*ZONING AND HISTORY CONTINUED

3.8 APRIL 20, 2017 - A ZONING SPIRIT AND INTENT LETTER WAS SIGNED BY W. CARL RICHARDS , ZONING SUPERVISOR, CONFIRMING THAT THE EXISTING AND PROPOSED IMPROVEMENTS, AS SHOWN ON THE SUBMITTED SITE PLAN, ARE WITHIN THE SPIRIT AND INTENT OF ZONING CASE NO. 64-161-X.

3.8.a APRIL 4, 2019 - A ZONING SPIRIT AND INTENT LETTER WAS SIGNED BY W. CARL RICHARDS, ZONING SUPERVISOR, CONFIRMING THAT THE RELOCATED ADDITION TO THE RETREAT CENTER, THE R.6 ZONING CLASSIFICATION, A 30-FT REAR YARD SETBACK FOR THE RETREAT CENTER ADDITION AND THE ADJUSTED LOT LINE FOR THE ADDITION ARE ALL WITHIN THE SPIRIT AND INTENT OF ZONING CASE NO. 64-161-X.

3.9 AUGUST 5, 2019 - A REFINEMENT TO THE DEVELOPMENT PLAN UNDER SECTION 32-4-106(b)(2) WAS APPROVED (DRC NUMBER 050719D).

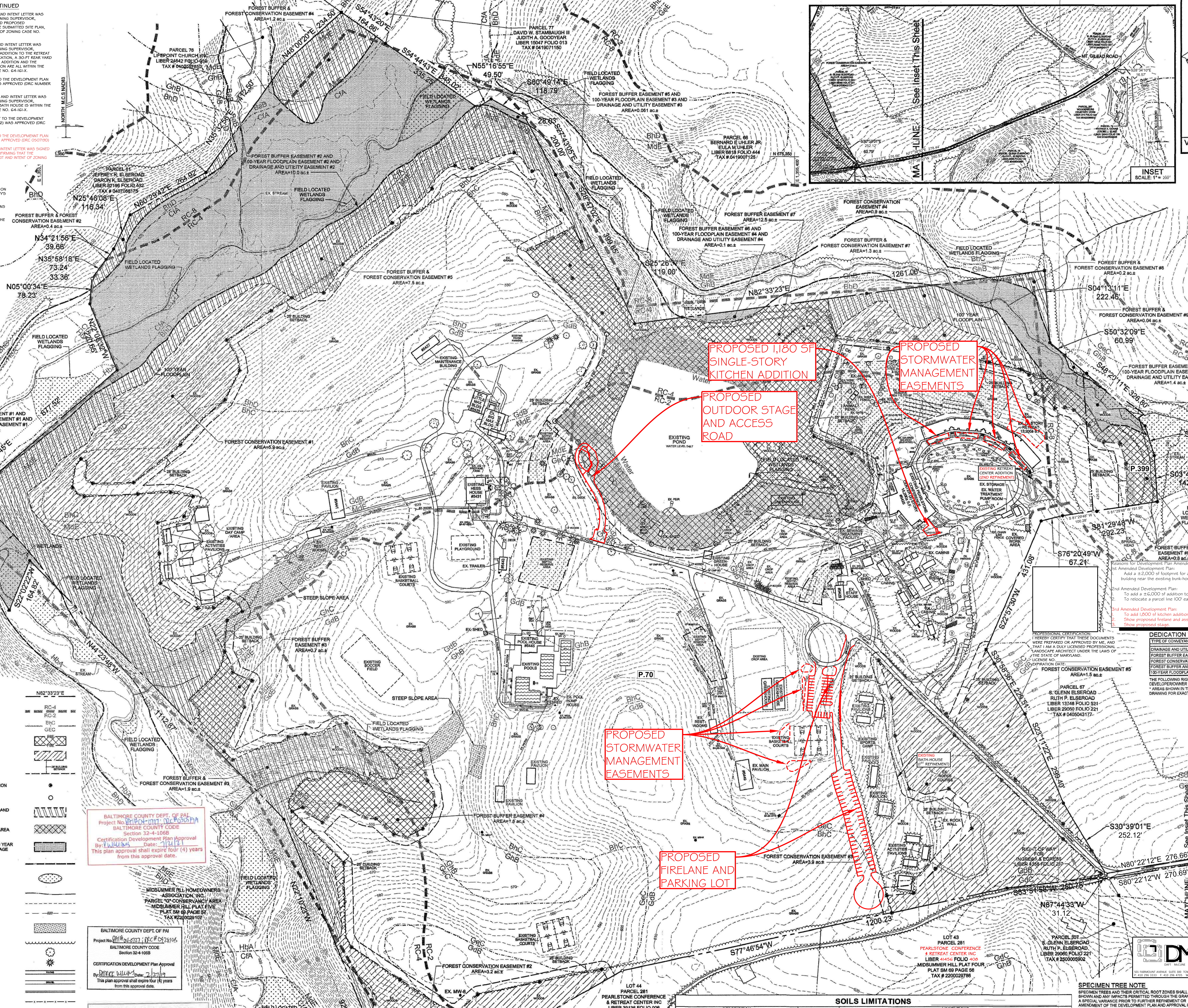
3.9a AUGUST 6, 2019 - A ZONING SPIRIT AND INTENT LETTER WAS SIGNED BY W. CARL RICHARDS, ZONING SUPERVISOR, CONFIRMING THAT THE PROPOSED BATH HOUSE IS WITHIN THE SPIRIT AND INTENT OF ZONING CASE NO. 64-161-X.

