

IN THE MATTER OF
THE APPLICATION OF
3208 CAVES LLC (MARK NEUMANN) -
PETITIONERS FOR SPECIAL ON PROPERTY
LOCATED ON THE NW/S CAVES ROAD,
1,430' NE OF C/L OF GARRISON FOREST RD.
(3208 AND 3208-B CAVES ROAD)

4TH ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* Case No. 05-499-SPH

* * * * *

ORDER OF DISMISSAL OF PETITION

This case comes to the Board on an appeal filed by People's Counsel for Baltimore County from the May 20, 2005 Order of the Deputy Zoning Commissioner, in which the requested zoning relief was granted with conditions.

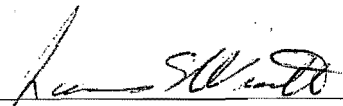
WHEREAS, the Board is receipt of a letter of withdrawal of the Petition for Special Hearing filed September 11, 2006 by Arnold Jablon, Esquire, Counsel for Appellee /Petitioner (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Counsel for Appellee /Petitioner requests that the Petition filed in the above-referenced matter be withdrawn as of September 11, 2006,

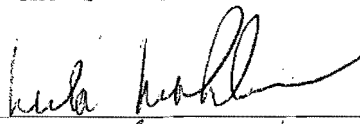
IT IS THEREFORE, this 2nd day of February, 2007, by the County Board of Appeals of Baltimore County

ORDERED that said Petition filed in Case No. 05-499-SPH is **WITHDRAWN AND DISMISSED**, and that the Deputy Zoning Commissioner's Order dated May 20, 2006, including any and all relief granted therein, is rendered **null and void**.

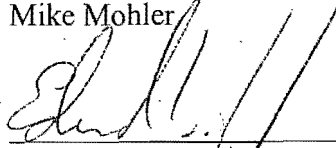
**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**



Lawrence S. Wescott



Mike Mohler



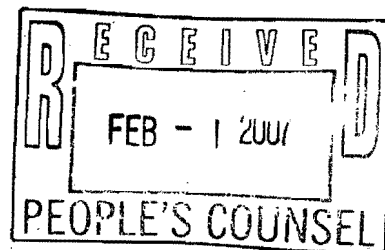
Edward W. Crizer, Jr.



County Board of Appeals of Baltimore County

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

February 2, 2007



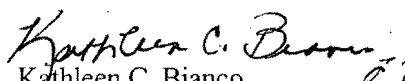
Arnold Jablon, Esquire
VENABLE, BAETJER & HOWARD, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: *In the Matter of: 3208 Caves, LLC (Mark NeumannO*
– Legal Owner / Petitioner
Case No. 05-499-SPH/Order of Dismissal of Petition

Dear Mr. Jablon:

Enclosed please find a copy of the Order of Dismissal of Petition issued this date by the County Board of Appeals of Baltimore County in the above-captioned matter in which the subject Petition has been withdrawn and dismissed.

Very truly yours,


Kathleen C. Bianco
Administrator

Enclosure

c: ☒ Office of People's Counsel
Mark Neumann /3208 Caves, LLC
Bruce E. Doak /Gerhold Cross & Etzel Ltd.
J. Carroll Holzer, Esquire
Carol Davis
Teresa Moore
Josiah Willard
Gwendolyn Bond
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM



Arnold Jablon, Esq.

(410) 494-6298

ajablon@venable.com

September 11, 2006

Ms. Kathleen C. Bianco, Administrator
County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

Re: Case No.: 05-499-SPH
Property: 3208 and 3208-B Caves Road
4th Election District, 2nd Councilmanic District

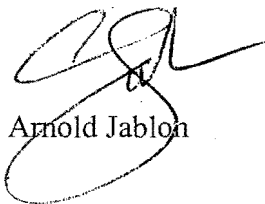
Dear Ms. Bianco:

Please be advised that I represent the Appellee in this matter. On behalf of the Appellee, please accept this letter of my client's intent to withdraw its Petition for Special Hearing.

The Appellee has elected not to amend the final development plan for the lot in question at this time. Therefore, the appeal, which is scheduled to be heard on Thursday, September 21, 2006, should be dismissed as moot. This is without prejudice to the right of any owners or contract purchasers of the property to seek approvals in the future.

Thank you for your consideration.

Very truly yours,


Arnold Jablon

DHK/dar

cc: Peter M. Zimmerman, Esq., People's Counsel;
Timothy M. Kotroco, Esq., Director, PDM

tol docs1/dhk01 #234712

RECEIVED

SEP 11 2006

BALTIMORE COUNTY
BOARD OF APPEALS

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
NW/S of Caves Road, 1,430 ft. NE		
centerline of Garrison Forest Road	*	DEPUTY ZONING COMMISSIONER
4th Election District		
2nd Councilmanic District	*	OF BALTIMORE COUNTY
(3208 Caves Road & 3208-B Caves Road)	*	CASE NO. 05-499-SPH
3208 Caves, LLC		
By: Mark D. Neumann, Member	*	
<i>Petitioner</i>		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing filed by the legal owner of the subject property, 3208 Caves, LLC, by Mark D. Neumann. The Petitioner is requesting a special hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), for approval of a request to amend the Final Development Plan of "Collmus Property" which was approved 3/1/1978.

The property was posted with Notice of Hearing on May 2, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on May 3, 2005 to notify any interested persons of the scheduled hearing date.

Applicable Law

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

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

Zoning Advisory Committee Comments

The Zoning Advisory Committee Comments are made part of the record of this case and contain the following highlights: A ZAC comment was submitted by the Office of Planning dated April 12, 2005, a copy of which is attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the requested special hearing relief were Bruce Doak Property Line Surveyor, and Mark Neumann on behalf of the Petitioner. David Karceski and Arnold Jablon Esquire represented the Petitioner. Teresa Moore attended the hearing as an interested citizen. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property originally was 14.23 acres zoned RC 2 and improved by an existing single-family dwelling. The 14-acre property was subdivided into three lots and a final Development Plan approved on March 1, 1978. Lot 1 with 3.7 acres then contained the existing dwelling. A proposed dwelling (now constructed) was to be built on Lot 2 with 3.34 acres. Lot 3 was to remain vacant and contained 6.85 acres. The homes on Lots 1 and 2 had access to Caves Road via a common driveway along the west side of the property. See Petitioner's Exhibit 2 for the final development plan and Exhibit 3 for the record plat recorded March 1978.

The Petitioner would now like to subdivide Lot 3 into two lots of 4.5 acres and 2.3 acres. New homes on these lots would also have access to Caves Road via an extension of the existing common driveway. See Petitioner's Exhibit 1A with the proposed changes applied to the original development plan and Exhibit 1B for the same plan redrawn to show the proposed arrangement. For reasons known to the Petitioner, in addition to the further subdivision, the

new plan also changes the lot numbers so that Lot 1 in the original development plan now becomes Lot 3 in the new plan. Correspondingly, Lot 3 on the original plan now becomes Lot 1 on the new plan. Consequently, when Lot 1 on the new plan is subdivided, the new lot numbers are 1A and 1B.

In regard to density, the Petitioner points out that Section 1A01.3 B provides that lots of record between two and 1000 acres can be divided into two lots. The Petitioner argues that Lot 1 (formerly Lot 3) was a lot of record prior to November 27, 1979 when the RC regulations took effect. Consequently, it can be subdivided as proposed. The resulting Lots 1A and 1B meet all other RC regulations.

In regard to amending the 1978 final development plan, the Petitioner cites Section 1B01.3.A.1 which although listed in the DR regulations applies to all residential subdivisions. Subsection 1.a requires a public hearing to disclose the proposed changes to prospective residents and to those who may have relied on the original development plan. The Petitioner indicated that they tried several times to give the present owner of Lot 3 (Matthew Robinson, 3204 Caves Road) actual notice of the proposed changes but have been unable to contact him as he apparently lives out of the area. Nevertheless, the Petitioner contends that proper notice was given through the posting of the property and publication of the public hearing in the Jeffersonian Newspaper.

Subsection 1.b requires only that the proposed changes comply with the applicable regulations, standards and policies. The Petitioner contends this proposal meets these requirements as set forth above. In regard to the Planning Office comments, the Petitioner indicated that the lots are heavily wooded which to a large extent will be maintained. Consequently, they will comply with these comments.

Findings of Fact and Conclusions of Law

The request for special hearing arises because the Petitioner proposes to amend the final development plan approved in the "Collmus Subdivision" which was recorded in the land records in March 1978. I find that Lot 1 (formerly Lot 3 in the original subdivision) was a lot of record prior to imposition of the RC 2 zoning on this property in November 1979. I find that Lot 1 is between two and 1000 acres in size and pursuant to Section 1A01.3 B may be subdivided into two lots.

I further find that Section 1B01.3.A.1, subsection 1.a requirement to disclose the proposed changes to prospective residents and to those who may have relied on the original development plan have been complied with by the public hearing held on May 17, 2005. I further find that the proposed changes comply with applicable regulations, standards and policies. In regard to the Planning Office comments, the Petitioner indicated that the lots are heavily wooded which to a large extent will be maintained. Consequently, they will comply with these comments. I find therefore that the Office of Planning comments constitute the certification by the Director of Planning that this plan meets the spirit and intent of the regulations and does not violate the spirit and intent of the original development plan pursuant to Section 1B01.3.A.7.c.(4). I also make such findings and so certify.

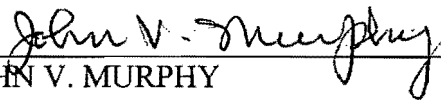
Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's special hearing request should be granted with conditions.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 20 day of May, 2005, that the Petitioner's request for special hearing from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), for approval of a request

to amend the Final Development Plan of "Collmus Property" which was approved 3/1/1978), be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. Compliance with the ZAC comments made by the Office of Planning dated April 12, 2005, a copy of which is attached hereto and made a part hereof.

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 12, 2005

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

SUBJECT: 3208 and 3208 B Caves Road

INFORMATION:

Item Number: 5-499

Petitioner: Mark D. Newmann

Zoning: RC 2

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the site plan is revised to show the limits of disturbance for the proposed lots(s). Adequate existing vegetation shall be retained so as to provide effective screening/buffering between lots.

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

Prepared by: Mark D. Newmann

Division Chief: [Signature]

AFK/LL:MAC:



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 3208 Caves Road & 3208-B CAVES ROAD
which is presently zoned R. C. Z

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 Final Development Plan of Collmus Property
which was approved 3/1/78.

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:

Mark D. Neumann, Esq.

Name - Type or Print

Signature

510 VENTURES, LLC

Company

510 Garrison Forest Rd.

Address

Telephone No.

OWINGS Mills, MD 21117

City

State

Zip Code

410-598-8885

Legal Owner(s):

3208 CAVES, LLC

By: Mark D. Neumann, Member

Name - Type or Print

Signature

Name - Type or Print

Signature

510 Garrison Forest Rd. 410-598-8885

Address

Telephone No.

OWINGS Mills, MD 21117

City

State

Zip Code

Representative to be Contacted:

Scott Lindgren

Gerhold, Cross, & Etzel, Ltd.

Name

320 E. Towsontown Blvd. Ste. 100

Address

Telephone No.

