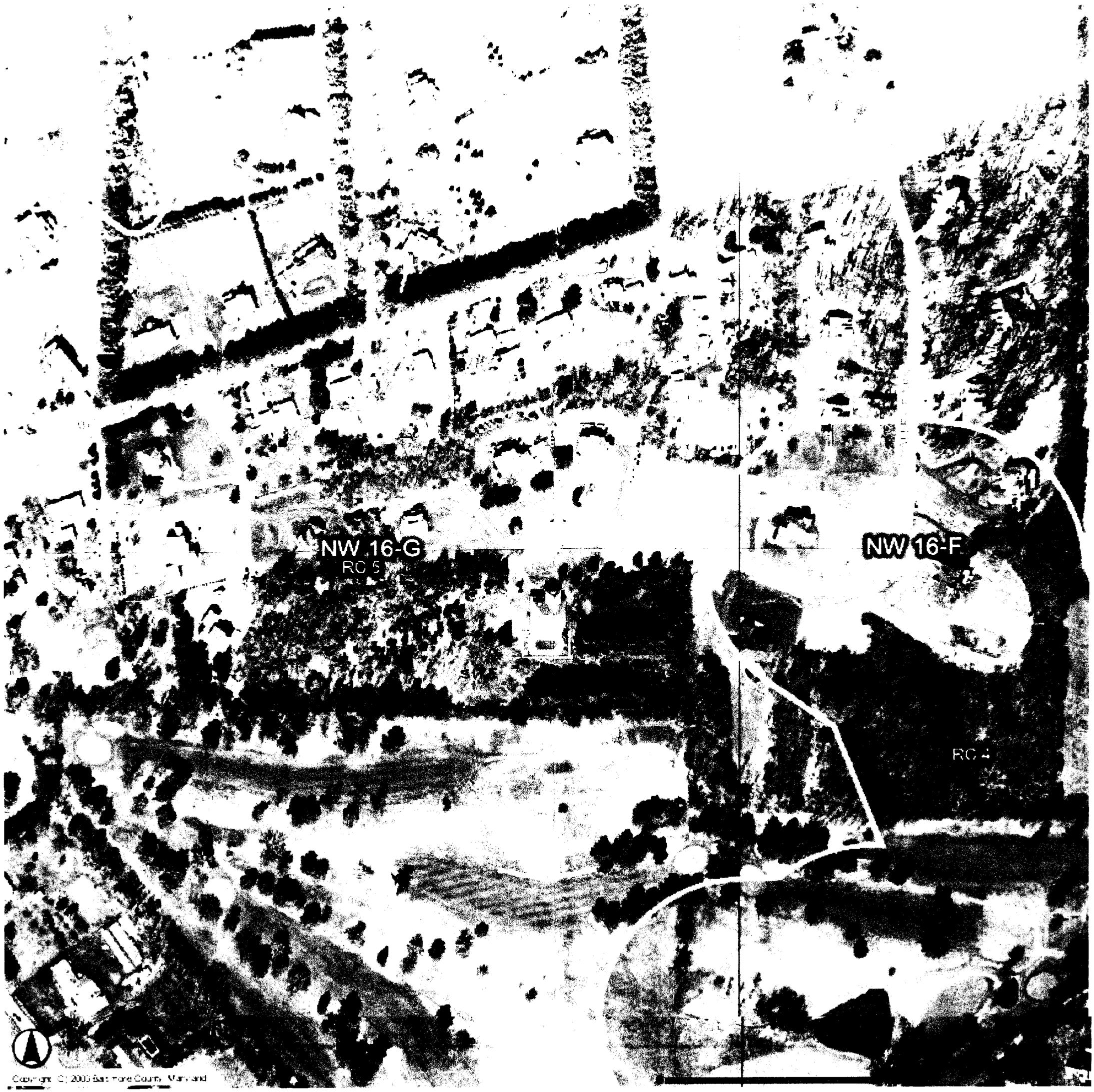
PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
BRUCE DOAK			
GERWOLD CROSS & ETZEL	320 E. TOWSONTOWN BLVD.	TOWSON, MD 21086	
ALEXANDER PAIS	12500 VALLEY PINES DR	REISTERSTOWN MD 21136	

Case No.: 05-490-SPH

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	Site PLAN - approved 1st Amended Final Development Sheet 1 of 2	
No. 2	Site PLAN of 2nd Amended Final Development Sheet 2 of 2	
No. 3	Site PLAN - 1st Amended } 1 of 2 address	(OP Community)
No. 4	Site Plan 2nd Amended } 2 of 2	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		


NW 16-G
RC 5
NW 16-F
RC 4
Copyright © 2005 Baltimore County, Maryland

05-490-SPH

GENERAL NOTES

1. The developer shall comply with the regulations in Comar 10.18.06.03D, as the same concerns dust generation and control thereof.
2. Areas between the site line and curb line must be cleared, graded, and kept free of obstructions.
3. 25% of the wells to be drilled prior to record plat.
4. This site lies within councilmanic district No. 3.
5. This site lies within census tract: 4049.
6. This site lies within watershed No. 11.
7. This site lies within subsewershed No. 66.
8. Topography: Existing grades shown are based on Baltimore County Photogrammetric Map, sheet 16 G.
9. Average daily trips: 19Lots x 12.4 =1G2 (shown thusly (162))
10. Existing structures to be removed.
11. Existing vegetation consists of meadow and some stands of trees (Evergreens and Hardwoods).
12. There are no above or underground chemical or petroleum storage tanks within 200' feet of the property, to the best of our knowledge.
13. No more than 15% of any lot may be covered by buildings.
14. Open space is not required for this subdivision.
15. Landscaping calculations - 1 tree/20 feet of ~~W/L~~ = 930 LF/20 = 47 trees.
16. To the best of our knowledge there are no historical areas, critical areas, archaeological sites, or hazardous materials known to exist on this site.
17. Lots shown hereon are for single family use and will be offered for sale.
18. ~~Tract "A" shall be sold to the owners of the Worthington Valley Country Club. It is not currently approved as a building lot. Tract "A" shall not be utilized as a golf course unless specifically approved by the Zoning Office. The Worthington Valley Country Club is currently under a special permit (case #2500-X) for use as a golf course. Tract "A" was not calculated into the density of this subdivision.~~
19. Panhandle maintenance agreements shall be recorded prior to the issuance of building permits for Lots 17, 18, 19, & 20.
20. A waiver of storm water management was granted August 5, 1988 and reapproved January 9, 1991. Water quality for impervious areas on Lots 10, 11, 12, 17, 18, 19 & 20, and the panhandle drive shall be provided by the 1,000 feet ± of overland flow to the receiving waters.
21. Baublitz Road is county maintained for 0.88 miles, from 722 Greenspring Avenue to 439 Dover Road.
22. This property is within an area of critical state concern regarding the potential as a groundwater probles area.
23. Fort Garrison Elementary School district: School capacity - 358, May enrollment 331, pupil yield - 3.
24. ACCESSORY STRUCTURE NOTE

    1. Envelopes shown hereon are for the location of all principal buildings only. Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with Sections 400 and 301 of the Baltimore County Zoning Regulations. (Subject to covenants and applicable building permits.)
    2. Accessory structures, fences and projections into yard cannot be located in flood plain areas or hydric soils.