3.9b OCTOBER 28, 2019 - A REFINEMENT TO THE DEVELOPMENT PLAN UNDER SECTION 32-4-106 (b)(2) WAS APPROVED (DRC NUMBER 080619A).

3.10 DECEMBER 1, 2021 - A REFINEMENT TO THE DEVELOPMENNT PLAN UNDER SECTION 32-4-106 (B)(2) WAS APPROVED (DRC 050719D)

3.11 MAY 5, 2022 - A ZONING SPIRIT AND INTENT LETTER WAS SIGNED BY SHAUN CRAWFORD, PLANNER, CONFIRMING THAT THE PROPOSED STAGE IS WITHIN THE SPIRIT AND INTENT OF ZONING CASE 1961-0161-X.

- A SPECIAL VARIANCE WAS GRANTED ON JUNE 7, 2019 TO BALTIMORE COUNTY'S FOREST CONSERVATION LAW TO ALLOW PERMANENT IMPACTS TO A SPECIMEN TREES ONSITE. CONDITIONS WERE PLACED ON THIS VARIANCE, INCLUDING UPDATING THE FINAL FOREST CONSERVATION PLAN FOR THE PROPERTY.
- A SPECIAL VARIANCE TO BALTIMORE COUNTY'S FOREST CONSERVATION LAW MAY BE REQUIRED FOR FUTURE REMOVAL OF ANY SPECIMEN TREES WITHIN THIS PROPERTY.



BENCHMARKS

AZ-195 N 674,869.13
ELEV. 643.59' E 1,358,619.51
DESCRIPTION: BRASS CAP

GIS-195 N 674,285.25
ELEV. E 1,358,753.80
DESCRIPTION: BRASS DISK (BALTIMORE COUNTY SURVEY MARKER)

GENERAL NOTES

1. BEN GERSHOWITZ
ASSOCIATED JEWISH CHARITIES OF BALTIMORE
101 MT. ROYAL AVENUE
BALTIMORE, MD 21201
(410) 843-7313

2. SITE DATA:
TAX MAP 31, GRID 21, PARCEL 70 AND 399
TAX ACCOUNT NO. 0401085101 AND 2500005903
SITE AREA: 152.36 ACRES±
ZONED: RC-2, RC-4 AND RC-8 - ZONING MAP NOS. 31A3, 31B3, 39A1, 39B1
TAX MAP NOS.: 031-B3, & 039-B1
CENSUS TRACT 404600/CENSUS BLOCK GROUP 240054046001
GROWTH TIER 4: PRESERVATION AND CONSERVATION AREAS - NO MAJOR SUBDIVISIONS ON SEPTIC
WATERSHED: LIBERTY RESERVOIR
SEWERSHED: NON SERVICE ZONE
ZIP CODE 21136

3. ZONING/DEVELOPMENT HISTORY: (5425 MT. GILEAD ROAD - PARCEL 67)

3.1. IN ZONING CASE 64-161-X, ON JUNE 9, 1964, A SPECIAL EXCEPTION WAS APPROVED FOR A QUASI-PUBLIC CAMP INCLUDING A DAY CAMP.

3.2. ON SEPTEMBER 1, 1998, THE ZONING OFFICE APPROVED A REQUEST FOR A RETREAT CENTER AS WITHIN THE SPIRIT AND INTENT OF (CASE NO. 64-161-X).

3.3. ON DECEMBER 17, 2004, THE ZONING OFFICE APPROVED A REQUEST FOR A PROPOSED POOLHOUSE AS WITHIN THE SPIRIT AND INTENT OF (CASE NO. 64-161-X).

3.4. ON JANUARY 6, 2005, THE DEVELOPMENT REVIEW COMMITTEE APPROVED A LIMITED EXEMPTION UNDER SECTION 32-4-106 a.1.vi OF THE DEVELOPMENT REGULATIONS FOR A PROPOSED POOLHOUSE. - DRC NO. 122004E.