Towson, Maryland 21286

City

State

Zip Code

(410)-823-4470

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By

JNP

Date

3/31/05

Case No. DS-499-SPH

**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 9, 2005

Mark D. Neumann, Esquire
510 Ventures, LLC.
510 Garrison Forest Road
Owings Mills, Maryland 21117

Dear Mr. Neumann:

RE: Case Number: 05-499-SPH, 3208 Caves Road & 3208 B Caves Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 31, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Scott Lindgren Gerhold, Cross & Etzel, Ltd. 320 E. Towsontown Blvd, Ste. 100 Towson 21286

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



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



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

Maryland Department of Transportation

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. 495 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,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

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.: 485, 486, 492, 498, 499, 500, 501, 504, 505

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.

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

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 DATE: April 18, 2005
Department of Permits & Development
Management

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

INTER-OFFICE CORRESPONDENCE

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

DATE: April 12, 2005

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

SUBJECT: 3208 and 3208 B Caves Road

INFORMATION:

Item Number: 5-499

Petitioner: Mark D. Newmann

Zoning: RC 2

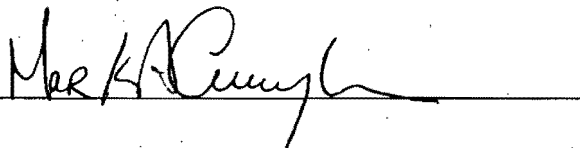
Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the site plan is revised to show the limits of disturbance for the proposed lots(s). Adequate existing vegetation shall be retained so as to provide effective screening/buffering between lots.

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

Prepared by:



Division Chief:



AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 12, 2005

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

SUBJECT: 3208 and 3208 B Caves Road

INFORMATION:

Item Number: 5-499

Petitioner: Mark D. Newmann

Zoning: RC 2

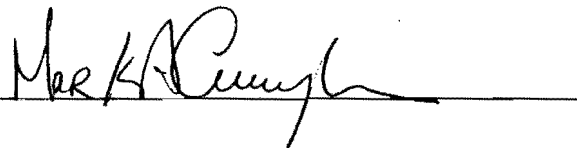
Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

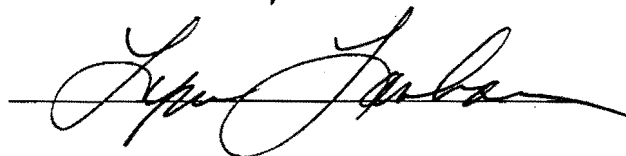
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For further information concerning the matters stated herein, please contact Diana Itter at 410-887-3480.

Prepared by:



Division Chief:



AFK/LL:MAC:

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
3208 Caves Rd & 3208 B Caves Rd; NW/side
Caves Road, 1,430' NE Garrison Forest Road* ZONING COMMISSIONER
4th Election & 2nd Councilmanic Districts
Legal Owner(s): 3208 Caves, LLC * FOR
by Mark D. Neumann
Petitioner(s) * BALTIMORE COUNTY
* 05-499-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 11th day of April, 2005, a copy of the foregoing Entry of Appearance was mailed to Scott Lindgren, Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286 and Mark D. Neumann, Esquire, 510 Ventures, LLC, 510 Garrison Forest Road, Owings Mills, MD 21117, Attorney for Petitioner(s).

RECEIVED

APR 11 2005

Per SP.....

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

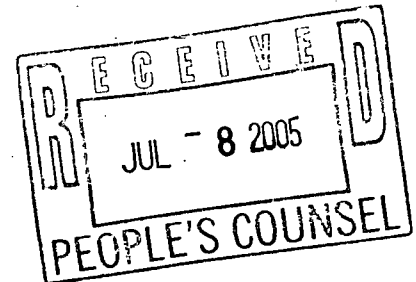


up/p42
Baltimore County

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

July 7, 2005

Arnold Jablon, Esquire
David Karceski, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, MD 21204



Dear Messrs. Jablon & Karceski:

RE: Case: 05-499-SPH, 3208 & 3208-B Caves Road

Please be advised that an appeal of the above-referenced case was filed in this office on June 9, 2005 by People's Counsel of Baltimore County. 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,

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

c: William J. Wiseman, III, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Mark Neuman, 510 Garrison Forest, Owings Mills 21117
Bruce Doak, 320 E. Towsontown Blvd., Towson 21286
Teresa Moore, Valleys Planning Council, 207 Courtland Avenue, Towson 21285

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



APPEAL

Petition for Special Hearing
NW/S Caves Road, 1,430 ft. NE c/line of Garrison Forest Road
3208 & 3208-B Caves Road
4th Election District – 2nd Councilmanic District
3208 Caves, LLC (Mark Neumann) – Petitioners

Case No.: 05-499-SPH

Petition for Special Hearing (March 31, 2005)

Zoning Description of Property

Notice of Zoning Hearing (April 11, 2005)

Certification of Publication (May 3, 2005 – The Jeffersonian)

Certificate of Posting (May 2, 2005) by Bruce E. Doak

Entry of Appearance by People's Counsel (April 11, 2005)

Petitioner(s) Sign-In Sheet – One Sheet

Protestant(s) Sign-In Sheet – None in file

Citizen(s) Sign-In Sheet – Two Sheets

Zoning Advisory Committee Comments

Petitioners' Exhibit

1. Site Plan showing amendments
2. Final Development Plan of Collmus Property
3. Site Plan
4. Deed
5. Photos (A-F)
6. (A) Aerial Map (B) Official Zoning Map

Protestants' Exhibits:

None

Miscellaneous (Not Marked as Exhibit)

1. Official Zoning Map (Site Location Indicated)

Deputy Zoning Commissioner's Order (GRANTED – May 20, 2005)

Notice of Appeal received on June 9, 2005 from People's Counsel of Baltimore County

c: People's Counsel of Baltimore County, MS #2010
Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
Arnold Jablon/David Karceski, 210 Allegheny Avenue, Towson 21204
Mark Neumann, 510 Garrison Forest, Owings Mills 21117
Bruce Doak, 320 E. Towsontown Blvd., Towson 21286
Teresa Moore, 207 Courtland Avenue, Towson 21285

date sent July 8, 2005 klm



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

FILE COPY

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

June 9, 2005

CAROLE S. DEMILIO
Deputy People's Counsel

Timothy Kotroco, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Hand-delivered

Re: PETITION FOR SPECIAL HEARING
NW/S of Caves Road, 1,430' NE c/line Garrison Forest Road
(3208 Caves Road & 3208-B Caves Road)
4th Election District; 2nd Council District
3208 Caves, LLC by Mark D. Neumann, Member - Petitioners
Case No.: 05-499-SPH

Dear Mr. Kotroco:

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated May 20, 2005 by the Baltimore County Deputy Zoning Commissioner in the above-entitled case

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Deputy People's Counsel

RECEIVED

JUN - 5 2005

Per.

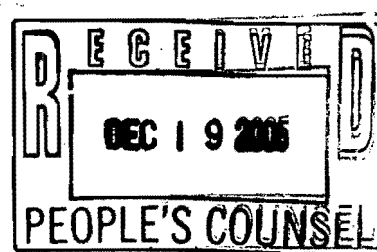
PMZ/CSD/rmw

cc: Arnold Jablon, Esquire
David Karceski, Esquire
County Board of Appeals

*ad
pin*

(410) 494-6285, dhkarcieski@venable.com

December 16, 2005

HAND-DELIVEREDKathleen C. Bianco, Administrator
County Board of Appeals for Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204Re: Case No. 05-499-SPH
Property: 3208 and 3208-B Caves Road
Legal Owner: 3208 Caves, LLC

Dear Ms. Bianco:

We are writing on behalf of our client, 3208 Caves, LLC, to request a postponement of the above-captioned hearing scheduled for Wednesday, January 11, 2006. W. Carl Richards, Jr., a witness for the petitioner, will be unable to testify on this date. Carole Demilio, Deputy People's Counsel, confirmed by telephone that her office has no objection to this request.

It is, therefore, respectfully requested that the hearing be postponed and a new day be reserved for this matter as scheduled originally. Thank you for your consideration of this request.

Very truly yours,

Arnold Jablon

Arnold Jablon

David H. Karceski

David H. Karceski

DHK: dmk

cc: People's Counsel for Baltimore County ✓
Mr. Mark Neumann

TO1DOCSI/DHK01/#218235 v1

People's Counsel - Mark Neuman property

From: "Teresa Moore" <moorevpc@comcast.net>
To: <peoplescounsel@co.ba.md.us>
Date: 09/15/2005 10:52 AM
Subject: Mark Neuman property 05-499

Peter,

Has this case been resolved? If so, what was the outcome?

Thanks for any update you can provide,
Teresa

Teresa Moore
Executive Director, The Valleys Planning Council, Inc.
PO Box 5402
Towson MD 21285-5402
410-337-6877 (phone)
410-296-5409 (fax)
moorevpc@comcast.net

People's Counsel - Re: Mark Neuman property

From: People's Counsel
To: Moore, Teresa
Subject: Re: Mark Neuman property

Ms. Moore,

In response to your email, so far a hearing date has not been scheduled. I have been told that the hearing date will not be until after the first of the year. If you would like to be notified by the Board of Appeals when the hearing is scheduled, you can call them at 410-887-3180 and ask to be placed on the mail list. If you have any questions, please do not hesitate to call.

Rebecca,
People's Counsel Secretary
410-887-2188

>>> "Teresa Moore" <moorevpc@comcast.net> 09/15/05 10:51 AM >>>

Peter,

Has this case been resolved? If so, what was the outcome?

Thanks for any update you can provide,

Teresa

Teresa Moore

Executive Director, The Valleys Planning Council, Inc.

PO Box 5402

Towson MD 21285-5402

410-337-6877 (phone)

410-296-5409 (fax)

moorevpc@comcast.net

file in
Larry Thanner



BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

December 23, 2005

WILLIAM J. WISEMAN III
Zoning Commissioner

Sebastian A. Cross, Esquire
Gildea & Schmidt, LLC
300 E. Lombard Street, Suite 1440
Baltimore, Maryland 21202

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

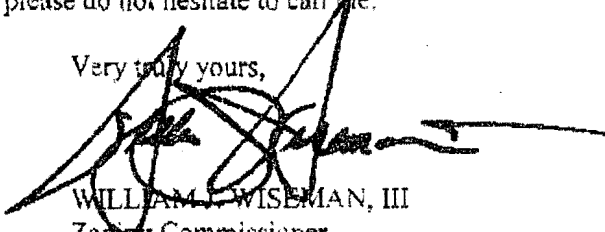
RE: PETITION FOR SPECIAL HEARING
SE/Corner Cuckold Point Road and 5th Street
(9033 Cuckold Point Road)
15th Election District - 7th Council District
Robert Poleski, et al - Petitioners
Case No. 06-102-SPH

Dear Messrs. Cross & Holzer:

This letter is to confirm that the above-captioned matter, which was continued in open hearing on October 18, 2005, was postponed from its rescheduled date of December 21, 2005 to allow time for further negotiations. By agreement of all parties, the matter has been scheduled to reconvene on Wednesday, February 22, 2006, at 9:00 AM in Room 407 of the Circuit Courts Building in Towson. Please notify your respective clients/witnesses of the continued hearing date, time and location.

Should anyone have any questions on the subject, please do not hesitate to call me.