25. ZONING COMMISSIONER'S NOTE

    This development plan is approved by the Zoning Commissioner based on his interpretation of the Zoning Regulations, that it complies with present policy, density and bulk controls as they are delineated in the Regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.

26. CRG PLAN NOTE

    This development plan complies with the CRG plan and all CRG Comments.

27. LANDSCAPE PLAN NOTE

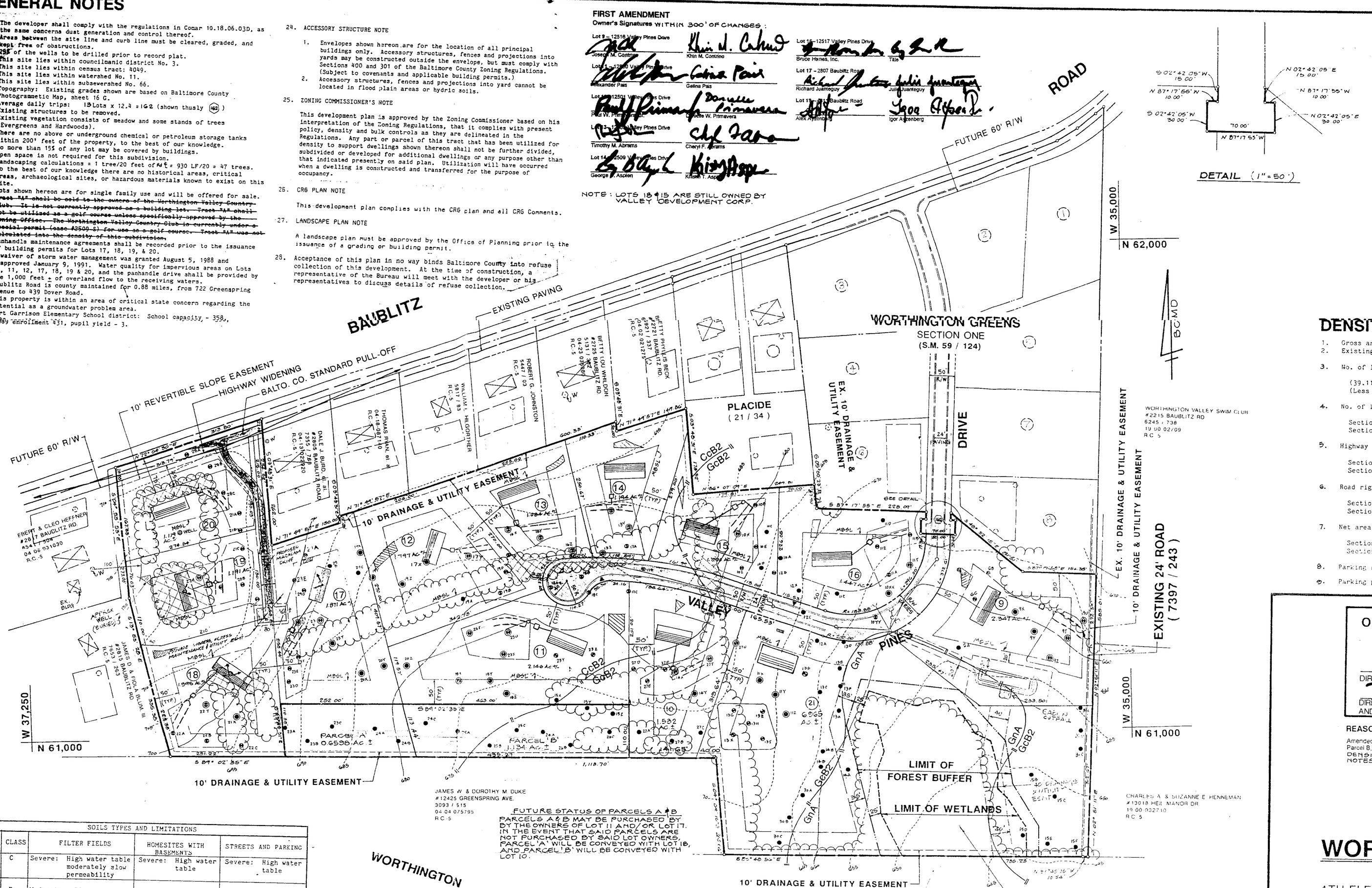
    A landscape plan must be approved by the Office of Planning prior to the issuance of a grading or building permit.

28. Acceptance of this plan in no way binds Baltimore County into refuse collection of this development. At the time of construction, a representative of the Bureau will meet with the developer or his representatives to discuss details of refuse collection.

FIRST AMENDMENT
Owner's Signatures WITHIN 300' OF CHANGES :