3.5. ON DECEMBER 6, 2007, THE DRC APPROVED A LIMITED EXEMPTION UNDER SECTION 32-4-106 (a) (1) (vi) FOR AN ADDITION OF 3,575 SQ. FT. TO THE PEARLSTONE CONFERENCE CENTER. – DRC NO. 112607f.

3.6. ON JULY 21, 2009, THE DRC APPROVED LIMITED EXEMPTION UNDER SECTION 32-4-106 (a) (1) (viii) FOR A LOT LINE ADJUSTMENT - DRC NO. 070207B.

3.7. IN ZONING CASE NO. 2009-147-SPH, THE ZONING COMMISSIONER APPROVED A NON-DENSITY TRANSFER OF 2.5 ACRES FROM THE ELSEROAD PROPERTY TO THE CAMP MILLDALE PROPERTY.

*SEE ZONING AND HISTORY CONTINUED

4. THE 100-YEAR FLOODPLAIN SHOWN HEREON IS BASED ON A CMR 100-YEAR FLOODPLAIN STUDY DATED, JANUARY 19, 2009 AND ACCEPTED FOR FILING BY BALTIMORE COUNTY ON DECEMBER 9, 2009. THE AREAS DESIGNATED AS A FLOODPLAIN INCLUDES THE AREA INUNDATED BY THE 100-YEAR FREQUENCY STORM AND A MINIMUM OF 2-FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ON THE FLOOD PLAIN SECTIONS ARE THE 100-YEAR DESIGN FREQUENCY WATER SURFACE ELEVATIONS.

5. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY GIS TILES AND DOES NOT REPRESENT A FIELD SURVEY. PROPERTY BOUNDARY SHOWN HEREON IS BASED ON SURVEY PREPARED BY COLBERT MATZ ROSENFELT, INC.

6. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.

7. A STEEP SLOPE AND ERODIBLE SOILS ANALYSIS WAS SUBMITTED TO DEPS ON JAN. 27, 2009.

8. FOREST BUFFER/FOREST CONSERVATION

8.1. ON DECEMBER 30, 2009, THE DEPARTMENT OF ENVIRONMENTAL PROTECTION & SUSTAINABILITY APPROVED A VARIANCE FOR IMPACTS TO THE FOREST BUFFER. TRACKING NO. 03-09-1002.

8.2. A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & SUSTAINABILITY FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS. PROPOSED AND EXISTING USES WITHIN THE FOREST BUFFER AND THE ASSOCIATED BUILDING SETBACK SHOWN ON THE PLAN ARE REFLECTIVE OF THE FACT THAT THIS VARIANCE WAS GRANTED. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS INCLUDING MITIGATIVE PLANTING, INSTALLATION OF A SPLIT-RAIL FENCE AND EXPANSION OF THE FOREST BUFFER ELSEWHERE ON THE PROPERTY.

8.3. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & SUSTAINABILITY.

8.4. ANY FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THIS AREA..

9. THERE ARE NO HISTORIC BUILDINGS OR SITES ON THIS PROPERTY.

10. THIS SITE IS SERVED BY A PRIVATE ON-SITE WELL AND SEPTIC SYSTEM.

11. THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.

12. REAL ESTATE COMPLIANCE HAS STATED THAT MT. GILEAD ROAD AT THE ENTRANCE OF THE PEARLSTONE CAMPUS IS BALTIMORE COUNTY MAINTAINED AND HAS NO RIGHT OF WAY.

Reasons for Development Plan Amendment
1st Amended Development Plan:
1. Add a ±2,000 sf footprint for a bathroom building near the existing bunk-house buildings

2nd Amended Development Plan:
1. To add a ±6,000 sf addition to the retreat center.
2. To relocate a parcel line 100' east.

3rd Amended Development Plan:
1. To add 1,800 sf kitchen addition to the retreat center.
2. Show proposed firelane and associated parking.
3. Show proposed stage.

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO.________,
EXPIRATION DATE:__________

DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA*
DRAINAGE AND UTILITY EASEMENT	5	12.341 AC.
FOREST BUFFER EASEMENT	9	24.350 AC
FOREST CONSERVATION EASEMENT	5	15.436 AC.
FOREST BUFFER AND FOREST CONSERVATION EASEMENT	9	12.793 AC.
100-YEAR FLOODPLAIN EASEMENT	5	12.341 AC.

THE FOLLOWING RIGHTS OF WAY ARE TO BE CONVEYED TO BALTIMORE COUNTY BY THE DEVELOPER/OWNER OF THIS PROPERTY AS A CONDITION OF APPROVAL OF THESE PLANS.
* AREAS SHOWN IN THIS TABLE ARE APPROXIMATE. REFER TO THE RECORD PLAT OR RIGHT OF WAY DRAWING FOR EXACT AREAS.

