RE: PETITION FOR SPECIAL HEARING E/S Tyson Road, 550' N of Graystone Road 7th Election & 3rd Councilmanic Districts Legal Owner(s): Bruce E & Catherine Wisnom Petitioner(s)	* * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 05-633-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 sent/ 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 16th day of June, 2005, a copy of the foregoing Entry of Appearance was mailed to Gerhold, Cross, & Etzel, Ltd, Michael Alexander, 320 E. Towsontown Blvd, Suite 100, Towson, MD 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
JUN 16 2005
Per.....

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

June 20,2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No.
633,639,643,644,645,646,647.648,649,650,651,652,653,654,655,656,657, 658,659,660 and 661

Pursuant to your request, the above referenced plan(s) have been reviewed by this Office and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Department has no comments at this time.
If you have any questions contact my office.

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 28, 2005

DAK

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

SUBJECT: Zoning Advisory Committee Meeting
For June 27, 2005
Item No. 633, 639, 643, 645, 647, 648, 649, 652, 653, 654, 656, 658, 660, 661

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-06282005.doc

8/2 W/D

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 27, 2005

RECEIVED
JUL 29 2005
ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-633- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By: Curtis Murray

Division Chief: Lynn Lochner

CM/LL

W:\DEVREV\ZAC\5-633 doc

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

State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 6.20.05

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

RE: Baltimore County
Item No. 633 DT

Dear. Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

S. F. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

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

Donna Thompson
Baltimore County, Maryland
Department of Permits and Development Management
Office of Zoning
Room 111
111 W. Chesapeake Avenue
Towson, Maryland 21204
(410)-887-3391

July11, 2005

Subject: **Zoning Case Number: 05-633-SPH**

Dear Ms. Thompson:

I would like to withdraw my request for a Special Hearing for **Case Number 05-633-SPH** for the **Wisnom Property** on the east side of Tyson Road, 550 feet more or less north of Graystone Road. Bruce Doak of this office received a confirmation from Wally Lippincott of D.E.P.R.M. in which he informed us that he no longer wishes to require us to have a Special Hearing. I apologize for any inconvenience and appreciate your attention in withdrawing my petition. Thank you.

Sincerely,

Mike Alexander
GERHOLD, CROSS & ETZEL, LTD.
Registered Professional Land Surveyors

RECEIVED
JUL 13 2005
05-1307
DEPT OF PERMITS
DEVELOPMENT MANAGEMENT

Title Devolution of Wisnom Property

Tax Map # 12, Parcel 198
E.H.K.Jr. 7200/26 June 12, 1986, 26.259 Ac. +/- P/O G.L.B. 2077/53, for title see O.T.G. 4595/191 Jan. 6, 1966.

Tax Map # 12, Parcel 161
E.H.K.Jr. 5704/95 Nov. 12, 1976 P/O G.L.B. 2077/53.

Tax Map # 12 Parcel 195
S.M. 11550/1, S/A E.H.K.Jr. 7092/818 Jan. 15, 1986, P/O G.L.B. 2077/53, for title see O.T.G. 4595/191 Jan. 6, 1966.

Tax Map # 12 Parcel 74
S.M. 9863/427, S/A S.M. 7450/534 Mar 2, 1987, P/O G.L.B. 2077/53, and note: result of an estate see # 53999.

Tax Map # 12, Parcel 127
S.M. 16672/524, S/A S.M. 14121/229, (12.196 Ac. +/-), P/O S.M. 8699/749 (Minor Sub.) (Total 17.4 Ac.+/-), S/A O.T.G. 4668/570, (Single Par.), P/O O.T.G. 4594/161, Par. 2, S/A O.T.G. 4595/159, Par. 2 = 17.4 Ac.+/- P/O G.L.B. 2077/53.

Tax Map # 12 Parcel 96
Subdivision "Mount Greystone" W.J.R. 26/95 1959.

Tax Map # 12, Parcel 193
E.H.K.Jr. 6922/362, May 23, 1985, P/O O.T.G. 4998/437, June 4, 1969, P/O R.R.G. 4277/39, Mar. 18, 1964, S/A W.J.R. 3830/296, S/A W.J.R. 3525/150 May 8, 1959, P/O G.L.B. 2077/53.