Very truly yours,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Messrs. Robert & Michael Poleski, 9033 Cuckold Point Road, Baltimore, Md. 21219
Mr. Jack Shear, 3829 Hanover Street, Baltimore, Md. 21225
Mr. Thomas J. Hoff, 406 W. Pennsylvania Avenue, Towson, Md. 21204
Mr. Lawrence J. Thanner, Jr., 9025 Cuckold Point Road, Baltimore, Md. 21219
Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
Development Plans Review, DPDM; DEPRM; Office of Planning; People's Counsel; File



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

December 19, 2005

NOTICE OF POSTPONEMENT & REASSIGNMENT

CASE #: 05-499-SPH

IN THE MATTER OF: 3208 CAVES, LLC (Mark Neumann)
/ Petitioner 3208 and 3208-B Caves Road
4th Election District, 2nd Councilmanic District

5/20/05 - D. Z.C.'s Order in which requested zoning relief was GRANTED with condition.

which was scheduled to be heard on 1/11/06 has been POSTPONED at the request of Counsel for Petitioner due to unavailability of witness; and, without objection by Appellant People's Counsel, has been

REASSIGNED FOR: WEDNESDAY, FEBRUARY 22, 2006 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: Appellant

: Office of People's Counsel

Counsel for Petitioner / Legal Owner
Petitioner / Legal Owner
Bruce E. Doak / Gerhold Cross & Etzel Ltd.

: Arnold Jablon, Esquire / David Karceski, Esquire
: Mark Neumann / 3208 Caves, LLC

Teresa Moore
Josiah Willard

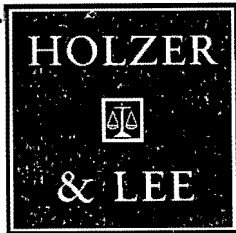
William J. Wiseman III / Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kourouco, Director / FDM

Post-it® Fax Note	7671	Date	2/07/06	# of pages	1
To	Shanling	From	Kate		
Co./Dept.		Co.			
Phone #		Phone #	410. 887. 3180		
Fax #	410. 825. 4923	Fax #			



Printed with Soy-based Ink
On Recycled Paper

10



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

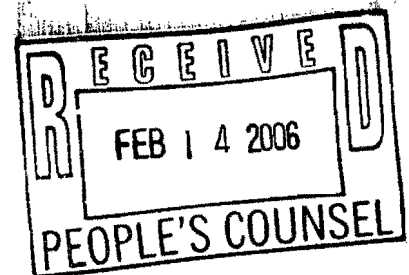
TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

February 8, 2006
#7485



VIA FAX 410-887-3182

Ms. Kathleen Bianco

Administrator

Board of Appeals

400 Washington Avenue

Room 49

Towson, Maryland 21204

RE: *IN THE MATTER OF: 3208 CAVES, LLC/PETITIONER*

Dep. Zon. Comm. Order in which zoning relief was GRANTED with condition

Case No. 05-499-SPH

Dear Ms. Bianco:

Please enter my appearance on behalf of Carol Davis who resides at 3206 Caves Road. Yesterday, Ms. Davis called my office to ask that I represent her at the hearing in the above matter scheduled for Wednesday, February 22, 2006 (see attached Notice).

On the same day, however, I have a hearing before the Zoning Commissioner, William Wiseman, III, in the matter of Petition for Special Hearing, 9033 Cuckold Point Road (see attached Notice of Hearing). Therefore, I respectfully request that the hearing be postponed and rescheduled. I see on the Board's Notice of Reassignment that Arnold Jablon represents the Petitioner. I would be pleased to work with both the Board and Mr. Jablon to reschedule this hearing to a mutually convenient date and time.

I regret any inconvenience.

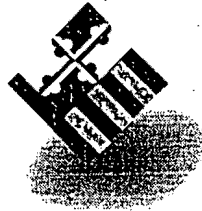
Very truly yours,

J. Carroll Holzer

JCH:mlg

cc: Arnold Jablon, Esquire
Carol Davis

File in
Larry Towner



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

December 23, 2005

WILLIAM J. WISEMAN III
Zoning Commissioner

Sebastian A. Cross, Esquire
Gildea & Schmidt, LLC
300 E. Lombard Street, Suite 1440
Baltimore, Maryland 21202

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

RE: **PETITION FOR SPECIAL HEARING**
SE/Corner Cuckold Point Road and 5th Street
(9033 Cuckold Point Road)
15th Election District – 7th Council District
Robert Poleski, et al - Petitioners
Case No. 06-102-SPH

Dear Messrs. Cross & Holzer:

This letter is to confirm that the above-captioned matter, which was continued in open hearing on October 18, 2005, was postponed from its rescheduled date of December 21, 2005 to allow time for further negotiations. By agreement of all parties, the matter has been scheduled to reconvene on Wednesday, February 22, 2006, at 9:00 AM in Room 407 of the Circuit Courts Building in Towson. Please notify your respective clients/witnesses of the continued hearing date, time and location.

Should anyone have any questions on the subject, please do not hesitate to call me.

Very truly yours,

A handwritten signature of William J. Wiseman III, written in black ink, over a circular stamp.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Messrs. Robert & Michael Poleski, 9033 Cuckold Point Road, Baltimore, Md. 21219
Mr. Jack Shear, 3829 Hanover Street, Baltimore, Md. 21225
Mr. Thomas J. Hoff, 406 W. Pennsylvania Avenue, Towson, Md. 21204
Mr. Lawrence J. Thanner, Jr., 9025 Cuckold Point Road, Baltimore, Md. 21219
Chesapeake Bay Critical Areas Commission
1804 West Street, Suite 100, Annapolis, Md. 21401
Development Plans Review, DPDM; DEPRM; Office of Planning; People's Counsel; File



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

December 19, 2005

NOTICE OF POSTPONEMENT & REASSIGNMENT

CASE #: 05-499-SPH

IN THE MATTER OF: 3208 CAVES, LLC (Mark Neumann)
/ Petitioner 3208 and 3208-B Caves Road
4th Election District; 2nd Councilmanic District

5/20/05 – D. Z.C.'s Order in which requested zoning relief was GRANTED with condition.

which was scheduled to be heard on 1/11/06 has been **POSTPONED** at the request of Counsel for Petitioner due to unavailability of witness; and, without objection by Appellant People's Counsel, has been

REASSIGNED FOR:

WEDNESDAY, FEBRUARY 22, 2006 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.

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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: Appellant

: Office of People's Counsel

Counsel for Petitioner / Legal Owner
Petitioner / Legal Owner
Bruce E. Doak / Gerhold Cross & Etzel Ltd.

: Arnold Jablon, Esquire / David Karceski, Esquire
: Mark Neumann / 3208 Caves, LLC

Teresa Moore
Josiah Willard

William J. Wiseman III / Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kourco, Director / FDM

Post-it® Fax Note	7671	Date	2/07/06	# of pages	1
To	Sterling	From	Kathi		
Co./Dept.		Co.			
Phone #		Phone #	410. 887. 3180		
Fax #	410. 825. 4923	Fax #			



CD
PM 2
05-499

LAW OFFICES
J. CARROLL HOLZER, P.A.
508 FAIRMOUNT AVENUE
TOWSON, MARYLAND 21286
(410) 825-6961
FAX (410) 825-4923 / E-MAIL: JCHOLZER@BCPL.NET

Facsimile Cover Sheet

To: Pete Zimmerman
From: J. Carroll Holzer Sterling Leese / Peggy Gilley
Date: Feb. 8, 2006 Time: 12:40 a.m. (p.m.)
Total Number of Pages Including this Cover: 5
Original Will / Will Not X Follow.

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

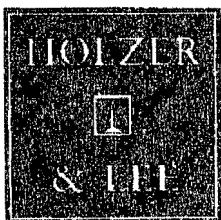
For Sending Office Purposes:

Fax Number: 410- Main Number: 410-
Client & Matter: File Number: #

CONFIDENTIALITY NOTICE

The information in this transmittal is intended only for the individual or entity named above. The attached letter or documents may be legally privileged and confidential. If you have received this information in error, please notify the sender immediately and return the original transmission to us by mail. Return postage is guaranteed. If the reader of this message is not the intended recipient, you are hereby notified that any disclosure, dissemination, distribution or copying of this communication or its contents is strictly prohibited and a breach of confidentiality.

C:\FORMS\Faxcover



LAW OFFICES

J. CARROLL HOLZER, ESQ.

J. EDWARD HOLZER

ATTORNEYS

THOMAS J. LEE

ATTORNEYS

THE 508 BUILDING

508 FAIRMONT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: J.HOLZER@CDLP.NET

February 8, 2006

#7485

VIA FAX 410-887-3182

Ms. Kathleen Bianco

Administrator

Board of Appeals

400 Washington Avenue

Room 49

Towson, Maryland 21204

RE: *IN THE MATTER OF: 3208 CAVES, LLC/PETITIONER*

Dep. Zon. Comm. Order in which zoning relief was GRANTED with condition

Case No. 05-499-SPH

Dear Ms. Bianco:

Please enter my appearance on behalf of Carol Davis who resides at 3206 Caves Road. Yesterday, Ms. Davis called my office to ask that I represent her at the hearing in the above matter scheduled for Wednesday, February 22, 2006 (see attached Notice).

On the same day, however, I have a hearing before the Zoning Commissioner, William Wiseman, III, in the matter of Petition for Special Hearing, 9033 Cuckold Point Road (see attached Notice of Hearing). Therefore, I respectfully request that the hearing be postponed and rescheduled. I see on the Board's Notice of Reassignment that Arnold Jablon represents the Petitioner. I would be pleased to work with both the Board and Mr. Jablon to reschedule this hearing to a mutually convenient date and time.

I regret any inconvenience.

Very truly yours,

J. Carroll Holzer

JCH:mlg

cc: Arnold Jablon, Esquire
Carol Davis

BALTIMORE COUNTY, MARYLAND

INTEROFFICE MEMORANDUM

TO: ARNOLD "PAT" KELLER,
OFFICE OF PLANNING

FROM: CAROLE S. DEMILIO, DEPUTY PEOPLE'S COUNSEL *CD*

SUBJECT: IN THE MATTER OF 3208 CAVES, LLC
CASE NO.: 05-499-SPH

DATE: FEBRUARY 15, 2006

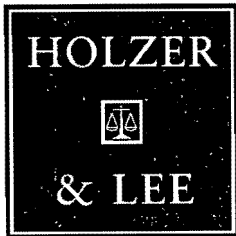
Enclosed please find a copy of the Deputy Zoning Commissioner's decision dated May 20, 2005 with regard to the above-mentioned case. Be advised that our office appealed this case, and it was rescheduled to be heard before the County Board of Appeals on April 27, 2006 at 10:00 a.m. A copy of the Second Notice of Postponement & Reassignment is enclosed.

It is my understanding that you may be available to testify in this matter. Please call our office at your earliest convenience.

Thank you for your consideration in this matter.

CSD/rmw
Enclosures

Carole,
Just copy the top
page once initialed for the
file & put the packet in
the envelope. Put in my
bin and it will be delivered.
If you need to make changes it's
saved on the server. Interoffice
Memos / IOM to Planning / IOM 05-499
to Pat Keller.
Rebecca



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER
1907-1989

THOMAS J. LEE
OF COUNSEL

CP/MLZ
THE 508 BUILDING

508 FAIRMOUNT AVE.

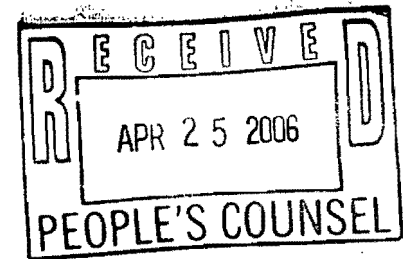
TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

April 24, 2006
#77485



Ms. Kathleen Bianco
Administrator
Baltimore County
Board of Appeals
400 Washington Avenue
Room 49
Towson, Maryland 21204

RE: Case No.: 05-499-SPH
3208 Caves Road, LLC

Dear Ms. Bianco:

Please be advised that I just received the Thursday, August 3, 2006 date for Case No.: 05-499-SPH *In the Matter Of: 3208 Caves, LLC*. I am sorry to inform you that I have that week scheduled to be away on vacation in North Carolina. I would very much appreciate your finding an alternative date in that case.