CERTIFICATE OF DELINQUENT ACCOUNTS

I, BEN GERSHOWITZ , HEREBY CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

Ben Gershowitz 2/15/19
SIGNATURE DATE

BLANKET BALTIMORE COUNTY ACCESS EASEMENT NOTE

THE LANDOWNER DOES HEREBY AGREE THAT BALTIMORE COUNTY, MARYLAND, ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE THE RIGHT AND PRIVILEGE OF ENTERING UPON THE LAND, WHENEVER IT MAY BE NECESSARY FOR THE LIMITED PURPOSES OF INSPECTING ALL FOREST BUFFER EASEMENTS, FOREST CONSERVATION EASEMENTS, AND FOREST BUFFER & FOREST CONSERVATION EASEMENTS (COLLECTIVELY, THE "ENVIRONMENTAL EASEMENTS") TO ENSURE COMPLIANCE WITH THE FOREST CONSERVATION PLAN AND FOREST BUFFER PROTECTION PLAN AND TITLES 3 AND 6 OF ARTICLE 33 OF THE CODE, AND FOR NO OTHER USE OR PURPOSE. NOTWITHSTANDING THE BLANKET NATURE OF THESE RIGHTS FOR ACCESS AND INSPECTION, THE GRANTOR SHALL BE ENTITLED TO INSTALL IMPROVEMENTS OUTSIDE OF THE ENVIRONMENTAL EASEMENTS, AND TO REMOVE INDIVIDUAL TREES IN THE EASEMENTS THAT ARE IN DANGER OF FALLING, CAUSING DAMAGE TO DWELLINGS OR OTHER STRUCTURES, OR CAUSING BLOCKAGE OF STREAMS WITHOUT THE PRIOR WRITTEN CONSENT OF BALTIMORE COUNTY AS TO THE COUNTY'S ACCESS AND INSPECTION RIGHTS HEREUNDER, SUBJECT TO GRANTOR'S COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

PURPOSE FOR EXISTING CONDITIONS DEVELOPMENT PLAN

THE PURPOSE OF THIS DEVELOPMENT PLAN IS TO ESTABLISH THE EXISTING CONDITIONS ON THE PEARLSTONE CAMPUS AND TO DEDICATE CERTAIN ENVIRONMENTAL EASEMENTS. THIS DEVELOPMENT PLAN WILL SERVE AS A BASELINE. FUTURE DEVELOPMENT WILL BE SHOWN ON SUBSEQUENT DEVELOPMENT PLAN REFINEMENTS.

LEGEND:

PROPERTY LINE
ZONING LINE
SOILS LINE
FOREST BUFFER EASEMENT
FOREST CONSERVATION EASEMENT
FOREST CONSERVATION EASEMENT BUILDING SETBACK
PROTECTIVE SIGN & MARKER LOCATION
PROTECTIVE MARKER LOCATION BURIED REBAR STAKE
FOREST CONSERVATION EASEMENT AND FOREST BUFFER EASEMENT
FOREST BUFFER CONTINUED USED AREA
FOREST BUFFER EASEMENT AND 100 YEAR FLOOD PLAIN EASEMENT AND DRAINAGE AND UTILITY EASEMENT
100 YEAR FLOOD PLAIN
WETLANDS
STREAMS
2' CONTOURS
10' CONTOURS
STEEP SLOPES (>25%)
TREE LINE
DECIDUOUS TREE
EVERGREEN TREE
PAVED ROADS
GRAVEL ROADS
SIDEWALKS
FENCE
PATH
EXISTING BUILDINGS
UTILITY WATER LINES
MONITORING WELLS AND WELLS
UTILITY SEPTIC LINES
SEPTIC RESERVE AREAS
UTILITY STORM DRAIN LINES
UTILITY ELECTRIC POLES

BALTIMORE COUNTY DEPT. OF PAI
Project No. PAI#04-0727; DRC#050519A
BALTIMORE COUNTY CODE
Section 32-4-106B
Certification Development Plan Approval
By: PWilliams Date: 7/24/21
This plan approval shall expire four (4) years from this approval date.

BALTIMORE COUNTY DEPT. OF PAI
Project No. PAI#04-0727; DRC#092818A
BALTIMORE COUNTY CODE
Section 32-4-106B
CERTIFICATION DEVELOPMENT Plan Approval
By: Patrick Williams Date: 2/27/19
This plan approval shall expire four (4) years from this approval date.