Tax Map # 12 Parcel 97
W.J.R 3830/296, S/A W.J.R. 3525/150 May 8, 1959 P/O G.L.B. 2077/53.

Tax Map # 12, Parcel 8
Subdivision "Stanley R. Wisnom Property" E.H.K.Jr. 40/56

Tax Map # 17, Parcel 117 (Per account listings Tax Map 12, Parcel # 8)
W.J.R. 3469/268 Dec. 26, 1958 P/O G.L.B. 2077/53.

Tax Map # 17, Parcel 233
G.L.B. 3282/179, Dec. _, 1957 (Rec. Dec. 13, 1957) P/O G.L.B. 2077/53.

Tax Map # 17, Parcel 232
G.L.B. 3159/269 May 16, 1957, P/O G.L.B. 2077/53.

Tax Map # 17, Parcel 147
O.T.G. 4643/43, S/A G.L.B. 2458/377, Apr. 5, 1954 P/O G.L.B. 2077/53.

Tax Map # 17, Parcel 87
G.L.B. 2106/198, Mar. 27, 1952 P/O deed Green to Wisnom (G.L.B. 2077/53).

Tax Map # 13, Parcel #102
W.J.R. 3486/26, Feb. 9, 1959 P/O G.L.B. 2077/53.

05-633-SPH

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 05-633-A PH

Date Completed/Initials	
10/10/05	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)
	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
	POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
	RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
	INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; pl certificates in file)
	COMMENTS (check off agency comments received on front of hearing file; mal copies; type comments letter; mail original to petitioner; file copy in hearing file)
	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front hearing file has been completed; secure all papers under clips in file; send files hearings to zoning commissioner's office by noon on Friday and files for administrat on Tuesday morning)

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at E/S Tyson Road 550'± North of Graystone Road
which is presently zoned R.C. 4 & R.C. 2

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

To allow a general exemption to the development regulations for an agricultural transfer (11.928 acres) to an adjoining property having the same owner.

MA.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Bruce E. Wisnom
Name - Type or Print

x Bruce E. Wisnom
Signature

Catherine M. Wisnom
Name - Type or Print

x Catherine M. Wisnom
Signature

19007 Tyson Road (410)-357-4642
Address Telephone No.

White Hall Maryland 21161-9120
City State Zip Code

Representative to be Contacted:

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

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

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

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D.T. Date 5/26/05

Case No. 05-633-SPH

REV 9/15/98

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

May 9, 2005

Zoning Description
Tyson Road
Wisnom Property
Lot To Be Retained

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

Beginning for the "first" at a point in Tyson Road at a distance of 1272 feet more or less Northerly along Tyson Road from its intersection with Graystone Road, thence running (1) North 36 degrees 25 minutes 03 Seconds East 99.66 feet, (2) North 67 degrees 34 minutes 55 seconds East 581.55 feet, (3) North 33 degrees 17 minutes 47 seconds West 41.01 feet, (4) North 64 degrees 02 minutes 07 seconds West 513.86 feet, (5) South 21 degrees 49 minutes 40 seconds West 480.04 feet to a point in Tyson Road, running thence and binding in Tyson Road the two following courses and distances, viz: (6) South 34 degrees 57 minutes 44 seconds East 55.70 feet, and (7) South 26 degrees 07 minutes 44 seconds East 77.93 feet to the place of beginning.

Containing 165,646 sq. ft. or 3.803 Acres of land, more or less.

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

Scott A Reh
5/12/05

05-633-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 445030

DATE 5/26/05 ACCOUNT 001-006-150

AMOUNT $ 65.00

RECEIVED FROM: GEORGE REPSTAD

FOR: ITEM # 633 05-680-SPH

TYSON RD. 550' N OF GRENSTONE RD D.T.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACCT#	TIME	TRN
5/26/2005	5/26/2005	[illegible]	3

[illegible]
RECEIPT # [illegible]
Dept 5 ZONING VERIFICATION
[illegible]
Rcpt Tot [illegible]
[illegible] CK [illegible] CA
Baltimore County, Maryland

CASHIER'S VALIDATION

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 19, 2005 Issue - Jeffersonian

Please forward billing to:
George & Heather Rebstad
1119 Wiseburg Road
White Hall, MD 21161

410-357-4642

NOTICE OF ZONING HEARING

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

CASE NUMBER: 05-633-SPH
E/s Tyson Road, 550 feet +/- north of Graystone Road
7th Election District – 3rd Councilmanic District
Legal Owners: Bruce E. & Catherine M. Wisnom

Special Hearing to allow a general exemption to the development regulations for an agricultural transfer (11.928 acres) to an adjoining property having the same owner.