Very truly yours,

J. Carroll Holzer

JCH:mlg

cc: Peter Max Zimmerman, Esquire
Arnold Jablon, Esquire
Ms. Carol Davis

Reference
tax then to Paul Dougherty -
in a memo tell him this
won't help him much but say

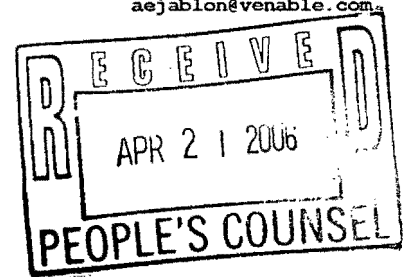
Arnold Jablon said in client
in pursuing donating the
property for a tax deduction.
Also Arnold ^{our office} advised him
client ~~we~~ would appear this
to Arnolds & I was not
not effective for the
client to pursue it

ud
Tyz

ARNOLD JABLON
(410) 494-6298

aejablon@venable.com

21 April 2006



Ms. Kathleen C. Bianco
Administrator
County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Ave.
Towson, Maryland 21204

Re: 3208 Caves LLC
Case No. 05-499sph
H/D: 4/27/06

Dear Ms. Bianco:

The purpose of this letter is to request a postponement of the presently scheduled hearing date, scheduled for 27 April.

My client is making efforts to resolve all outstanding issues in this matter. He is looking to placing the subject property into a land trust. If he is successful, we will be able to withdraw this matter. I have discussed this request with Mr. Holzer and he does not object. I have talked with Ms. Demilio, but no agreement as to my request has been expressed.

Inasmuch as the hearing is scheduled for next Thursday, I thought it best to file this request today rather than wait until next week. Thank you for your consideration.

Sincerely,

Arnold Jablon

April 21, 2006
Page 2

c: J. Carroll Holzer, Esq.
Carole S. Demilio, Esq.

Subj:	from carole demilio
Date:	1/27/06 4:31:29 PM Eastern Standard Time
From:	CSDemil
To:	caves2@comcast.net

Mr. Williard, I would love to have a picture of the sign. Also, Jack Dillon may call you next week after he checks into some of the background. Your conversation was very helpful. Thank you. Carole

Subj:	from carole demilio
Date:	1/27/06 4:31:29 PM Eastern Standard Time
From:	CSDemil
To:	caves2@comcast.net

Mr. Williard, I would love to have a picture of the sign. Also, Jack Dillon may call you next week after he checks into some of the background. Your conversation was very helpful. Thank you. Carole

BALTIMORE COUNTY, MARYLAND
Office of People's Counsel
FAX COVER SHEET

DATE: October 5, 2006

TO : Paul Doughtry
FAX : 410-361-8228
TELEPHONE: 410-347-7434

FROM : Carole S. Demilio
FAX : 410-823-4236
TELEPHONE: 410-887-2188

RE: Cave Road LLC
Case No. 05-499-SPH

MESSAGE: Enclosed you will find the Petition for Special Hearing, however, it may not help much. Arnold Jablon, Esquire, said his client is pursuing donating the property for a tax deduction. Also Mr. Jablon advised his client that our office would appeal this case all the way to Annapolis and it was not cost effective for the client to pursue the case..

Number of pages including this page 7
Original copy to follow : No

BALTIMORE COUNTY, MARYLAND

Office of People's Counsel

FAX COVER SHEET

DATE:

10/3/06

TO :

Paul Derty

FAX

410-361-8228

410-539-1269

TELEPHONE:

410-347-7434

FROM:

_____, Esquire

Office of People's Counsel
for Baltimore County

FAX

410-823-4236

TELEPHONE

410-887-2188

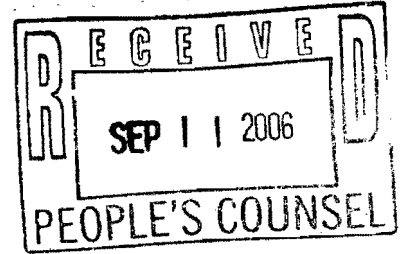
RE:

Coves Rd LLC
Case No.: 05-499-SPH

MESSAGE: Enclosed please find the Petitioners withdraw
of their Petition for Special Hearing.

MESSAGE: Enclosed please find The Petitioners withdraw
of their Petition for Special Hearing.

September 11, 2006



Ms. Kathleen C. Bianco, Administrator
County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

Re: Case No.: 05-499-SPH
Property: 3208 and 3208-B Caves Road
4th Election District, 2nd Councilmanic District

Dear Ms. Bianco:

Please be advised that I represent the Appellee in this matter. On behalf of the Appellee, please accept this letter of my client's intent to withdraw its Petition for Special Hearing.

The Appellee has elected not to amend the final development plan for the lot in question at this time. Therefore, the appeal, which is scheduled to be heard on Thursday, September 21, 2006, should be dismissed as moot. This is without prejudice to the right of any owners or contract purchasers of the property to seek approvals in the future.

Thank you for your consideration.

Very truly yours,

Arnold Jablon

DHK/dar

cc: Peter M. Zimmerman, Esq., People's Counsel;
Timothy M. Kotroco, Esq., Director, PDM

toldocs1/dhk01-#234712

9/17/06
Note: new rule 3 allows dismissals without prejudice no later than 10 days before hearing. Order should, however, void the approval. PMZ

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 04 Account Number - 2200009764

Owner Information

Owner Name: 3120 CAVES LLC Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 510 GARRISON FOREST RD Deed Reference: 1) /20927/ 61
OWINGS MILLS MD 21117-4000 2)

Location & Structure Information

Premises Address
CAVES RD

Legal Description
7.545 AC NSR CAVES R
400 SW LINDEN RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
58	24	320					2	1		

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		7.54 AC	04

Stories

Basement

Type

Exterior

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments	
			As Of 07/01/2006	As Of 07/01/2007
Land:	183,240	183,240		
Improvements:	0	0		
Total:	183,240	183,240	183,240	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: REVER BRENDA LIPITZ	Date: 11/03/2004	Price: \$100,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /20927/ 61	Deed2:
Seller: LIPITZ ROGER C	Date: 02/24/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /17570/ 64	Deed2:
Seller: MEYERHOFF HARVEY M	Date: 10/11/1991	Price: \$1
Type: IMPROVED ARMS-LENGTH	Deed1: / 8938/ 81	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

(2)

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 04 Account Number - 2200009764

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Owner Name: 3120 CAVES LLC Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 510 GARRISON FOREST RD Deed Reference: 1) /20927/ 61
OWINGS MILLS MD 21117-4000 2)

Location & Structure Information

Premises Address
CAVES RD

Legal Description
7.545 AC NSR CAVES R
400 SW LINDEN RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
58	24	320					2	1	Plat Ref:	

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		7.54 AC	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	152,700	183,240		
Improvements:	0	0		
Total:	152,700	183,240	173,060	183,240
Preferential Land:	0	0	0	0

Transfer Information

Seller: REVER BRENDA LIPITZ	Date: 11/03/2004	Price: \$100,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /20927/ 61	Deed2:
Seller: LIPITZ ROGER C	Date: 02/24/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /17570/ 64	Deed2:
Seller: MEYERHOFF HARVEY M	Date: 10/11/1991	Price: \$1
Type: IMPROVED ARMS-LENGTH	Deed1: / 8938/ 81	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

After Recording Return to:
Home Title Company, Inc.
2 Hopkins Plaza, Suite 1110
Baltimore, Maryland 21201
File Number: 04-4292-CI
Tax Account Number: 04-14-010410
cmf

DEED

THIS DEED, Made this 21st day of October, in the year two thousand four, by and between BRENDA LIPITZ REVER, Grantor, Party of the First Part; and F. STEVEN RUSSEL, Grantee, Party of the Second Part.

The Grantor, for the sum of **Six Hundred Seventy-Five Thousand and 00/100ths Dollars (\$675,000.00)** which is the actual consideration paid or to be paid, the receipt of which is hereby acknowledged, does hereby grant and convey unto the said Party of the Second Part, as sole owner, his personal representatives and assigns, forever, in fee simple, all that lot or parcel of ground situated and lying in Baltimore County, Maryland and particularly described as follows:

For legal description see Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH the right to the use in common with others of the driveway easement leading to Caves Road as described in an Easement Agreement dated July 9, 2004 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 20423, folio 436 by Brenda Lipitz Rever. (As amended by Amended and Restated Common Driveway Easement and Agreement dated October 21, 2004 to be recorded among the Land Records of Baltimore County, Maryland.)

BEING the same property which by Deed dated February 4, 2003 and recorded among the Land Records of Baltimore County, Maryland in Liber 17570, folio 64 was granted and conveyed by Roger C. Lipitz and Brenda Lipitz Rever, f/k/a Brenda B. Lipitz, unto the Grantor herein. (See also Deed dated October 4, 1991 and recorded among the Land Records of Baltimore County, Maryland in Liber 8938, folio 87.)

Together with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

To Have and to Hold the property hereby conveyed unto the Grantee, as sole owner, his personal representatives and assigns, forever, in fee simple.

The Grantor hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

After Recording Return to:
Home Title Company, Inc.
2 Hopkins Plaza, Suite 1110
Baltimore, Maryland 21201
File Number: 04-4292-CI
Tax Account Number: 22-00-009764
cmf

DEED

THIS DEED, Made this 21st day of October, in the year two thousand four, by and between BRENDA LIPITZ REVER, Grantor, Party of the First Part; and 3120 CAVES, LLC, Grantee, Party of the Second Part.

The Grantor, for the sum of **One Hundred Thousand and 00/100ths Dollars (\$100,000.00)** which is the actual consideration paid or to be paid, the receipt of which is hereby acknowledged, does hereby grant and convey unto the said Party of the Second Part, its successors and assigns, forever, in fee simple, all that lot or parcel of ground situated and lying in Baltimore County, Maryland and particularly described as follows:

For legal description see Exhibit "A" attached hereto and made a part hereof.

BEING the same property which by Deed dated February 4, 2003 and recorded among the Land Records of Baltimore County, Maryland in Liber 17570, folio 64 was granted and conveyed by Roger C. Lipitz and Brenda Lipitz Rever, f/k/a Brenda B. Lipitz, unto the Grantor herein. (See also Deed dated October 4, 1991 and recorded among the Land Records of Baltimore County, Maryland in Liber 8938, folio 81.)

Together with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

To Have and to Hold the property hereby conveyed unto the Grantee, its successors and assigns, forever, in fee simple.

The Grantor hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

MSA 8938 SM 001

BC-8769

DEED

D RC/F 29.00
D I TX 7992.75
D DOCS 8145.00
DC IMP 5.00
0 #
16171.75

THIS DEED, made this 4th day of October, 1991 by and between
✓ EUGENE H. SCHREIBER and ✓ JEROME C. GERAGHTY, Trustees under Trust
Agreement of Harvey M. Meyerhoff, dated March 8, 1973, for Joseph Meyerhoff, II, parties of the first part; ✓ HARVEY M. MEYERHOFF, 10/11/91
party of the second part; and ✓ ROGER C. LIPITS and ✓ BRENDA B. LIPITS,
parties of the third part.