BALTIMORE COUNTY DEPT. OF PAI
Project No. DRC#050719D; PAI#04-0727
BALTIMORE COUNTY CODE
Section 32-4-106B
Certification Development Plan Approval
By: PWilliams Date: 4/22/20
This plan approval shall expire four (4) years from this approval date.

BALTIMORE COUNTY DEPT. OF PAI
Project No. DRC#050719D; PAI#04-0727
BALTIMORE COUNTY CODE
Section 32-4-106B
Certification Development Plan Approval
By: PWilliams Date: 12/1/21
This plan approval shall expire four (4) years from this approval date.

SLOPE PROTECTION NOTE

THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

SOILS LIMITATIONS

DESCRIPTION					LIMITATIONS		
					HOME SITES (3 STORIES OR LESS)		STREETS & PARKING LOTS
MAP SYMBOL	SOIL NAME	SLOPE	HSG	PERMEABILITY	WITH BASEMENTS	WITHOUT BASEMENTS	
CcB2	CHESTER	3-8%	B	WELL DRAINED	SLIGHT	SLIGHT	MODERATE: SLOPE
CcC2	CHESTER	8-15%	B	WELL DRAINED	MODERATE: SLOPE	MODERATE: SLOPE	SEVERE: SLOPE
CgB2	CHESTER	3-8%	B	WELL DRAINED	SLIGHT	SLIGHT	MODERATE: SLOPE
CgC2	CHESTER	8-15%	B	WELL DRAINED	MODERATE: SLOPE	MODERATE: SLOPE	SEVERE: SLOPE
Cu	CODORUS	N/A	C	POORLY DRAINED	SEVERE: FLOODING HAZARD	SEVERE: FLOODING HAZARD	SEVERE: FLOODING HAZARD
GcC3	GLENELG LOAM	8-15%	B	WELL DRAINED	MODERATE: SLOPE	MODERATE: SLOPE	SEVERE: SLOPE
GcD2	GLENELG LOAM	15-25%	B	WELL DRAINED	SEVERE: SLOPE	MODERATE: SLOPE	SEVERE: SLOPE
GgD3	GLENELG LOAM	15-25%	B	WELL DRAINED	SEVERE: SLOPE	MODERATE: SLOPE	SEVERE: SLOPE
MbD2	MANOR CHANNERY LOAM	15-25%	B	WELL DRAINED	SEVERE: SLOPE	SEVERE: SLOPE	SEVERE: SLOPE
MbD3	MANOR LOAM	15-25%	B	WELL DRAINED	SEVERE: SLOPE	SEVERE: SLOPE	SEVERE: SLOPE
MdE	MANOR LOAM	25-50%	B	WELL DRAINED	SEVERE: SLOPE	SEVERE: SLOPE	SEVERE: SLOPE
MhD	MANOR VERY STONY LOAMS	15-25%	B	WELL DRAINED	SEVERE: SLOPE	SEVERE: SLOPE	SEVERE: SLOPE
MhE	MANOR VERY STONY LOAMS	25-50%	B	WELL DRAINED	SEVERE: SLOPE	SEVERE: SLOPE	SEVERE: SLOPE

SPECIMEN TREE NOTE

SPECIMEN TREES AND THEIR CRITICAL ROOT ZONES SHALL BE SHOWN AND ANY IMPACTS PERMITTED THROUGH THE GRANTING OF A SPECIAL VARIANCE PRIOR TO FURTHER REFINEMENT OR AMENDMENT OF THE DEVELOPMENT PLAN AND APPROVAL OF ANY ADDITIONAL DEVELOPMENT ACTIVITIES.

DMW
DAFT McCUNE WALKER INC
501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

PEARLSTONE RETREAT & CONFERENCE CENTER

DRC: 080922E PAI: 04-0727

3rd. AMENDED DEVELOPMENT PLAN

PREPARED BY: DMW, INC

5425 MT. GILEAD ROAD
REISTERSTOWN, MARYLAND 21136

PAI NUMBER: #04-727
4TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

Colbert Matz Rosenfelt
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

THIS PLAN IS ACCURATE AND HAS BEEN PREPARED IN ACCORDANCE WITH BALTIMORE COUNTY REGULATIONS.