Hearing: Tuesday, August 2, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

WILLIAM J WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

Department of Permits and Development Management

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

Baltimore County

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

June 16, 2005

NOTICE OF ZONING HEARING

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

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E/s Tyson Road, 550 feet +/- north of Graystone Road
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401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Bruce & Catherine Wisnom, 19007 Tyson Road, White Hall 21161-9120
Mike Alexander, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Ste.100, Towson 21286
George & Heather Rebstad, 1119 Wiseburg Rd., White Hall 21161

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 18, 2005.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 05-633-SPH

Petitioner: Bruce E. Wisnom and Catherine M. Wisnom

Address or Location: Tyson Road ; 550'± North of Graystone Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: George and Heather Rebstad

Address: 1119 Wiseburg Road

White Hall, Maryland 21161

Telephone Number: (410) - 357 - 4642

Revised 2/20/98 - SCJ

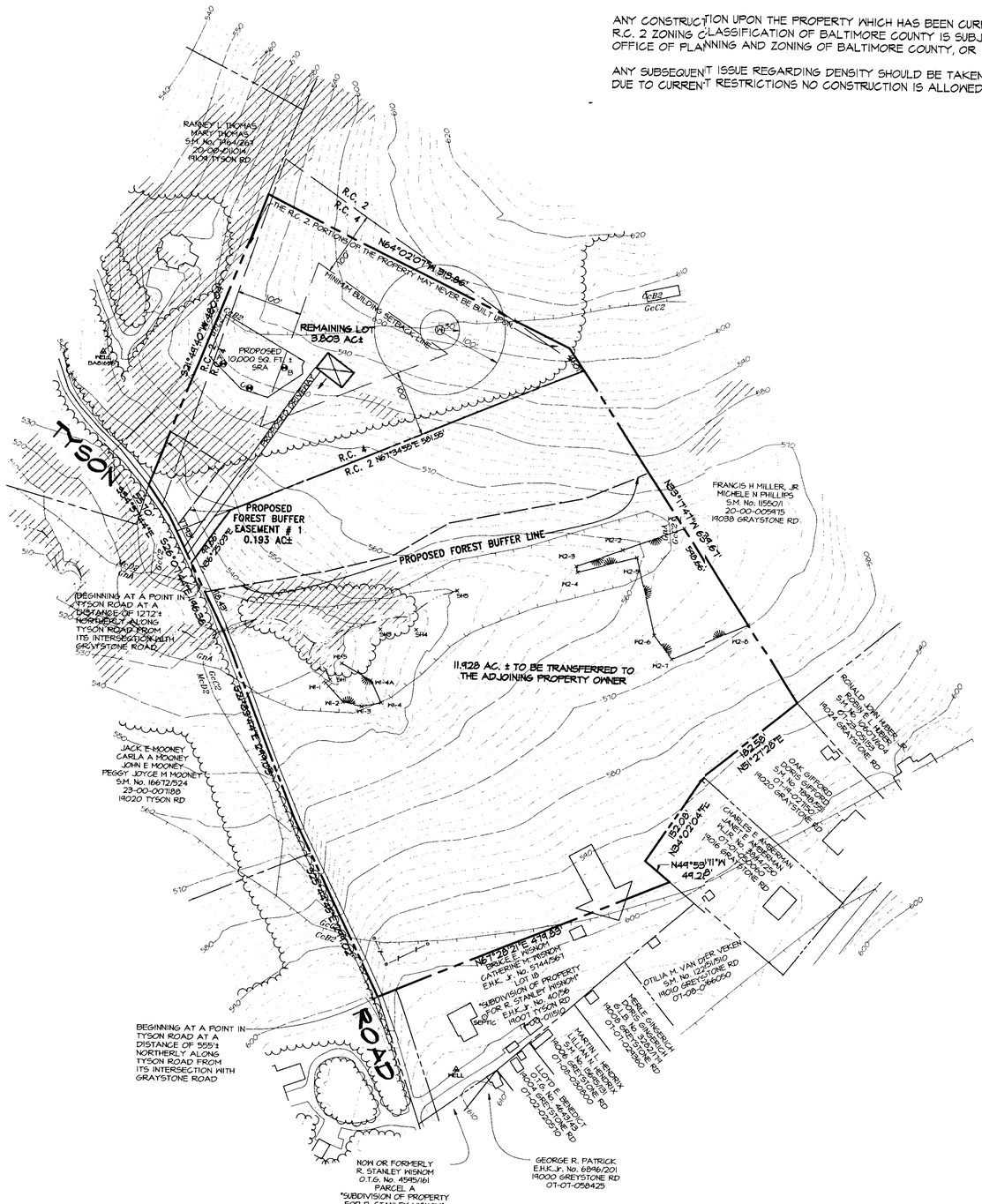
05-633-SPH

R.C. 4 RESIDENTIAL PRINCIPAL BUILDING SETBACKS

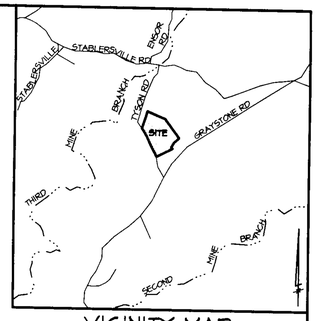
FROM ANY BUILDING FACE TO; PUBLIC STREET RIGHT OF WAY OR PROPERTY LINE	25'
FROM FRONT BUILDING FACE TO; THE EDGE OF PAVING OF A PRIVATE ROAD	35'
SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY	20'
FROM ANY BUILDING FACE TO; R.C.2 ZONE LINE	100'
FROM ANY BUILDING FACE TO; RESERVOIR PROPERTY LINE	100'
FROM ANY BUILDING FACE TO; ADJACENT CONSERVANCY AREA	50'

ANY CONSTRUCTION UPON THE PROPERTY WHICH HAS BEEN CURRENTLY PLACED IN THE R.C. 2 ZONING CLASSIFICATION OF BALTIMORE COUNTY IS SUBJECT TO THE APPROVAL OF THE OFFICE OF PLANNING AND ZONING OF BALTIMORE COUNTY, OR ITS SUCCESSORS AND ASSIGNS.

ANY SUBSEQUENT ISSUE REGARDING DENSITY SHOULD BE TAKEN UP AT TIME OF HEARING. DUE TO CURRENT RESTRICTIONS NO CONSTRUCTION IS ALLOWED IN THE R.C. 2 ZONE.



MARYLAND COORDINATE SYSTEM
NAD83(1991)