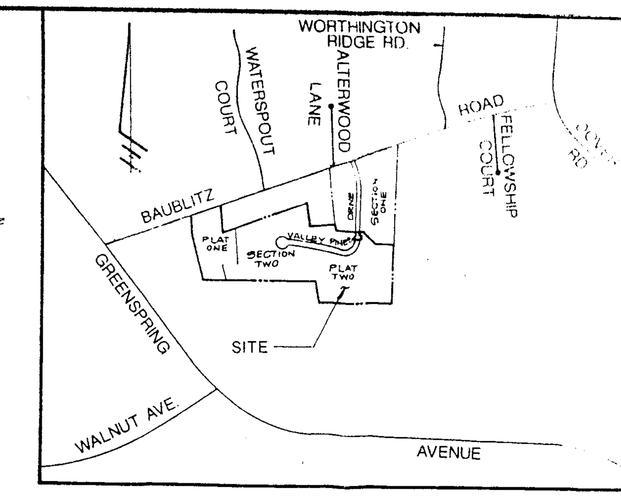
Lot 8 - 12516 Valley Pines Drive — Joseph M. Gontrum; Khin M. Gontrum
Lot 9 - 12520 Valley Pines Drive — Alexander Pass; Celina Pass
Lot 10 - 12524 Valley Pines Drive — Richard W. Primavera; Donna Lamavera
Lot 11 - 12528 Valley Pines Drive — Timothy M. Abrams; Cheryl F. Abrams
Lot 12 - 12509 Valley Pines Drive — George P. Aspden; Kristin L. Aspden
Lot 16 - 12517 Valley Pines Drive — Bridge Homes, Inc.; Title
Lot 17 - 2807 Baublitz Road — Richard Jaeringoy; Julie Jaeringoy
Lot 18 - 2809 Baublitz Road — Alex Arzeniang; Igor Arzeniang

NOTE : LOTS 18 & 19 ARE STILL OWNED BY VALLEY DEVELOPMENT CORP.



FUTURE STATUS OF PARCELS A & B
PARCELS A & B MAY BE PURCHASED BY BY THE OWNERS OF LOT 11 AND/OR LOT 17. IN THE EVENT THAT SAID PARCELS ARE NOT PURCHASED BY SAID LOT OWNERS, PARCEL 'A' WILL BE CONVEYED WITH LOT 18, AND PARCEL 'B' WILL BE CONVEYED WITH LOT 10.

DETAIL (1" = 50')



VICINITY MAP
SCALE: 1"=1000'

DENSITY NOTES

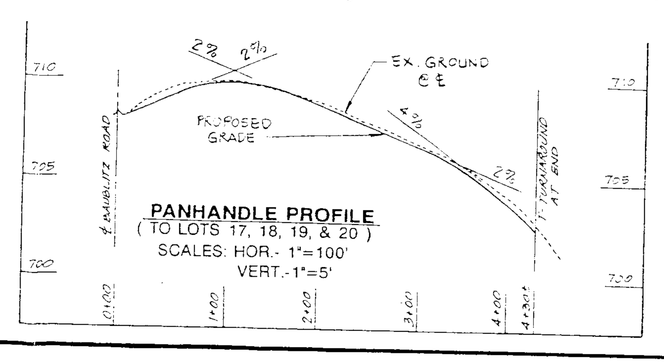
1.	Gross area of site	39.11 Ac. ±
2.	Existing Zoning	RC-5
3.	No. of lots allowed	
	(39.11 Ac.± X 0.667)	26 Lots
	(Less Tract "A" - 31.42 X 0.667)	20 Lots
4.	No. of lots proposed	
	Section One	8 Lots
	Section Two	19 Lots + PARCELS A & B
5.	Highway widening areas (Baublitz Road)	0.78 Ac. ±
	Section One	0.57 Ac. ±
	Section Two	0.21 Ac. ±
6.	Road right-of-way area (Valley Pines Drive)	1.72 Ac. ±
	Section One	0.80 Ac. ±
	Section Two	0.92 Ac. ±
7.	Net area of lots	
	Section One	[illegible]
	Section Two	[illegible]
8.	Parking required	[illegible]
9.	Parking proposed	[illegible]

SOILS TYPES AND LIMITATIONS				
TYPE	CLASS	FILTER FIELDS	HOMESITES WITH BASEMENTS	STREETS AND PARKING
GnA	C	Severe: High water table moderately slow permeability	Severe: High water table	Severe: High water table
CoC2 CcB2 GcB2	B	Moderate: Slope	Slight	Slight

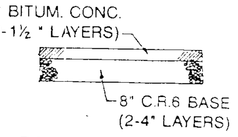
REVISIONS	
DATE	REVISION
7/11/91	① ADDITION OF PROPOSED ROAD E NORTH MERGE TO VICINITY MAP, REVISED GENERAL NOTES 26 & 27, REMOVED TRACT 'A' FROM BOUNDARY OF PDP, ADDED MAXIMUM HEIGHT DETAIL; ADDED MISSING BEARINGS, REVISED WELL SITE(S) ON LOTS 17-20, ADDED SIDEWALK NEXT TO ROAD E BLVD PROPERTIES, REVISE TRENCH LOT 20 ADJ.

McKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development
SHAWAN PLACE 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(301) 527-1555

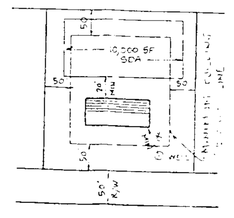
Computed by: LTB, MR	
Drawn by: JGK, JDG	
Checked by: JDG	James W. McKee Date
Job Number: 89-18	(Maryland Registered No. 9012)



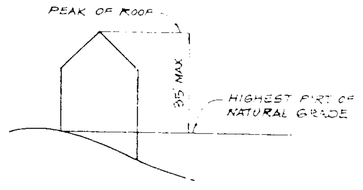
PANHANDLE PROFILE
(TO LOTS 17, 18, 19, & 20)
SCALES: HOR.- 1"=100'
VERT.-1"=5'



PANHANDLE DRIVE
CROSS SECTION
(NO SCALE)



TYPICAL R.C.-5 LOT
(NO SCALE)



OFFICE OF PLANNING AND ZONING
APPROVED BY:
DIRECTOR OF PLANNING — DATE 1/19/00
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT — DATE

REASON FOR FIRST AMENDMENT : 10 / 4 / 99

Amended as per DRC Case No. 091398 to re-subdivide Tract A and lot 10 into Parcel A Parcel B, lot 10 and lot 21 TO INCLUDE TRACT 'A' INTO THE OVERALL DENSITY OF THIS SUBDIVISION, AND TO AMEND THE DENSITY NOTES.