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 13203 Expiration Date: 11-02-2020

SCALE:	1" = 100'
DATE:	02/25/19
JOB NO.:	2003-138
DESIGNED:	AJC
DRAWN:	AJC
CHECKED:	MAB
FILE:	DEV-2003138.DWG
DRAWING NUMBER:	DEV-01
SHEET	1 OF 3

NO.	DATE	REVISIONS:	BY
	11/18/21	ADDED NEW PARCEL LINE & UPDATED ZONING / DEVELOPMENT HISTORY	ECH

RECEIVED MAR 01 2019 DEPARTMENT OF PERMITS APPROVALS AND INSPECTIONS

A:\16031\16031.D0\ENGR\CAD FILES\SHEET FILES\16031.D0_THIRD_REV_DEV_PLAN_01.DWG 9/26/2022 8:53 AM JDortch

FOREST BUFFER AND FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
FCB3	N25°21'27"W	6.94'
FCB4	N30°42'44"W	18.55'
FCB5	N38°38'36"W	39.60'
FCB6	N33°07'32"W	61.70'
FCB7	N47°55'55"W	29.71'
FCB8	N30°25'03"E	19.37'
FCB9	N33°49'18"W	42.80'
FCB10	S75°41'54"W	19.85'
FCB11	N48°55'05"W	20.22'
FCB12	N33°23'50"W	34.89'
FCB13	N53°33'53"W	25.46'
FCB14	S75°57'32"W	57.92'
FCB15	S64°12'53"W	79.61'
FCB16	S80°47'19"W	30.23'
FCB17	N59°22'14"W	25.80'
FCB18	S72°36'20"W	25.30'
FCB19	S46°45'26"W	51.19'
FCB20	S17°52'53"W	30.00'
FCB21	S43°48'25"W	71.78'
FCB22	N89°48'53"W	47.27'
FCB23	S44°52'33"W	48.32'
FCB24	S30°39'23"E	21.47'
FCB25	S53°48'38"W	78.79'
FCB26	S49°32'05"W	65.85'
FCB27	S43°03'37"W	53.95'
FCB28	S32°04'23"W	65.31'
FCB29	S37°32'14"W	40.56'
FCB30	N87°44'52"W	27.05'
FCB31	S61°13'36"W	58.69'
FCB32	N57°18'51"W	21.97'
FCB33	N40°13'31"W	58.36'
FCB34	N65°19'55"W	6.36'
FCB35	S83°04'45"W	22.27'
FCB36	S65°57'33"W	37.16'
FCB37	S41°01'11"W	23.00'
FCB38	S78°02'16"W	30.80'
FCB39	N68°21'19"W	24.78'
FCB40	S79°46'24"W	54.41'
FCB41	S53°47'08"W	30.23'
FCB42	S87°47'14"W	36.52'
FCB43	S64°38'54"W	120.67'
FCB44	N46°09'26"W	15.27'
FCB45	N22°42'02"W	22.36'
FCB46	N11°15'08"W	56.53'
FCB47	N07°46'33"W	31.03'

100-YEAR FLOODPLAIN LINE TABLE		
LINE	BEARING	DISTANCE
F1	S70°54'56"E	35.20'
F2	S27°12'27"E	54.05'
F3	S37°02'47"E	71.06'
F4	S06°05'24"E	27.95'
F5	S12°12'14"E	42.09'
F6	S33°57'30"E	20.95'
F7	S46°42'35"E	56.71'
F8	S41°35'02"E	151.02'
F9	S37°08'22"E	122.72'
F10	S32°28'17"W	60.16'
F11	S37°47'18"W	58.00'
F12	S43°48'47"W	58.32'
F13	S49°31'27"W	51.95'
F14	S27°00'40"W	29.26'
F15	N77°12'18"W	21.45'
F16	N49°01'59"W	91.11'
F17	N40°34'50"W	31.70'
F18	N09°40'27"W	43.17'
F19	S15°53'56"E	49.32'
F20	S50°37'26"W	34.12'
F21	S36°00'05"W	32.52'
F22	S56°40'40"W	122.05'
F23	N65°34'01"W	49.99'
F24	N60°03'43"W	66.29'
F25	S46°32'29"W	38.60'
F26	S61°40'27"W	73.06'
F27	S62°56'27"W	69.55'
F28	S49°40'05"W	64.35'
F29	S57°23'49"W	108.09'
F30	S62°29'14"W	147.16'
F31	S58°26'31"W	123.96'
F32	S49°37'21"W	47.88'
F33	S50°27'14"W	85.44'
F34	S53°21'08"W	92.28'
F35	N78°19'00"W	67.11'
F36	N65°56'28"W	59.05'
F37	N54°09'55"W	36.45'
F38	N17°50'49"W	42.49'
F39	N18°04'41"W	142.06'
F40	N46°46'04"W	35.64'
F41	N71°24'34"W	78.98'
F42	S87°16'35"W	16.06'
F43	N71°53'49"W	25.41'
F44	N64°55'24"W	70.49'
F45	N85°47'27"W	50.27'
F46	S50°26'34"W	35.59'
F47	N27°19'01"W	66.26'
F48	N36°19'55"W	234.18'
F49	N72°28'06"W	71.74'
F50	N61°57'53"W	91.47'
F51	N73°23'46"W	50.30'