WITNESSETH, that in consideration of the sum of ONE MILLION,
SIX HUNDRED TWENTY-EIGHT THOUSAND, FIVE HUNDRED FIFTY and 00/100
Dollars, (\$1,628,550.00), which is the total monetary consideration
as certified by the parties hereto, the actual consideration being
\$1,358,550.00 for Parcel 1 described herein and \$270,000.00 for
Parcel 2 described herein, and other good and valuable
consideration, the receipt of which is hereby acknowledged, the
said parties of the first part, in exercise and pursuant to their
powers as Trustees; and party of the second part, in his individual
capacity; do grant and convey unto the said parties of the third
part, as tenants by the entireties, their assigns, the survivor of
them and the survivor's personal representatives and assigns, in
fee simple, all those two lots of ground situate in Baltimore
County, Maryland and described as follows, that is to say:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

FOR TITLE TO PARCEL 1: See Deed dated January 23, 1980 and
recorded among the Land Records of Baltimore County in Liber EHK,
Jr. No. 61:5, folio 487 by and between The Maryland Title Guarantee
Company and Eugene H. Schreiber and William A. Hylton, Jr.,
Successor Trustees under Trust Agreement of Harvey M. Meyerhoff,
dated March 8, 1973, for Joseph Meyerhoff, II, parties of the first
part herein.

FOR TITLE TO PARCEL 2: See Deed dated August 27, 1991 and
recorded among the Land Records of Baltimore County in Liber SM No.
8902, folio 283 by and between Harvey M. Meyerhoff and Harvey M.
Meyerhoff, party of the second part herein.

TOGETHER with the buildings thereupon, and the rights, alleys,
ways, waters, privileges, appurtenances and advantages thereto
belonging, or in anywise appertaining.

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
JR 10-11-91

AMERICAN TITLE GUARANTEE CORPORATION
120 EAST BALTIMORE ST.
SUITE 1800 BALTIMORE, MARYLAND 21202
03A02W01077LRTX \$26,056.80
PA 000915AM10-11-91

CONFIDENTIAL TRUSTEE
NOT AFFILIATED
8/45-
7992.75
29



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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Account Identifier: District - 04 **Account Number -** 1800002338

Owner Information

Owner Name: 3208 CAVES LLC **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 510 GARRISON FOREST RD **Deed Reference:** 1) /20927/ 66
 OWINGS MILLS MD 21117-4000 2)

Location & Structure Information

Premises Address
 CAVES RD

Legal Description
 6.86 AC
 COLLMUS PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
58	24	38					1	1	Plat Ref: 42/ 93

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built
 0000

Enclosed Area

Property Land Area
 6.86 AC

County Use
 04

Stories

Basement

Type

Exterior

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	124,300	149,160		
Improvements:	0	0		
Total:	124,300	149,160	140,872	149,160
Preferential Land:	0	0	0	0

Transfer Information

Seller: REVER BRENDA LIPITZ	Date: 11/03/2004	Price: \$100,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /20927/ 66	Deed2:
Seller: LIPITZ ROGER C	Date: 02/24/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /17570/ 64	Deed2:
Seller: SCHREIBER EUGENE H	Date: 10/11/1991	Price: \$1
Type: IMPROVED ARMS-LENGTH	Deed1: / 8938/ 87	Deed2:

Exemption Information

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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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Account Identifier: District - 04 Account Number - 1800002338

Owner Information

Owner Name: 3208 CAVES LLC Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 510 GARRISON FOREST RD Deed Reference: 1) /20927/ 66
OWINGS MILLS MD 21117-4000 2)

Location & Structure Information

Premises Address
CAVES RD

Legal Description
6.86 AC
COLLMUS PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
58	24	38					1	1		42/ 93

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		6.86 AC	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	149,160	149,160		
Improvements:	0	0		
Total:	149,160	149,160	149,160	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	Date:	Price:
REVER BRENDA LIPITZ	11/03/2004	\$100,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /20927/ 66	Deed2:
Seller: LIPITZ ROGER C	Date: 02/24/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /17570/ 64	Deed2:
Seller: SCHREIBER EUGENE H	Date: 10/11/1991	Price: \$1
Type: IMPROVED ARMS-LENGTH	Deed1: / 8938/ 87	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

4

After Recording Return to:
Home Title Company, Inc.
2 Hopkins Plaza, Suite 1110
Baltimore, Maryland 21201
File Number: 04-4292-CI
Tax Account Number: 18-00-002339
cmf

DEED

THIS DEED, Made this 21st day of October, in the year two thousand four, by and between BRENDA LIPITZ REVER, Grantor, Party of the First Part; and 3208 CAVES, LLC, Grantee, Party of the Second Part.

The Grantor, for the sum of **One Hundred Thousand and 00/100ths Dollars (\$100,000.00)** which is the actual consideration paid or to be paid, the receipt of which is hereby acknowledged, does hereby grant and convey unto the said Party of the Second Part, its successors and assigns, forever, in fee simple, all that lot or parcel of ground situated and lying in Baltimore County, Maryland and particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 1, as shown on that Plat entitled, "Collmus Property", which Plat is recorded among the Land Records of Baltimore County in Plat Book EHK, Jr. No. 42, folio 93. Containing 6.86 acres of land, more or less.

TOGETHER WITH the right to the use in common with others of the driveway easement leading to Caves Road as described in an Easement Agreement dated July 9, 2004 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 20423, folio 436 by Brenda Lipitz Rever. (As amended by Amended and Restated Common Driveway Easement and Agreement dated October 21, 2004 to be recorded among the Land Records of Baltimore County, Maryland.)

BEING the same property which by Deed dated February 4, 2003 and recorded among the Land Records of Baltimore County, Maryland in Liber 17570, folio 64 was granted and conveyed by Roger C. Lipitz and Brenda Lipitz Rever, f/k/a Brenda B. Lipitz, unto the Grantor herein. (See also Deed dated October 4, 1991 and recorded among the Land Records of Baltimore County, Maryland in Liber 8938, folio 87.)

Together with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

To Have and to Hold the property hereby conveyed unto the Grantee, its successors and assigns, forever, in fee simple.

17570 064

RETURN TO: 02-1404-R
HOME TITLE COMPANY, INC.
2 Hopkins Plaza - Suite 1110
Baltimore, Maryland 21201
(410) 727-2878

NO TITLE EXAMINATION

EXEMPT FROM RECORDATION TAX PURSUANT TO TAX PROPERTY ARTICLE 12-108 (c)(1)

EXEMPT FROM TRANSFER TAX PURSUANT TO TAX PROPERTY ARTICLE 13-207 (a)(2)

DEED

THIS DEED, made this 4th day of February, 2003, from ROGER C. LIPITZ and BRENDA LIPITZ REVER f/k/a BRENDA B. LIPITZ, Grantors, to BRENDA LIPITZ REVER, Grantee.

WHEREAS, the Grantors acquired the hereinafter described property as tenants by the entireties; and

WHEREAS, Grantors have agreed to separate and be divorced and incident thereto to convey the property hereinafter described to the Grantee as tenant in severalty.

NOW, THEREFORE, THIS DEED WITNESSETH, that in consideration of Zero Dollars (\$0.00) and in fulfillment of the terms and conditions of the separation agreement between the Grantors, the Grantors grant, convey and assign to the Grantee, as tenant in severalty, her personal representatives, heirs and assigns, in fee simple, all that property in Baltimore County, Maryland, and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING, for Parcels 1 and 2 the same property which by Deed dated October 4, 1991, and recorded among the Land Records of Baltimore County, Maryland, in Liber No 8938, folio 081 was granted and conveyed by (i) Eugene H. Schreiber and Jerome C. Geraghty, Trustees under Trust Agreement of Harvey M. Meyerhoff, dated March 6, 1973, for Joseph Meyerhoff, II and (ii) Harvey M. Meyerhoff to the Grantors.

BEING, for Parcels 3 and 4 the same property which by Deed dated October 4, 1991, and recorded among the Land Records of Baltimore County, Maryland, in Liber No 8938, folio 087 was granted and conveyed by Eugene H. Schreiber and Jerome C. Geraghty, Trustees under Trust Agreement of Harvey M. Meyerhoff, dated March 6, 1973, for Joseph Meyerhoff, II to the Grantors.

Together with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or appertaining.

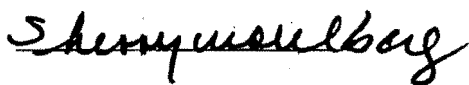
To have and to hold the said described lot of ground and premises, upon and to the use of the Grantee, as tenant in severalty, her personal representatives, heirs and assigns, in fee simple, subject to the covenant set forth in the deed recorded among the Land Records of Baltimore County, Maryland, in Liber No 8938, folio 081.

The Grantors covenant, jointly and severally, to execute such further assurances of the land as may be requisite.

WITNESS the hands and seals of the Grantors.

WITNESS:





 (SEAL)
Roger C. Lipitz
 (SEAL)
Brenda Lipitz Rever

UN18938 0087

BC-8769

DEED

✓ THIS DEED, made this 4 day of October, 1991 by and between
✓ EUGENE H. SCHREIBER and JEROME G. GERAGHTY, Trustees under Trust
Agreement of Harvey M. Meyerhoff, dated March 8, 1973, for Joseph
Meyerhoff, II, parties of the first part, and ✓ ROGER C. LIPITZ and
✓ BRENDA B. LIPITZ, parties of the second part.

WITNESSETH, that in consideration of the sum of TWO HUNDRED
THOUSAND and 00/100 Dollars, (\$200,000.00), which is the actual
monetary consideration as certified by the parties hereto, and
other good and valuable consideration, the receipt of which is
heraby acknowledged, the said parties of the first part, in
exercise of and pursuant to their powers as Trustees; do grant and
convey unto the said parties of the second part, as tenants by the
entireties, their assigns, the survivor of them and the survivor's
personal representatives and assigns, in fee simple, all those two
lots of ground situate in Baltimore County, Maryland and described
as follows, that is to say:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

D RC/F 16.00
D T TX 1000.00
D DCES 1000.00
DC IMP 5.00
DEED 0 #

FOR TITLE TO PARCEL 1: See Deed dated January 10, 1980 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. No. 6664, folio 244 by and between Charles W. Newhall, III, widower, and Eugene H. Schreiber and Jerome G. Geraghty, Trustees under Trust Agreement of Harvey M. Meyerhoff, dated March 8, 1973, for Joseph Meyerhoff, II, parties of the first part herein. 2021.00 10/11/91

FOR TITLE TO PARCEL 2: See Deed dated January 23, 1980 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. No. 6155, folio 487 by and between The Maryland Title Guarantee Company and Eugene H. Schreiber and William A. Hylton, Jr. Trustees under Trust Agreement of Harvey M. Meyerhoff, dated March 8, 1973, for Joseph Meyerhoff, II, parties of the first part herein.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said parties of the second part as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple.