FIRST AMENDED
FINAL DEVELOPMENT PLAN
SECTION TWO

WORTHINGTON GREENS

4TH ELECTION DISTRICT BALTIMORE CO., MD

SCALE: 1" = 100' AUGUST 14, 1990

(DATE OF C.R.G. PLAN APPROVAL: 1/ 17/ 91)
REV. JULY 11, 1991
REV. DEC. 9, 1999

OWNER / DEVELOPER
VALLEY DEVELOPMENT CORPORATION
1534 TAYLOR AVENUE
BALTO., MD 21234
(311) 668-6545

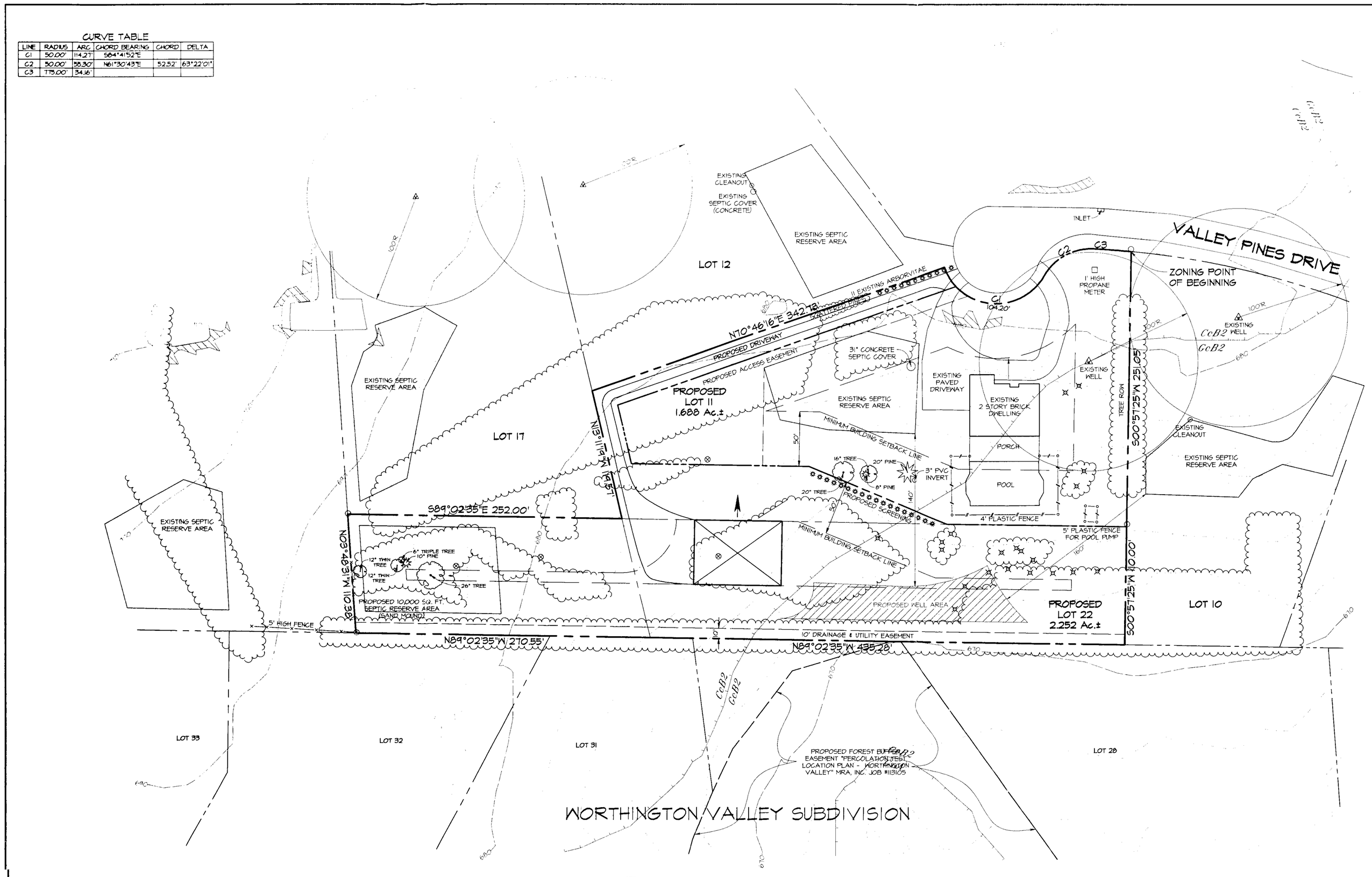
DEED REFERENCE: 7397 / 243
PROPERTY ACCT. Nos.- 04-13-001430
04-04-075796

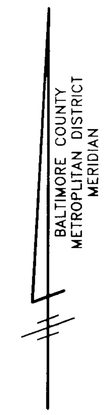
PUBLIC SERVICES No.- 90208 PLANNING No. - IV 33.

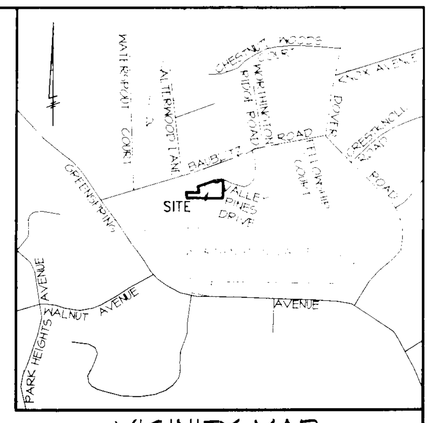
PETITIONER'S
EXHIBIT NO.

CURVE TABLE

LINE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA
C1	50.00'	114.21'	S64°41'52"E		
C2	50.00'	55.30'	N61°30'43"E	52.52'	63°22'01"
C3	175.00'	34.16'			







VICINITY MAP
1" = 2000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A BOUNDARY SURVEY BY GERHOLD, CROSS, & ETZELL,LTD.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILES 49C2 & 50A2.
3. THE EXISTING DWELLING SHOWN HEREON IS FROM THE FOUDATION LOCATION DRAWING PREPARED BY MCKEE & ASSOCIATES FEBRUARY 7, 2000.
4. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 21.
5. CENSUS TRACT 4049.00 REGIONAL PLANNING DISTRICT 307 CHESTNUT RIDGE
   WATERSHED LOCH RAVEN SUBSEWERSHED 36 N
   SCHOOL DISTRICT: ELEMENTARY - FORT GARRISON E.S., MIDDLE - PIKESVILLE M.S., HIGH - OWINGS MILLS H.S.
   A.D.C. MAP & GRID 17 C7
6. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
7. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
8. NO GRADING IS TO BE DONE IN THE SEPTIC RESERVE AREAS.
9. ALL APPARENT SEPTIC SYSTEMS, WELLS, AND SOIL PERCOLATION TESTS WITHIN 100' OF THE PROPERTY LINES WERE FIELD LOCATED.
10. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
11. THE SUBJECT PROPERTY DOES NOT LIE IN A HISTORIC ZONE.
12. THE SAND MOUND SEPTIC SYSTEM ON LOT 22 IS APPROVED FOR A THREE BEDROOM HOUSE ONLY.
13. A LANDSCAPE TREATMENT (SHOWN HEREON AS PROPOSED SCREENING) WILL BE SUBMITTTED TO THE OFFICE OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
14. ARCHITECTURAL ELEVATION DRAWINGS WILL BE SUBMITTTED TO THE OFFICE OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.