100-YEAR FLOODPLAIN CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
F-C1	66.82'	45.61'	39°06'44"	S16°43'24"E	44.73'
F-C2	123.28'	67.81'	31°30'54"	S21°03'30"W	66.96'
F-C3	15.00'	17.27'	65°58'45"	S69°48'20"W	16.33'
F-C4	354.23'	261.52'	42°17'59"	S48°08'26"W	255.62'
F-C5	80.30'	77.93'	55°36'24"	S20°51'59"W	74.91'
F-C6	381.77'	106.55'	15°59'30"	S48°18'05"W	106.21'
F-C7	65.13'	46.42'	40°50'11"	N80°32'13"W	45.45'
F-C8	307.13'	121.62'	22°41'18"	S43°59'12"W	120.83'
F-C9	69.61'	41.57'	34°13'02"	S46°31'45"W	40.96'
F-C10	178.27'	98.43'	31°38'02"	S53°19'13"W	97.18'
F-C11	353.73'	149.00'	24°08'04"	S46°00'29"W	147.90'
F-C12	172.05'	128.36'	42°44'49"	S57°33'21"W	125.41'
F-C13	290.50'	165.09'	32°33'38"	S43°44'00"W	162.88'
F-C14	178.96'	89.00'	28°29'39"	S45°21'31"W	88.09'
F-C15	107.89'	59.53'	31°36'49"	S53°07'16"E	58.78'
F-C16	645.72'	152.93'	13°34'10"	S49°33'46"W	152.57'
F-C17	236.86'	198.03'	47°54'07"	S75°59'26"W	192.31'
F-C18	180.00'	136.01'	43°17'37"	N48°57'49"W	132.80'
F-C19	110.00'	65.49'	34°06'38"	N53°33'18"W	64.52'

BOUNDARY OUTLINE COORDINATE TABLE		
POINT	NORTHING	EASTING
300	673727.0035	1357923.2560
301	673651.5768	1357814.9286
302	673562.6823	1357675.9223
303	673388.8750	1357247.8627
304	673232.2380	1356897.6782
305	673172.6019	1356625.2799
306	673127.4795	1356358.4685
307	673128.7046	1356327.3899
308	673098.7057	1356048.2519
309	672844.6892	1354875.2098
310	672452.0874	1354193.4069
311	673310.4313	1353843.5917
312	674105.5900	1353065.0017
313	673952.8140	1353003.1542
314	674247.7785	1352819.1152
315	674692.1606	1353330.5426
316	674896.5379	1353247.3778
317	674974.4705	1353254.2089
318	675033.7461	1353297.2304
319	675066.4847	1353319.6181
320	675171.2577	1353370.1970
321	675301.7297	1353600.7578

BOUNDARY OUTLINE COORDINATE TABLE		
POINT	NORTHING	EASTING
322	675637.3460	1353840.5869
323	675794.2407	1354014.8698
324	675699.0243	1354149.4589
325	675499.8741	1354431.2010
326	675528.0662	1354471.8883
327	675470.1494	1354575.6051
328	675293.0998	1354668.6291
329	674942.6535	1354861.1599
330	674835.1955	1354912.2850
331	674998.5670	1356162.7209
332	674776.7065	1356179.0904
333	674737.9445	1356226.1723
334	674520.7002	1356470.3138
335	674429.4828	1356498.0249
336	674287.5715	1356507.3867
337	674244.3607	1356218.3683
338	674228.4962	1356153.0572
339	673831.5628	1355984.9088
340	673634.7870	1356103.0342
341	673359.5778	1356220.9294
342	673142.6938	1356349.4513
343	673187.9306	1356616.9397
344	673247.5396	1356889.2141
345	673404.1418	1357239.3206
346	673577.9211	1357667.3112
347	673666.7556	1357806.2236
348	673742.2235	1357914.6102

AUG 19 2022

JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, *Director*
Department of Permits, Approvals & Inspections

August 15, 2022

Mr. Mitchell J. Kellman, V.P.
Daft McCune Walker
501 Fairmount Avenue, Suite 300
Towson, MD 21286

RE: Pearlstone Retreat & Conference Center
5225 Mount Gilead Road
Tracking Number: DRC-2022-00080
DRC Number: 080922E, Dist. 4C4

Dear Mr. Kellman,

Pursuant to Article 25A, § 5 (U) of the Annotated Code of Maryland, and as provided in §602 (d) of the Baltimore County Charter, and §32-1-101, 32-3-401 and 32-3-517 of the Baltimore County Code (BCC), this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions so designated by their directors to represent their respective departments. The purpose of the DRC is to ensure compliance with §32-4-106 and §32-4-262 of the BCC and to make recommendations to the Director of the Department of Permits Approvals and Inspections (PAI).