VICINITY MAP
1" = 2000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A SURVEY BY GERHOLD, CROSS, & ETZEL, LTD.
2. THE TOPOGRAPHY SHOWN HEREON HAS TAKEN FROM BALTIMORE COUNTY GIS TILE 12C3 & 17C1
3. THE SOIL TYPES SHOWN HEREON HERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 5.
4. CENSUS TRACT 4070.00 REGIONAL PLANNING DISTRICT 301
   WATERSHED LOCH RAVEN SUBSENERSHED NONE
   SCHOOL DISTRICT; ELEMENTARY - SEVENTH DISTRICT E.S.; MIDDLE - HEREFORD M.S.; HIGH - HEREFORD H.S.
   A.D.C. MAP & GRID 7 1K
5. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
6. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
7. NO DEVELOPMENT WILL OCCUR ON THE REMAINING 12.271 AC±, THEREFORE A FULL STEEP SLOPES ANALYSIS WAS NOT PERFORMED.
8. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
9. NO GRADING IS TO BE DONE IN THE SEPTIC RESERVE AREAS.
10. THE ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.)
11. THE SUBJECT PROPERTY IS NEITHER HOSTORIC NOR WITHIN A HISTORIC DISTRICT.
12. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
13. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY
14. THIS PROPERTY, AS SHOWN HEREON, WAS AFFECTED BY ISSUE NUMBER 3-091 OF THE BALTIMORE COUNTY 2004 COMPREHENSIVE ZONING MAP PROCESS IN WHICH BRUCE E. WISNOM PETITIONED FOR 3.747 ACRES TO BE CHANGED FROM AN R.C. 2 ZONE TO AN R.C.4 ZONE AND WAS APPROVED BY THE COUNTY COUNCIL.
15. THIS PROPERTY IS SUBJECT TO "THE RESTRICTION THAT A RESIDENTIAL DWELLING CANNOT BE CONSTRUCTED UPON ANY PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH HAS BEEN CURRENTLY PLACED IN THE R.C. 2 ZONING CLASSIFICATION OF BALTIMORE COUNTY UNLESS APPROVAL IS SUBSEQUENTLY OBTAINED FROM THE OFFICE OF PLANNING AND ZONING OF BALTIMORE COUNTY, OR ITS SUCCESSORS AND ASSIGNS." IN THE DEED RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER S.M. No. 7450 FOLIO 534 FROM GORDON STREET WISNOM AND BRUCE EDGAR WISNOM, PERSONAL REPRESENTIVES OF THE ESTATE OF RAYMOND STANLEY WISNOM TO BRUCE EDGAR WISNOM, DATED MARCH 2, 1987.

REMAINING LOT AREAS

R.C. 4	3.747 Ac.
R.C. 2	0.284 Ac.

DENSITY CALCULATIONS

GROSS AREA	15.731 Ac.±
HIGHWAY WIDENING	0 Ac.±
NET AREA	15.731 Ac.±
LOTS PERMITTED	2-139 Ac.± = 2 Lots
LOTS PROPOSED	1

OWNER
BRUCE E WISNOM
CATHERINE M WISNOM
19007 TYSON ROAD
WHITE HALL, MARYLAND 21161
(410) 357-8209

DEVELOPER
GEORGE O REBSTAD
HEATHER S REBSTAD
1119 WEISBURG RD
WHITE HALL, MARYLAND 21161
(410) 357-4642

PETITION

FOR A SPECIAL HEARING TO PERMIT AN AGRICULTURAL TRANSFER TO AN ADJOINING PROPERTY HAVING THE SAME OWNER.

LEGEND

- PASSED PERC TEST
- PROPOSED WELL AREA
- PROPOSED DWELLING
- EXISTING DWELLING
- SOIL LINE
- WOODS LINE
- LIMIT OF WETLANDS
- EXISTING PAVING
- PROPOSED PAVING
- PROPERTY LINE
- CONTOURS
- SLOPES ≥ 20%

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES W/BASEMENT	STREETS & PARKING
CcB2	Slight	Slight	Moderate: slope
GcC2	Moderate: slope	Moderate: slope	Severe: slope
McD2	Severe: slope	Severe: slope	Severe: slope
GnA	Severe: high water table; moderately slow permeability.	Severe: high water table	Severe: high water table

AGRICULTURAL NOTE

ANY DWELLING MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING, BUT NOT LIMITED TO, NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FERDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

STATE OF MARYLAND
GEORGE O. REBSTAD
No. 21161
PROFESSIONAL LAND SURVEYOR
5/26/05

REVISION	DATE
ADD BUILDING RESTRICTION NOTE TO PROPERTY	05/24/2005
NOTE #15 ADDED, PROPOSED HOUSE AND DRIVE MOVED, PERCS FIELD ADJUSTED AND PASSED	05/23/2005

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING OF THE WISNOM PROPERTY

TYSON ROAD
Deed Ref: S.M. No. 9863 folio 427
Tax Account No.: 07-23-051155
Zoned R.C. 2 & R.C. 4; GIS Tiles 12C3 and 17C1
Tax Map 12; Grid 24; Parcel 74
7th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