SAND MOUND CONSTRUCTION

THE SEWAGE DISPOSAL SYSTEM FOR LOT 22 WILL BE A SAND MOUND SYSTEM. SAID SYSTEM SHALL BE DESIGNED AND PLANS DRAWN UP BY THE OWNER'S ENGINEER AT OWNER'S EXPENSE. SAID PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO D.E.P.R.M. FOR REVIEW AND APPROVAL. PLANS SHALL BE APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

PRIOR TO BUILDING PERMIT APPROVAL FOR THE LOT, THE ENTIRE 10,000 SQUARE FOOT SEPTIC RESERVE AREA MUST BE LOCATED BY SURVEY AND FENCED OFF BY HIGH VISIBILITY ORANGE FENCING.

NO GRADING, FILLING, CUTTING OR VEHICULAR TRAFFIC WILL BE PERMITTED IN THE 10,000 SQ. FT. SEPTIC RESERVE AREA. ANY VIOLATIONS OF THIS OR INCURSIONS INTO THE DESIGNATED 10,000 SQ. FT. SEPTIC RESERVE AREAS MAY CAUSE REVOCATION OF THE SOIL PERCOLATION TEST APPROVAL AND DENIAL OF ANY BUILDING PERMITS ON THE SUBJECT PROPERTY.

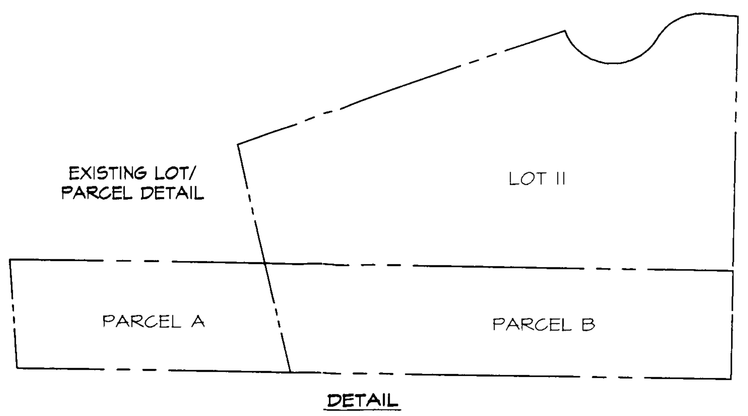
SHEET 2 OF 2
SECOND AMENDED
FINAL DEVELOPMENT PLAN
SECTION TWO
WORTHINGTON GREENS
LOT'S 11, PARCEL "A" & PARCEL "B"
PLAT TWO, SECTION TWO
"WORTHINGTON GREENS"
S.M. No. 66 folio 72
12500 VALLEY PINES DRIVE
Deed Ref: S.M. No. 13640 folio 749
S.M. No. 14526 folio 351
Tax Account No's.: 2200019429, 2300007420, 2300007421
Zoned R.C.- 5; GIS Tiles 49C2 & 50A2
Tax Map 50; Grid 7; Parcel 281;
Lot 11, Parcel A & Parcel B
4th ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=50' Date: DECEMBER 28, 2004

LEGEND

- YARD LAMP
- EXISTING WELL
- EXISTING CLEANOUT
- PROPOSED WELL AREA
- PROPOSED DWELLING
- EXISTING DWELLING
- SOIL LINE
- WOODS LINE
- EXISTING PAVING
- PROPOSED PAVING
- PROPERTY LINE
- CONTOURS
- SLOPES ≥ 25%

EXISTING LOT/ PARCEL DETAIL



DETAIL
1"=50'

REASON FOR SECOND AMENDMENT: 12/28/04

TO RE-CONFIGURE LOT 11, PARCEL A, AND PARCEL B INTO LOT 11 AND LOT 22.

DRC Number 110104A, dIST.4C2 APPROVED A REFINEMENT TO THE CRG PLAN UNDER SECTION 32-4-262.

ALL LOTS IN SUBDIVISION OF WORTHINGTON GREENS HAVE BEEN SOLD.

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES W/BASEMENT	STREETS & PARKING
CcB2, GcB2	Slight	Slight	Moderate: slope
GnA	Severe: high water table; moderately slow permeability.	Severe: high water table	Severe: high water table

DENSITY CALCULATIONS

GROSS AREA	3.940 Ac.±
HIGHWAY WIDENING	0 Ac.±
NET AREA	3.940 Ac.±
LOTS PERMITTED	0.667 x 3.940 Ac.± = 2 Lots
LOTS PROPOSED	2

OWNER\DEVELOPER
ALEXANDER PAIS &
GALINA PAIS, HIS WIFE
12500 VALLEY PINES DRIVE
REISTERSTOWN, MARYLAND 21136

REVISION	DATE
ADD SAND MOUND NOTE, GENERAL NOTES 12 THROUGH 14, SHOW PROPOSED ACCESS EASEMENT AND REVISE TITLE BLOCK AND GENERAL NOTES 2 & 4.	04-21-2005

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

COMPUTED:	DRAWN: M.E.A.	CHECKED:	FILE:X:\PaisValleyPines\sheet2of2.pro

FINAL DEVELOPMENT PLAN APPROVED

DIRECTOR OF PLANNING

DIRECTOR OF P.D.M.