RECEIVED FOR TRANSFER

State Department of Assessments & Taxation for Baltimore County

AMERICAN TITLE GUARANTEE CORPORATION
120 EAST BALTIMORE ST.
SUITE 1800
BALTIMORE, MARYLAND 21202

03A02W0104TLRTX \$3,200.00
BA C009:15AM10-11-91

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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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Account Identifier: District - 04 Account Number - 2200009763

Owner Information

Owner Name: WILLARD JOSIAH J,3RD
WILLARD KATHLEEN R
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3200 CAVES RD
OWINGS MILLS MD 21117
Deed Reference: 1) / 9890/ 399
2)

Location & Structure Information

Premises Address
3200 CAVES RD

Legal Description
4.770 AC NS CAVES RD
420 SW LINDEN RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
58	24	867					1	1	Plat Ref:	

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1953	5,035 SF	4.77 AC	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments	
			As Of 07/01/2005	As Of 07/01/2006
Land:	137,700	165,240		
Improvements:	534,710	577,000		
Total:	672,410	742,240	718,962	742,240
Preferential Land:	0	0	0	0

Transfer Information

Seller: MEYERHOFF HARVEY M	Date: 07/13/1993	Price: \$860,000
Type: NOT ARMS-LENGTH	Deed1: / 9890/ 399	Deed2:
Seller: MEYERHOFF HARVEY M	Date: 09/03/1991	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 8902/ 283	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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Account Identifier: District - 04 Account Number - 2200009763

Owner Information

Owner Name: WILLARD JOSIAH J,3RD
WILLARD KATHLEEN R

Use: RESIDENTIAL

Principal Residence: YES

Mailing Address: 3200 CAVES RD
OWINGS MILLS MD 21117

Deed Reference: 1) / 9890/ 399
2)

Location & Structure Information

Premises Address
3200 CAVES RD

Legal Description
4.770 AC NS CAVES RD
420 SW LINDEN RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
58	24	867					1	1	Plat Ref:	

Special Tax Areas	Town Ad Valorem Tax Class	Primary Structure Built	Enclosed Area	Property Land Area	County Use
		1953	5,035 SF	4.77 AC	04
Stories	Basement		Type	Exterior	
1	NO		STANDARD UNIT	SIDING	

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	165,240	165,240		
Improvements:	577,000	577,000		
Total:	742,240	742,240	742,240	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: MEYERHOFF HARVEY M	Date: 07/13/1993	Price: \$860,000
Type: NOT ARMS-LENGTH	Deed1: / 9890/ 399	Deed2:
Seller: MEYERHOFF HARVEY M	Date: 09/03/1991	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 8902/ 283	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

UEIR9890 PAGE 99

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR

C/LTIC # 6931292

THIS DEED, Made this 21st day of June, in the year one thousand nine hundred and ninety-three, by and between

HARVEY M. MEYERHOFF, sole owner, Subject to any actual or constructive (perceived) equitable interest of JAMES RUBENSTEIN and/or TERRY RUBENSTEIN, Grantors, parties of the first part;

and

JOSHUA J. WILLARD, III and KATHLEEN R. WILLARD, Grantees, parties of the second part.

WITNESSETH, That in consideration of the sum of EIGHT HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$860,000.00)

and other good and valuable considerations, the receipt whereof is hereby acknowledged the said Grantors do grant and convey to the said Grantees, as tenants by the entireties, their assigns, the survivor of them, and the survivor's Personal Representatives and assigns

in fee simple, all that lot of ground situate in BALTIMORE County, Maryland and described as follows: that is to say:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION.

BEING the first described lot (Lot No. 1) in a Deed dated August 27, 1991 and recorded among the Land Records of Baltimore County in Liber 8902, folio 283 from HARVEY M. MEYERHOFF (Widower) to HARVEY M. MEYERHOFF.

JAMES RUBENSTEIN and TERRY M. RUBENSTEIN join in the execution hereof and conveyance hereunder to grant, convey any and all equitable interest, actual, constructive or perceived which they may hold in the property, premises or appurtenances hereunder.

BY the execution of this Deed, Grantors certify under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, is as set forth above.

NOTARY PUBLIC
NOTARY PUBLIC
SIGNATURE [Signature] DATE 6/30/93

RECEIVED
BALTIMORE COUNTY
Assessed and Taxed
for Baltimore County

44 6/30/93
by [Signature] Date

① *same*

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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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Account Identifier: District - 04 Account Number - 1800002339

Owner Information

Owner Name: SCHREIBER EUGENE H
BLUMENTHAL MAX E, SUBSTITUTE TRSTS
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: STE 1200
20 S CHARLES ST
BALTIMORE MD 21201-3205
Deed Reference: 1)
2)

Location & Structure Information

Premises Address
3206 CAVES RD

Legal Description
3.34 AC
3206 CAVES RD
COLLMUS PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
58	24	38					2	1		42/ 93

Special Tax Areas	Town Ad Valorem Tax Class	Primary Structure Built	Enclosed Area	Property Land Area	County Use
		1980	12,954 SF	3.34 AC	04
Stories	Basement	Type	Exterior		
1	NO	STANDARD UNIT	BRICK		

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	123,400	148,080		
Improvements:	984,800	1,089,750		
Total:	1,108,200	1,237,830	1,194,620	1,237,830
Preferential Land:	0	0	0	0

Transfer Information

Seller: 3206 CAVES LLC	Date: 12/21/2005	Price: \$1,500,000
Type: IMPROVED ARMS-LENGTH	Deed1:	Deed2:
Seller: REVER BRENDA LIPITZ	Date: 11/03/2004	Price: \$2,125,000
Type: IMPROVED ARMS-LENGTH	Deed1: /20927/ 58	Deed2:
Seller: LIPITZ ROGER C	Date: 02/24/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /17570/ 64	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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Account Identifier: District - 04 Account Number - 1800002339

Owner Information

Owner Name: SCHREIBER EUGENE H
BLUMENTHAL MAX E,SUBSTITUTE TRSTS
Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: STE 1200
20 S CHARLES ST
BALTIMORE MD 21201-3205
Deed Reference: 1) /23104/ 609
2)

Location & Structure Information

Premises Address

3206 CAVES RD

Legal Description

3.34 AC
3206 CAVES RD
COLLMUS PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
58	24	38					2	1		42/ 93

Special Tax Areas
Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1980	12,954 SF	3.34 AC	04
Stories 1	Basement NO	Type STANDARD UNIT	Exterior BRICK

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	148,080	148,080		
Improvements:	1,089,750	1,089,750		
Total:	1,237,830	1,237,830	1,237,830	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: 3206 CAVES LLC	Date: 12/21/2005	Price: \$1,500,000
Type: IMPROVED ARMS-LENGTH	Deed1: /23104/ 609	Deed2:
Seller: REVER BRENDA LIPITZ	Date: 11/03/2004	Price: \$2,125,000
Type: IMPROVED ARMS-LENGTH	Deed1: /20927/ 58	Deed2:
Seller: LIPITZ ROGER C	Date: 02/24/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /17570/ 64	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

After Recording Return to:
Home Title Company, Inc.
2 Hopkins Plaza, Suite 1110
Baltimore, Maryland 21201
File Number: 04-4292-CI
Tax Account Number: 18-00-002339
cmf

DEED

THIS DEED, Made this 21st day of October, in the year two thousand four, by and between BRENDA LIPITZ REVER, Grantor, Party of the First Part; and 3206 CAVES, LLC, Grantee, Party of the Second Part.

The Grantor, for the sum of **Two Million One Hundred Twenty-Five Thousand and 00/100ths Dollars (\$2,125,000.00)** which is the actual consideration paid or to be paid, the receipt of which is hereby acknowledged, does hereby grant and convey unto the said Party of the Second Part, its successors and assigns, forever, in fee simple, all that lot or parcel of ground situated and lying in Baltimore County, Maryland and particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 2, as shown on that Plat entitled, "Collmus Property", which Plat is recorded among the Land Records of Baltimore County in Plat Book EHK, Jr. No. 42, folio 93. Containing 3.34 acres of land, more or less. The improvements thereon being known as No. 3206 Caves Road.

SUBJECT TO the right to the use in common with others of the driveway easement leading to Caves Road as described in an Easement Agreement dated July 9, 2004 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 20423, folio 436 by Brenda Lipitz Rever. (As amended by Amended and Restated Common Driveway Easement and Agreement dated October 21, 2004 to be recorded among the Land Records of Baltimore County, Maryland.)

BEING the same property which by Deed dated February 4, 2003 and recorded among the Land Records of Baltimore County, Maryland in Liber 17570, folio 64 was granted and conveyed by Roger C. Lipitz and Brenda Lipitz Rever, f/k/a Brenda B. Lipitz, unto the Grantor herein. (See also Deed dated October 4, 1991 and recorded among the Land Records of Baltimore County, Maryland in Liber 8938, folio 81.)

Together with all improvements thereupon, and the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or appertaining thereto.

To Have and to Hold the property hereby conveyed unto the Grantee, its successors and assigns, forever, in fee simple.

①

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 04 Account Number - 1800002340

Owner Information

Owner Name: ROBISON MATTHEW S Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 253 OAK PARK DR Deed Reference: 1) /13912/ 195
SAN FRANCISCO CA 94131-1104 2)

Location & Structure Information

Premises Address

3204 CAVES RD

Legal Description

3.70 AC
3204 CAVES RD
COLLMUS PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	Plat Ref:
58	24	38					3	1		42/ 93

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1953	1,779 SF	3.70 AC	04
Stories 1	Basement YES	Type STANDARD UNIT	Exterior BRICK

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	127,000	152,400		
Improvements:	161,240	172,150		
Total:	288,240	324,550	312,446	324,550
Preferential Land:	0	0	0	0

Transfer Information

Seller: SWARTZ KEVIN F	Date: 07/22/1999	Price: \$379,000
Type: NOT ARMS-LENGTH	Deed1: /13912/ 195	Deed2:
Seller: HORICH CHARLES H	Date: 12/11/1997	Price: \$256,000
Type: IMPROVED ARMS-LENGTH	Deed1: /12545/ 606	Deed2:
Seller: ASCOT CORPORATIO N	Date: 03/21/1978	Price: \$96,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 5866/ 8	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 04 Account Number - 0414010410

Owner Information

Owner Name: RUSSEL F STEVEN Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 8975 FURROW AVE Deed Reference: 1)
ELLICOTT CITY MD 21042-1859 2)

Location & Structure Information

Premises Address

3208 A CAVES RD

Legal Description

4.08 AC RER 1100 FT
3208 A CAVES RD
1300 NE GARRISON FORST R

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
58	23	319						1	

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		4.08 AC	04

Stories

Basement

Type

Exterior

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2005	As Of 07/01/2006
Land:	80,800	96,960		
Improvements:	0	0		
Total:	80,800	96,960	91,572	96,960
Preferential Land:	0	0	0	0

Transfer Information

Seller: REVER BRENDA LIPITZ	Date: 11/03/2004	Price: \$675,000
Type: IMPROVED ARMS-LENGTH	Deed1:	Deed2:
Seller: LIPITZ ROGER C	Date: 02/24/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /17570/ 64	Deed2:
Seller: SCHREIBER EUGENE H	Date: 10/11/1991	Price: \$1
Type: IMPROVED ARMS-LENGTH	Deed1: / 8938/ 87	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

NAME	Address	Map/Parcel	Deeds	Date	Ac/plat
(B)					
Medlow Village	3206 Caves Rd	58/38-3	13912/195	7/22/95	3.70 Ac 42/93
Kevin Shantz	"	"	12545/606	12/11/97	
Charles H Horvath	"	"	5866/8	3/21/78	
Abco Corp N	"	"		3/21/78?	