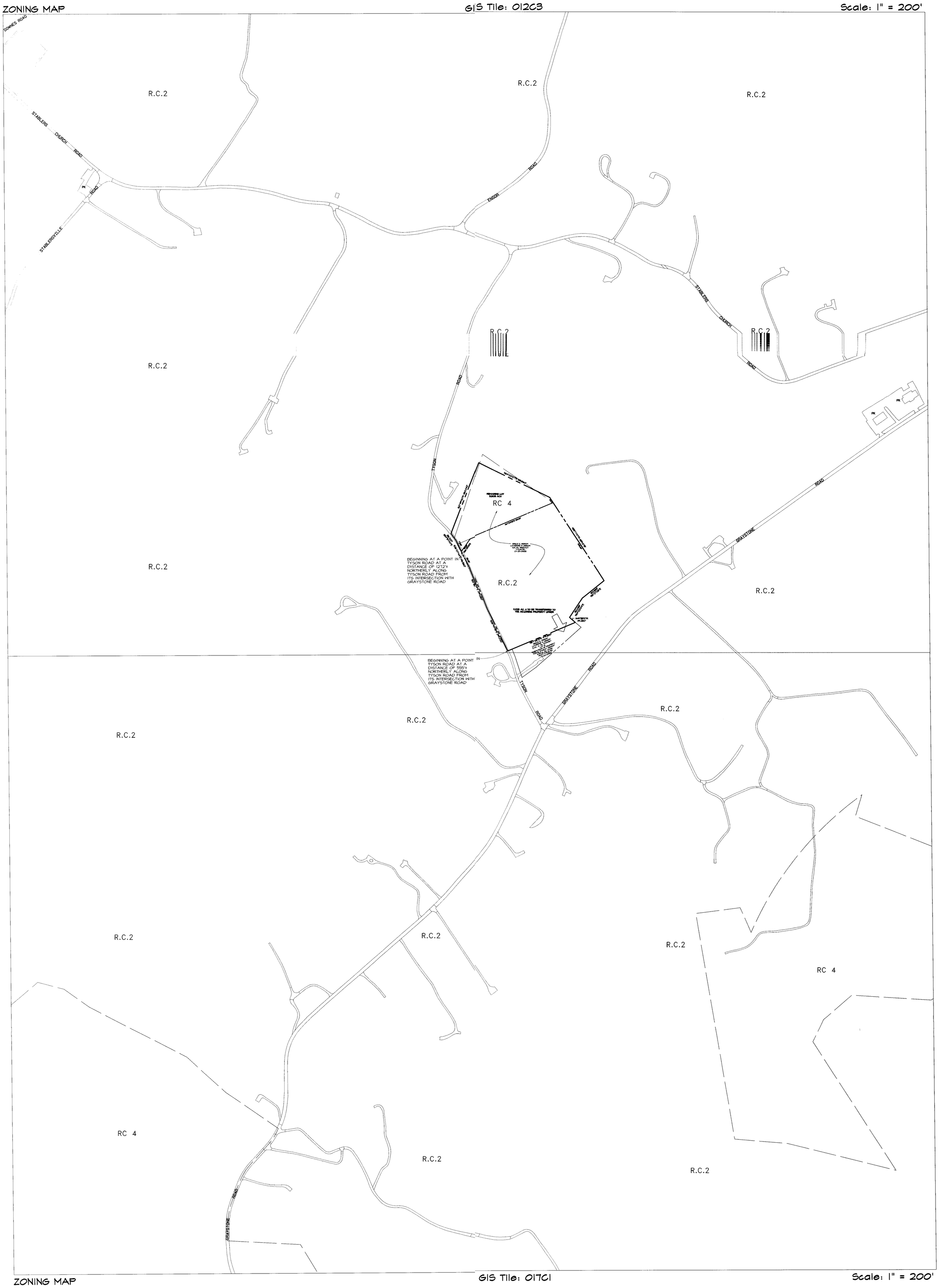
Scale: 1"=100' Date: APRIL 26, 2005

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

COMPUTED: | DRAWN: M.E.A. | CHECKED: | FILE:X:\Rebstad\zone.pro

05-633-SPH

ZONING MAP GIS Tile: 01203 Scale: 1" = 200'



ZONING MAP GIS Tile: 01701 Scale: 1" = 200'

05-638-SPH