PETITIONER'S EXHIBIT NO. 4

CURVE TABLE

LINE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA
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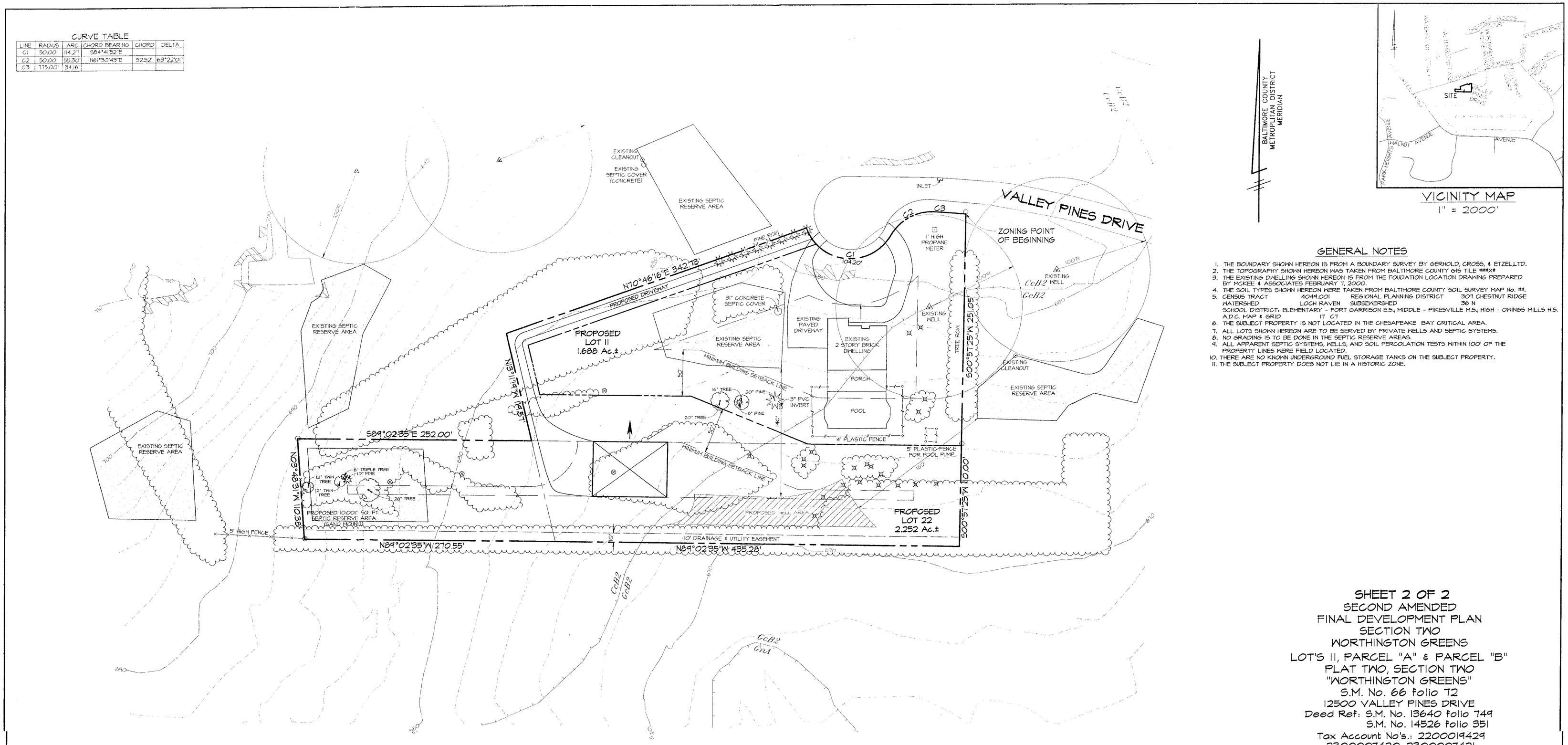

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   SCHOOL DISTRICT: ELEMENTARY - FORT GARRISON E.S.; MIDDLE - PIKESVILLE M.S.; HIGH - OWINGS MILLS H.S.
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SHEET 2 OF 2
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FINAL DEVELOPMENT PLAN
SECTION TWO
WORTHINGTON GREENS
LOT'S 11, PARCEL "A" & PARCEL "B"
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Tax Account No's.: 2200019429
2300007420, 2300007421
Zoned R.C.- 5; Map NW 16-G
Tax Map 50; Grid 7; Parcel 281;
Lot 11, Parcel A & Parcel B
4th ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=50' Date: DECEMBER 28, 2004

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- PROPOSED WELL AREA
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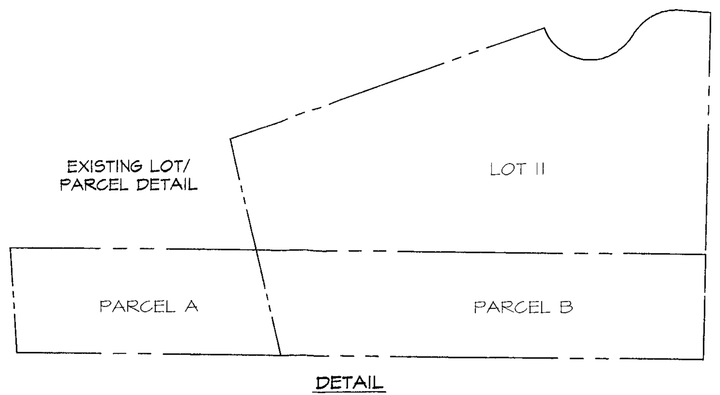

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ALL LOTS IN SUBDIVISION OF WORTHINGTON GREENS HAVE BEEN SOLD.

STATE OF MARYLAND
BRUCE EDWIN DORF
No. 331
REGISTERED PROPERTY LINE SURVEYOR
3/5/05

SOIL TYPES & LIMITATIONS

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OWNER\DEVELOPER

ALEXANDER PAIS &
GALINA PAIS, HIS WIFE
12500 VALLEY PINES DRIVE
REISTERSTOWN, MARYLAND 21136

REVISION	DATE
COMMENTS ADDRESSED FOR SPECIAL HEARING	03-22-2005

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

COMPUTED: C.J.S.	DRAWN: C.J.S.	CHECKED:	FILE:X:\Pais\ValleyPines\sheet2of2.pro

FINAL DEVELOPMENT PLAN APPROVED

DIRECTOR OF PLANNING Date

PETITIONER'S EXHIBIT NO. 2

DIRECTOR OF P.L.L.S. Date

05-490-SPH

GENERAL NOTES

1. The developer shall comply with the regulations in Comar 10.18.06.03D, as the same concerns dust generation and control thereof.
2. Areas between the site line and curb line must be cleared, graded, and kept free of obstructions.
3. 295 of the wells to be drilled prior to record plat.
4. This site lies within councilmanic district No. 3.
5. This site lies within census tract: 4049.
6. This site lies within watershed No. 11.
7. This site lies within subwatershed No. 65.
8. Topography: Existing grades shown are based on Baltimore County Photogrammetric Map, sheet 16 G.
9. Average daily trips: (2)Lots x 12.4 =1G2 (shown thusly (40))
10. Existing structures to be removed.
11. Existing vegetation consists of meadow and some stands of trees (Evergreens and Hardwoods).
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    2. Accessory structures, fences and projections into yard cannot be located in flood plain areas or hydric soils.
25. ZONING COMMISSIONER'S NOTE