(C)					
Eugene H Schreiber	3206 Caves Rd	58/38-2	28104/609	72/21/05	3.74 42/93
3206 Caves LLC	"	"	20922/58	11/03/2009	
Brenda Lipitz Revoc	"	"	17520/64	2/24/03	
Eugene C Lipitz	"	"			

(D)					
3208 Caves LLC	3208 Caves Rd	58/38-2	20927/66	11/03/04	2.86 42/93
Brenda Lipitz Revoc	"	"	17520/64	2/24/03	
Eugene C Lipitz	"	"	8938/87	10/11/91	
Eugene H Schreiber	"	"			

(A)					
Steven F Russel	3208 Caves Rd	58/319	?	7/13/04	4.08
Brenda Lipitz Revoc	"	"	17520/64	2/24/03	
Eugene C Lipitz	"	"	8938/87	10/11/91	
Eugene H Schreiber	"	"			

SECTION 5 7. *And be it further enacted*, that this Act shall take effect forty-five days after its enactment.

READ AND PASSED this 3rd day of November, 1975.

By Order:

Thomas Toporovich, Secretary, Pro Tem

PRESENTED to the County Executive, for his approval this 4th day of November, 1975.

Thomas Toporovich, Secretary, Pro Tem

APPROVED AND ENACTED: November 7, 1975.

Theodore G. Venetoulis,

County Executive

I HEREBY CERTIFY THAT BILL NO. 98 IS TRUE AND CORRECT AND WILL TAKE EFFECT ON DECEMBER 22, 1975.

Gary Huddles,

Chairman, County Council

EXPLANATION: *Italics indicate new matter added to existing law.*

[Brackets] indicate matter stricken from existing law.

CAPITALS indicate amendments to bill.

~~Strike out~~ indicates matter stricken out of bill.

County Council of Baltimore County Maryland

Legislative Session 1975, Legislative Day No. 21

BILL NO. 98-75

Introduced by Mr. Huddles, Councilman

By the County Council, October 6, 1975.

A BILL

Entitled

AN ACT to amend the Baltimore County Zoning Regulations to establish four new zoning classifications intended to insure the preservation of Baltimore County's Natural Resources, by repealing subparagraph 100.1.A.2 of Section 100 of the Zoning Regulations of Baltimore County and enacting a new subparagraph 100.1.A.2 in lieu thereof; by adding certain new definitions to Section 101 of said regulations; by adding new subsection 103.3 to Section 103 of said regulations; and by repealing Article 1A, and Sections 1A00 and 1A01 thereunder, of said regulations and enacting new sections 1A00 through 1A04, under new Article 1A entitled "Resource-Conservation Zones", in lieu thereof.

WHEREAS, THE COUNTY COUNCIL HAS CONSIDERED THE FINAL REPORT OF THE PLANNING BOARD, ENTITLED *PROPOSED ZONING AMENDMENTS: ZONING CLASSIFICATIONS FOR RESOURCE CONSERVATION*, IN ACCORDANCE WITH SECTIONS 22-20 AND 22-21 OF THE BALTIMORE COUNTY CODE (1974 SUPPLEMENT); AND,

WHEREAS, THE COUNTY COUNCIL HAS CONSIDERED TESTIMONY AT THE PUBLIC HEARING HELD IN ACCORDANCE WITH SECTION 22-21 OF THE BALTIMORE COUNTY CODE (1974 SUPPLEMENT); AND,

WHEREAS, THE COUNTY COUNCIL HAS REVIEWED IN WORK SESSION AND LEGISLATIVE SESSION THE PLANNING BASIS OF THE FINAL REPORT AS ELABORATED BY THE STAFF OF THE OFFICE OF PLANNING AND ZONING OF BALTIMORE COUNTY; AND,

WHEREAS, THE COUNTY COUNCIL HAS CONSIDERED THE COMPREHENSIVE PLAN FOR BALTIMORE COUNTY APPROVED BY THE PLANNING BOARD OCTOBER 13, 1975.

Dad Terry Rubenstein gave free strip to
Lubker

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 8/19/05
OEA: AK TMR
HISTORIC DISTRICT BLDG.

PERMIT #: B602041
RECEIPT #: A536758
CONTROL #: NR
XREF #:

PROPERTY ADDRESS: 3208 A Caves Rd
SUITE/SPACE/FLOOR:
SUBDIV: 1300 NE GARRISON FORT
TAX ACCOUNT #: 04-1010410
OWNER'S INFORMATION (LAST, FIRST)
NAME: E. Steven Russel
ADDR: 8915 Furrow Avenue, Ellicott City, MD 21045

FEE: 175 + 5 = 180.00
PAID:
PAID BY:
INSPECTOR:
I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

APPLICANT INFORMATION
NAME: Paul I. Lichter
COMPANY: J Paul Builders, LLC
STREET: P.O. Box 169
CITY, ST, ZIP: Stevenson, MD 21153
PHONE #: 410-400-8070 MHIC#
MHBR# 1757
SIGNATURE: [Signature]
PLANS: CONST 2 PLOT 11 PLAT 1 DATA 0 EL 1 PL 1
TENANT:
CONTR: Paul Builders, LLC
ENGR:
SELLR:
DOES THIS BLDG. HAVE SPRINKLERS
YES NO X

- TYPE OF IMPROVEMENT
- ☒ NEW BLDG CONST
 - ☐ ADDITION
 - ☐ ALTERATION
 - ☐ REPAIR
 - ☐ WRECKING
 - ☐ MOVING
 - ☐ OTHER

DESCRIBE PROPOSED WORK: Const. SFD, 4 bedrms, 3-car side load garage, F/P - no proj. screened-in porch on rear w/ barbecue pit, covered front entrance way w/ trellace, main bsmt w/ media rm, gym, office w/ three bathrm, + storage 148' x 97' x 34' = 9,261 SF

TYPE OF USE

RESIDENTIAL

- ☒ ONE FAMILY
- ☐ TWO FAMILY
- ☐ THREE AND FOUR FAMILY
- ☐ FIVE OR MORE FAMILY
- ☐ (ENTER NO UNITS)
- ☐ SWIMMING POOL
- ☐ GARAGE
- ☐ OTHER

NON-RESIDENTIAL

- AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
- CHURCH, OTHER RELIGIOUS BUILDING
- FENCE (LENGTH HEIGHT)
- INDUSTRIAL, STORAGE BUILDING
- PARKING GARAGE
- SERVICE STATION, REPAIR GARAGE
- HOSPITAL, INSTITUTIONAL, NURSING HOME
- OFFICE, BANK, PROFESSIONAL
- PUBLIC UTILITY
- SCHOOL, COLLEGE, OTHER EDUCATIONAL
- SIGN
- STORE MERCANTILE RESTAURANT
- SPECIFY TYPE
- SWIMMING POOL
- SPECIFY TYPE
- TANK, TOWER
- TRANSIENT HOTEL, MOTEL (NO. UNITS)
- OTHER

TYPE FOUNDATION

- ☐ SLAB
- ☐ BLOCK
- ☒ CONCRETE

BASEMENT

- ☒ FULL
- ☐ PARTIAL
- ☐ NONE

TYPE OF CONSTRUCTION

- MASONRY
- ☒ WOOD FRAME
- STRUCTURE STEEL
- REINF. CONCRETE

TYPE OF HEATING FUEL

- ☒ GAS
- ☐ OIL
- ☐ ELECTRICITY
- ☐ COAL

TYPE OF SEWAGE DISPOSAL

- PUBLIC SEWER EXISTS PROPOSED
- ☒ PRIVATE SYSTEM
- ☒ SEPTIC EXISTS PROPOSED
- ☒ PRIVY EXISTS PROPOSED

CENTRAL AIR: 1. ☒ 2. ☐
ESTIMATED COST: \$1,000,000
OF MATERIALS AND LABOR

- PUBLIC SYSTEM EXISTS PROPOSED
- ☒ PRIVATE SYSTEM EXISTS PROPOSED

PROPOSED USE: SFD
EXISTING USE: vacant

OWNERSHIP

- ☒ PRIVATELY OWNED
- ☐ PUBLICLY OWNED
- ☐ SALE
- ☐ RENTAL

RESIDENTIAL CATEGORY: 1. ☒ DETACHED 2. ☐ SEMI-DET. 3. ☐ GROUP 4. ☐ TOWNHSE 5. ☐ MIDRISE

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: #6: HIRISE

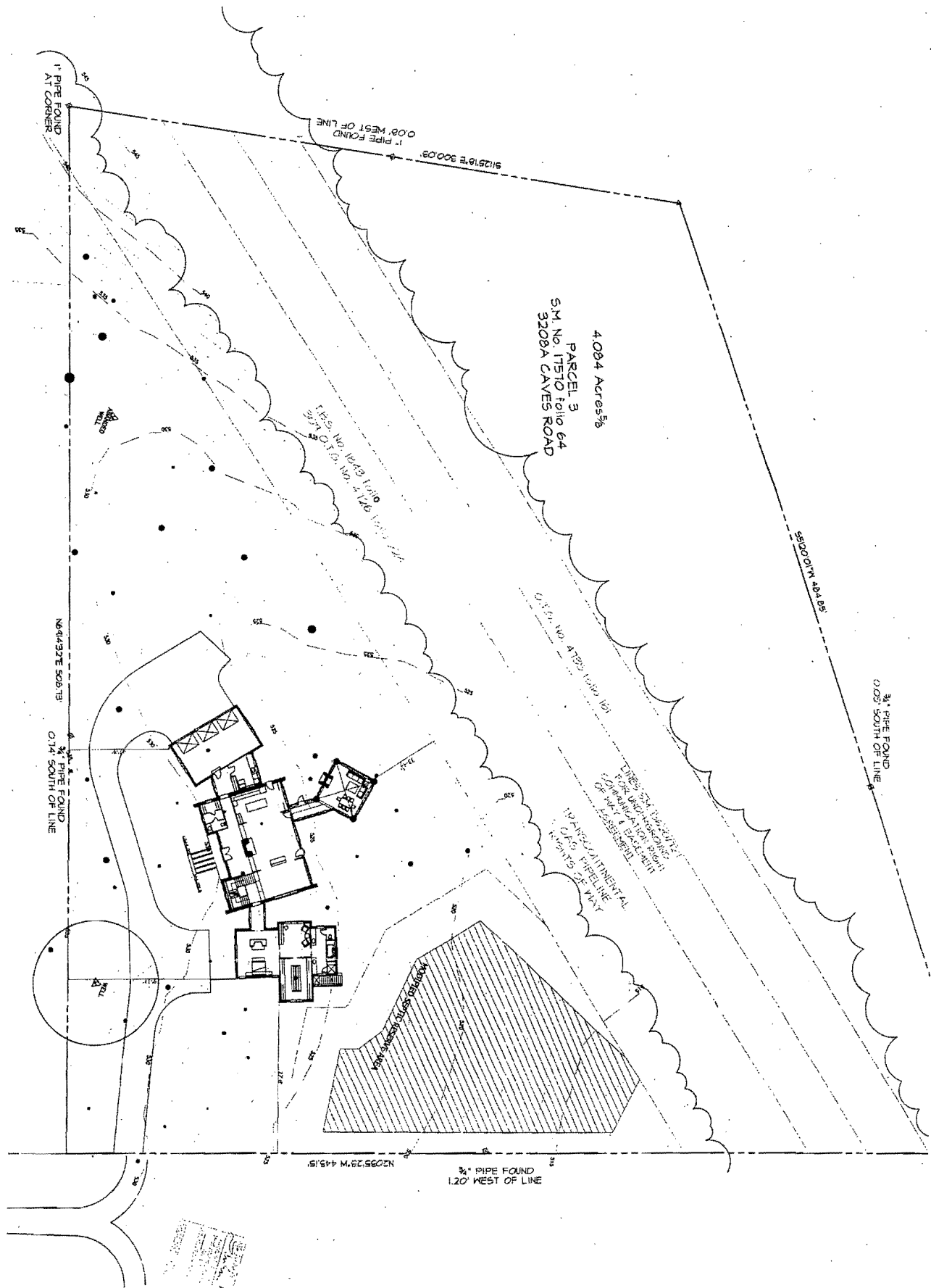
1 FAMILY BEDROOMS 14
GARBAGE DISPOSAL 1
POWDER ROOMS 1
BATHROOMS 5
KITCHENS 1
CLASS 04
LIBER 0
FOLIO 0
parcel 0319