    This development plan is approved by the Zoning Commissioner based on his interpretation of the Zoning Regulations, that it complies with present policy, density and bulk controls as they are delineated in the Regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.
26. CRG PLAN NOTE

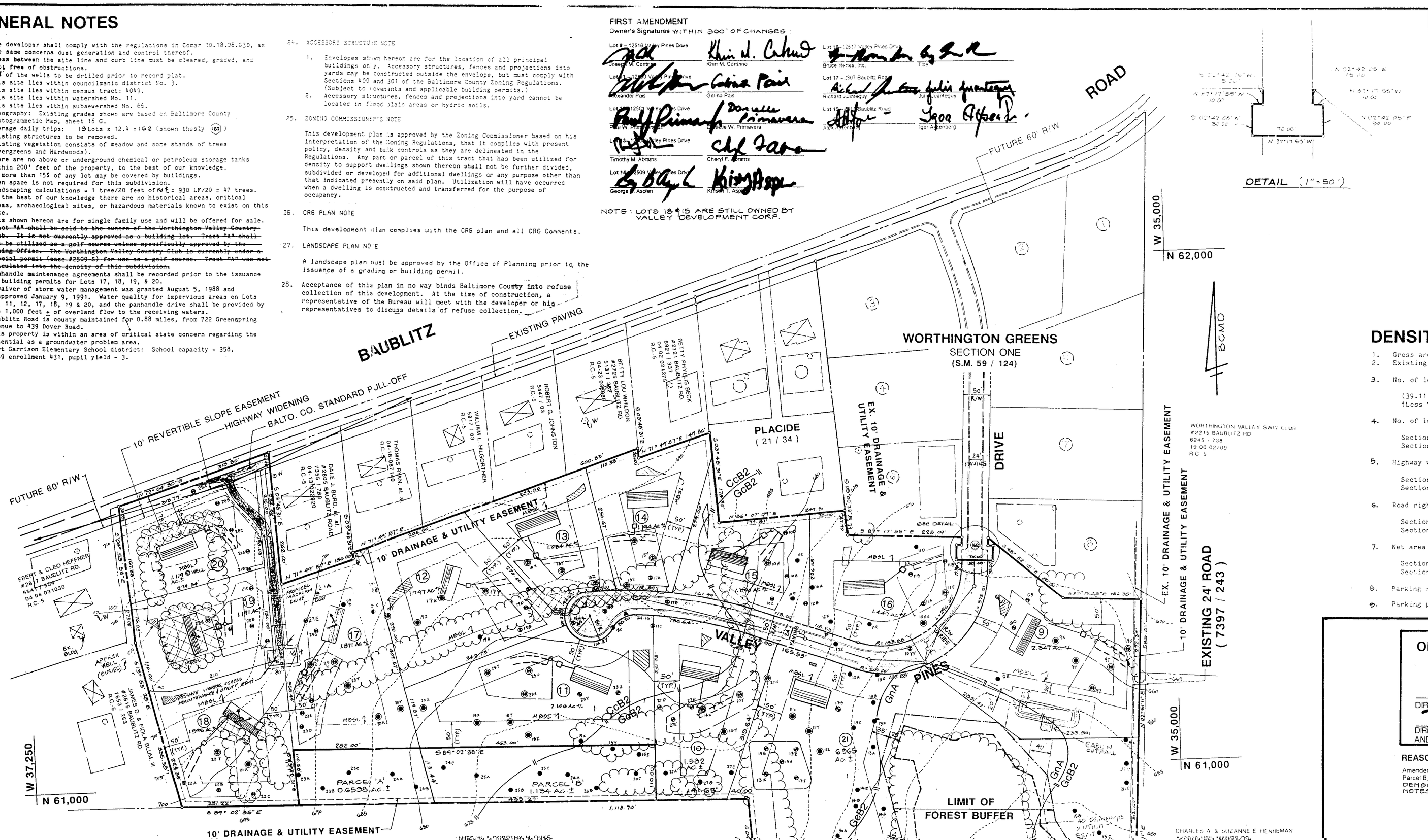
    This development plan complies with the CRG plan and all CRG Comments.
27. LANDSCAPE PLAN NOTE

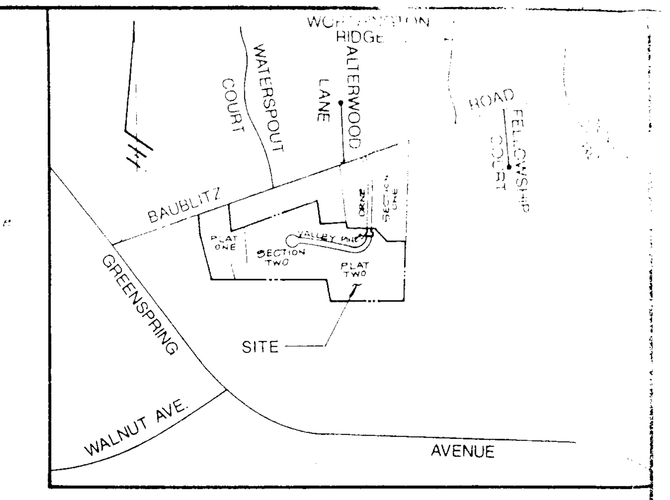
    A landscape plan must be approved by the Office of Planning prior to the issuance of a grading or building permit.
28. Acceptance of this plan in no way binds Baltimore County into refuse collection of this development. At the time of construction, a representative of the Bureau will meet with the developer or his representatives to discuss details of refuse collection.

FIRST AMENDMENT
Owner's Signatures WITHIN 300' OF CHANGES

Lot 8 - 12318 Valley Pines Drive		Lot 16 - 12312 Valley Pines Drive	
Joseph C. Cosmo	Ann M. Cosmo	Bruce Hynes, Inc.	Trustee
Lot 9 - 12316 Valley Pines Drive		Lot 17 - 2307 Baublitz Road	
Alexander Pias	Galina Pias	Richard Jurkowski	Julie Jurkowski
Lot 10 - 12314 Valley Pines Drive		Lot 19 - 2315 Baublitz Road	
Frank W. Primavera	Donnelle Primavera	Jack Alderfer	Igor Alderfer
Lot 11 - 12310 Valley Pines Drive			
Timothy M. Adams	Cheryl F. Adams		
Lot 14 - 12306 Valley Pines Drive			
George P. Asolen	Kristin T. Asolen		

NOTE: LOTS 18 & 15 ARE STILL OWNED BY VALLEY DEVELOPMENT CORP.