BUILDING SIZE LOT SIZE AND SETBACKS

FLOOR 2.26157 SIZE 4.080 AC
WIDTH 148' FRONT STREET
DEPTH 97' SIDE STREET
HEIGHT 34' FRONT SETBK 47' 9"
STORIES 2.785m+ SIDE SETBK 26.722' 8"
LOT #'S 1 SIDE STR SETBK
CORNER LOT REAR SETBK 33' 4"
1. ☐ Y 2. ☒ X ZONING R.C.2

APPROVAL SIGNATURES
BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL : - O'Connell, D. 8/10/05
ZONING : - R. H. 8/11/05
PUB SERV : - R. H. 8/10/05
ENVRMT : - R. H. 8/10/05
PERMITS :
DATE: 8-0-05

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED



SHEET TITLE
 HOUSE LOCATION PLAN
 DATE
 JUNE 2005
 SCALE
 1" = 20'-0"
 SHEET NO.
 OF
 PROJECT NO.
 54000 - 1

Russel Residence
 Caves Road
 Owings Mills Md. 21117

1046 Foxwood Dr.
 Suite 4
 Owings Mills MD
 21117
 410-356-1620
 FAX: 410-356-1335



APPLICATION FOR BUILDING PERMIT

PERMIT #: B602041 CONTROL #: NR DIST: 04 PREC: 01

LOCATION: 3208A CAVES RD
SUBDIVISION: 1300 NE GARRISON FORST R
TAX ASSESSMENT #: 0414010410

OWNERS INFORMATION

NAME: RUSSEL F STEVEN
ADDR: 8975 FURROW AVE, ELLICOTT CITY, MD, 21042

APPLICANT INFORMATION

NAME: PAUL I LICHTER
COMPANY: J PAUL BUILDERS LLC
ADDR1: P.O. BOX 169
ADDR2: STEVENSON, MD, 21153
PHONE #: 410-602-8070 LICENSE #: MHBR1757

NOTES
AKT/MR

DRC#

PLANS: CONST 2 PLOT 9 R PLAT 0 DATA 0 ELEC YES PLUM YES
TENANT:
CONTR: J PAUL BUILDERS LLC
ENGR:
SELLR:
WORK: CONST. SFD, 4 BEDRMS, 3 CAR SIDE LOAD GARAGE, F/P--
NO PROJ., SCREENED-IN PORCH ON REAR W/ BARBEQUE
PIT, COVERED FRONT ENTRANCE WAY W/ TERRACE, FIN.
BSMT. W/MEDIA RM, GYM, OFFICE W/FULL BATHRM+STOR.
148X97X34=9261SF.

PROPOSED USE: SFD
EXISTING USE: VACANT

BLOG. CODE:

RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED
ESTIMATED COST OF MATERIAL AND LABOR: 1,000,000.

TYPE OF IMPRV: NEW BUILDING CONSTRUCTION

USE: ONE FAMILY

FOUNDATION: CONCRETE	BASEMENT: FULL
SEWAGE: PRIV. PROPOSED	WATER: PRIV. PROPOSED
CONSTRUCTION: WOOD FRAME	FUEL: GAS
CENTRAL AIR:	

SINGLE FAMILY UNITS

TOTAL 1 FAMILY BEDROOMS 4

MULTI FAMILY UNITS

EFFICIENCY (NO SEPARATE BEDROOMS): NO. OF 1 BEDROOM:
NO. OF 2 BEDROOMS: NO. OF 3 BEDROOMS OR MORE:
TOTAL NO. OF BEDROOMS: TOTAL NO. OF APARTMENTS:

PERMIT #: B602041

DIMENSIONS - INSTALL FIXTURES

	BUILDING SIZE
GARBAGE DISP: Y	FLOOR: 9261SF
POWDER ROOMS: 1	WIDTH: 148
BATHROOMS: 5	DEPTH: 97
KITCHENS: 1	HEIGHT: 34
	STORIES: 2+BASE

LOT NOS:
CORNER LOT: N

LOT SIZE AND SETBACKS
SIZE: 4.080 ACRES
FRONT STREET:
SIDE STREET:
FRONT SETB: 47'9
SIDE SETB: 86/72'8
SIDE STR SETB:
REAR SETB: 33'4

ZONING INFORMATION

DISTRICT:	BLOCK:
PETITION:	SECTION:
DATE:	LIBER: 000
MAP:	FOLIO: 000
	CLASS: 04

ASSESSMENTS

LAND: 0096960.00
IMPROVEMENTS: 0000000.00
TOTAL ASS: 0

PLANNING INFORMATION

MASTER PLAN AREA: SUBSEWERSHED: CRITICAL AREA:

DATE APPLIED: 08/11/2005 INSPECTOR INITIALS: 04R

FEE: \$180.00 PAID: \$180.00 RECEIPT #: A526758

PAID BY: APPLICANT

(I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE. AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS)

COMPANY OR OWNER

DATE

ADDRESS

AGENT _____
OWNER _____

SIGNATURE OF APPLICANT

PHONE

IN THE MATTER OF
THE APPLICATION OF
RANSHELL HOLDINGS, LLC -
LEGAL OWNERS /PETITIONERS FOR A
SPECIAL HEARING ON PROPERTY
LOCATED ON THE S/S KEENEY MILL
ROAD, 750' E OF C/L SOUTH RUHL ROAD
(20713 KEENEY MILL ROAD)
6TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* Case No. 03-225-SPH

* * * * *

OPINION

Background

This matter is before the Board on an appeal from a decision of the Deputy Zoning Commissioner dated March 7, 2003 in which a Petition for Special Hearing to confirm the existence of two building lots on the property known as Lot #1 of Keeney Mill Woods – East was denied and the finding that there does not exist a sufficient amount of density for said lot to be divided to create two separate building lots.

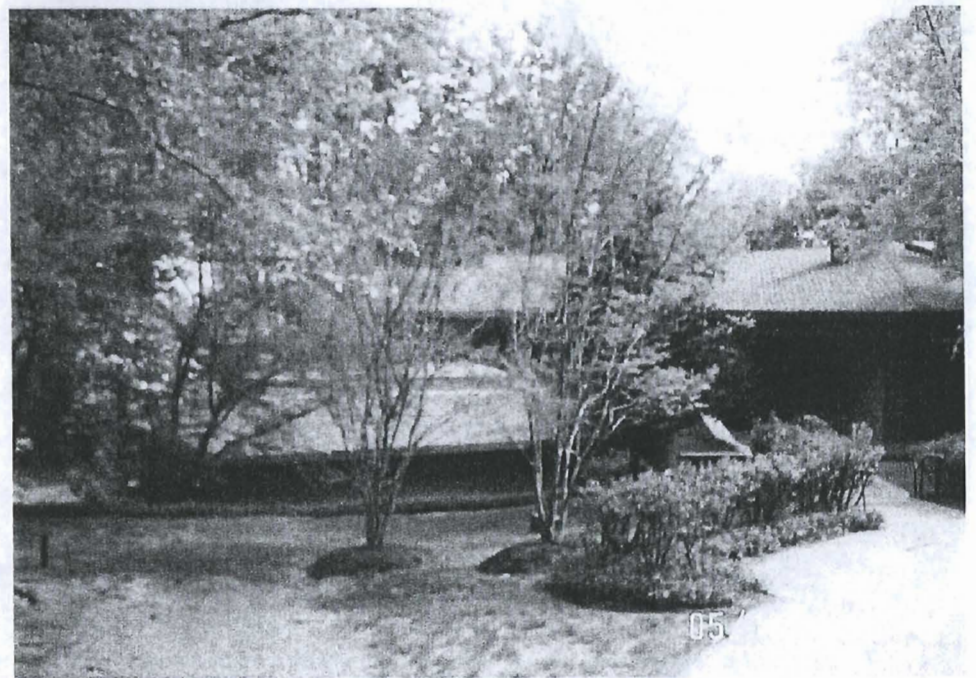
A hearing was held before the Board on October 29, 2003 and December 3, 2003. The Petitioner, Ranshell Holdings, LLC, by Randolph H. Shelly, General Manager, was represented by Howard L. Alderman, Jr., Esquire. Protestants, John C. Boyle, Brian Gebhart, Joseph Matricciani, and Mr. and Mrs. Joseph R. Fuchs, adjacent property owners, were represented by J. Carroll Holzer, Esquire. People's Counsel for Baltimore County was represented by Deputy People's Counsel, Carole S. Demilio, Esquire. Briefs were submitted to the Board by all parties, and a public deliberation was held on January 29, 2004.

Facts

The subject property is an unimproved parcel located on the south side of Keeney Mill Road, just west of South Ruhl Road in northern Baltimore County. The property is also known as Lot #1 of Keeney Mill Woods – East and contains a gross area of 2.999 acres +/-, zoned R.C. 2.



PET. EX. 6A



lot #2 5A



Plan Sheet: 058C3

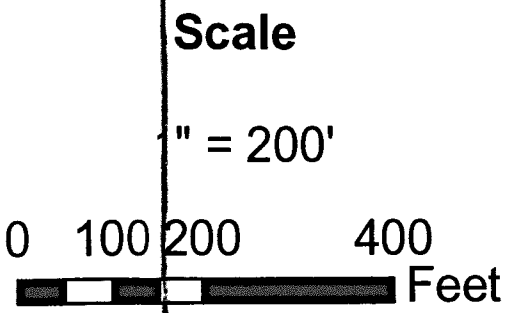
Note: of the Baltimore County, 2003 Code establishes Section 32-3-202 glabase. This map represents the actions of the the zoning geodat: Council on August 31, 2004 (Bills 82-04, 83-04, Baltimore County 04, 87-04, 88-04, and 89-04) effective September 84-04, 85-04, 86-03, 2004.

Legend

- Zoning
- Buildings
- Streams
- Roads
- Vegetation

Baltimore County **Office of Planning and Zoning** **Official Zoning Map**

058A2	058B2	058C2	059A2	059B2
058A3	058B3	058C3	059A3	059B3
067A1	067B1	067C1	068A1	068B1



1

Data Sources:
 Planimetric Data - Baltimore County
 OIT/GIS Services Unit
 1:2400, from 1995/96 photography
 Zoning - Baltimore County Office of Planning
 1:2400, 2004

[illegible]

Produced by Baltimore County GIS Services Unit
Date: December, 06, 2005
Date of Imagery: 2002



[illegible]

Produced by Baltimore County GIS Services Unit
Date: December, 06, 2005
Date of Imagery: 2002