VICINITY MAP
SCALE: 1"=1000'

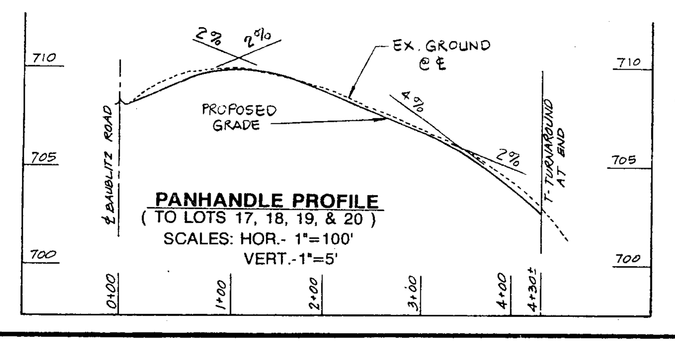
DENSITY NOTES

1.	Gross area of site	39.11 Ac. ±
2.	Existing Zoning	RC-5
3.	No. of lots allowed	
	(39.11 Ac.± X 0.667)	26 Lots
	(Less Tract "A" - 31.42 X 0.667)	20 Lots
4.	No. of lots proposed	
	Section One	6 Lots
	Section Two	13 Lots + PARCELS A & B
5.	Highway widening areas (Baublitz Road)	0.78 Ac. ±
	Section One	0.57 Ac. ±
	Section Two	0.21 Ac. ±
6.	Road right-of-way area (Valley Pines Drive)	1.72 Ac. ±
	Section One	0.80 Ac. ±
	Section Two	0.92 Ac. ±
7.	Net area of lots	
	Section One	[illegible]
	Section Two	[illegible]
8.	Parking required	[illegible]
9.	Parking proposed	[illegible]

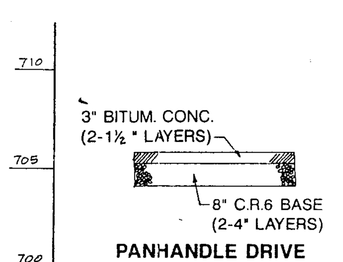
SOILS TYPES AND LIMITATIONS				
TYPE	CLASS	FILTER FIELDS	HOMESITES WITH BASEMENTS	STREETS AND PARKING
GnA	C	Severe: High water table moderately slow permeability	Severe: High water table	Severe: High water table
CcC2 CgB2 GcB2	B	Moderate: Slope	Slight	Slight

REVISIONS

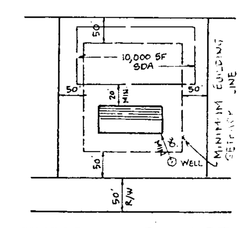
DATE	REVISION
7/17/91	① ADDITION OF PROPOSED ROAD & NORTH ARROW TO VICINITY MAP; REVISED GENERAL NOTES 26 & 27; REMOVED TRACT 'A' FROM BOUNDARY OF PDP; ADDED MAXIMUM HEIGHT DETAIL; ADDED MISSING BEARINGS. REVISED WELL BUILDERS ON LOTS 17-20; ADDED ADDRESS WELLS ON ADJ. & SUBJ. PROPERTIES; REVISED TRENCH LOCS FOR HEALTH.



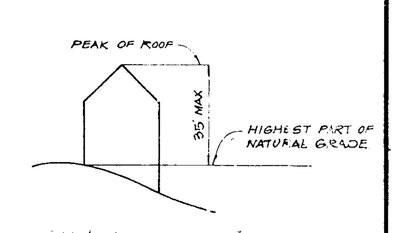
PANHANDLE PROFILE
(TO LOTS 17, 18, 19, & 20)
SCALES: HOR.- 1"=100'
VERT.-1"=5'



PANHANDLE DRIVE CROSS SECTION
(NO SCALE)



TYPICAL R.C.-5 LOT
(NO SCALE)



OFFICE OF PLANNING AND ZONING
APPROVED BY:

DIRECTOR OF PLANNING — DATE 1/19/00
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT — DATE

REASON FOR FIRST AMENDMENT : 10 / 4 / 99

Amended as per DRC Case No. 091298 to re-subdivide Tract A and lot 10 into Parcel A, Parcel B, lot 10 and lot 21 TO INCLUDE TRACT 'A' INTO THE OVERALL DENSITY OF THIS SUBDIVISION, AND TO AMEND THE DENSITY NOTES.

FIRST AMENDED
FINAL DEVELOPMENT PLAN
SECTION TWO

WORTHINGTON GREENS

4TH ELECTION DISTRICT — BALTIMORE CO., MD

SCALE: 1" = 100' — AUGUST 4, 1990

(DATE OF C.R.G. PLAN APPROVAL: 1/ 17/ 91)
REV. JULY 11, 1991
REV. DEC. 9, 1999

OWNER / DEVELOPER
VALLEY DEVELOPMENT CORPORATION
1534 TAYLOR AVENUE
BALTO., MD 21234
(301) 668-6545

DEED REFERENCE: 7397 / 243
PROPERTY ACCT. Nos.- 04-13-001430
04-04-075796

PETITIONER'S
EXHIBIT NO. 1

PUBLIC SERVICES No.- 90208 — PLANNING No. - IV 33.5

STATE OF MARYLAND — BRUCE EDWIN ROBERTS — REGISTERED PROFESSIONAL ENGINEER — 3/26/05

REGISTERED PROFESSIONAL ENGINEER
S.H.O. CO.
320 East Towsontown Blvd.
Towson, Maryland 21286
(410) 823-4470

FINAL DEVELOPMENT PLAN APPROVED

DIRECTOR OF PLANNING — Date

DIRECTOR OF P.D.M. — Date

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD — HUNT VALLEY, MARYLAND 21030
(301) 527-1555

Computed by:	LTB, MR
Drawn by:	JGK, JDG
Checked by:	JDG
Job Number:	89-18

James W. McKee — Date
(Maryland Registered No. 9012)