The DRC met in an open meeting, via WebEx, on August 9th, 2022 and has determined that your project meets the requirements of refinement to the Development Plan under BCC §32-4-106(b)(2). I have reviewed the recommendation and it is this 15th day of August 2022 so ordered and decided that the recommendations of the DRC are adopted.

It is necessary to submit 2 plans to PAI-Development Plans Review, 2 plans to PAI-Zoning Review, 3 plans to Environmental Protection and Resource Management and 1 plan to the Department of Planning for further review. Please staple a copy of this DRC letter to each plan and forward to County Office Building, Dawn Chaney, Room 111 at 111 West Chesapeake Avenue; Towson, MD 21204.

In your submittal, please include a CD containing the CAD file and PDF file of the refined plan.

For detailed instructions go to:

http://baltimorecountymd.gov/agencies/permits/pdm_devmanage/pdmdigitalplans.html#CAD_Standard

After resolution of all outstanding County Agency Review issues, you will be instructed by PAI/Development Management to submit a copy of this letter, ten (10) prints of the refined plan, the CD and your paid invoice of $350.00 (see attached invoice number:214737, please complete) to Ms. Chaney at the address above for final approval of your plan.

Any permits required for this project will be processed subject to the conditions set forth in this letter along with all plans, securities and/or non-county permits that may be required in accordance with County, State or Federal Regulations. Please be aware that the provisions of BCC §11-4-302 through §11-4-305 establishing a development impact surcharge will apply to this project. It will be the responsibility of the DRC applicants through the review process to confirm the applicability of any surcharge, the amount, and any credits applied thereto. The surcharge, if applicable, shall be assessed and collected at the time of building permit application.

Sincerely,

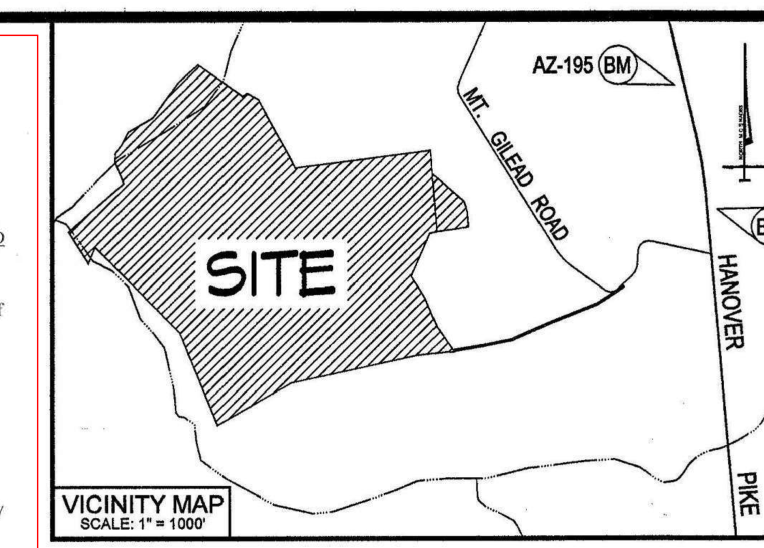
For: [signature] Dev. Mgr.

C. Pete Gutwald
Director

CPG: LTM:dc

C: File

Development Processing | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3335 | Fax 410-887-2877
www.baltimorecountymd.gov
Printed on recycled paper containing 30 percent post-consumer material



VICINITY MAP
SCALE: 1" = 1000'

BENCHMARKS

AZ-195 N 674,869.13
ELEV. 643.59' E 1,358,619.51
DESCRIPTION: BRASS CAP

GIS-195 N 674,285.25
ELEV. E 1,358,753.80
DESCRIPTION: BRASS DISK (BALTIMORE COUNTY SURVEY MARKER)

GENERAL NOTES

OWNER: THE ASSOCIATED JEWISH CHARITIES OF BALTIMORE
DEED REFERENCE: LIBER 4278 FOLIO 006 AND LIBER 29060 FOLIO 221
TAX ACCOUNT NO: 0401085101 AND 2500005903
TAX MAP: 31, GRID: 21, PARCEL: 70 AND 399

1. COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND CCORDINATE SYSTEM NAD 83/91, BASED ON THE FOLLOWING TRAVERSE STATIONS:

STATION	NORTHING	EASTING	ELEV (NAVD 88)
3	673857.9268	1354755.1247	582.56
38	673047.0727	1355154.0235	613.28

2. THE WETLANDS HAVE BEEN DETERMINED FROM FIELD INSPECTION BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. NO CLEARING, GRADING OR CONSTRUCTION WILL BE CONDUCTED IN THIS AREA EXCEPT AS PERMITTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

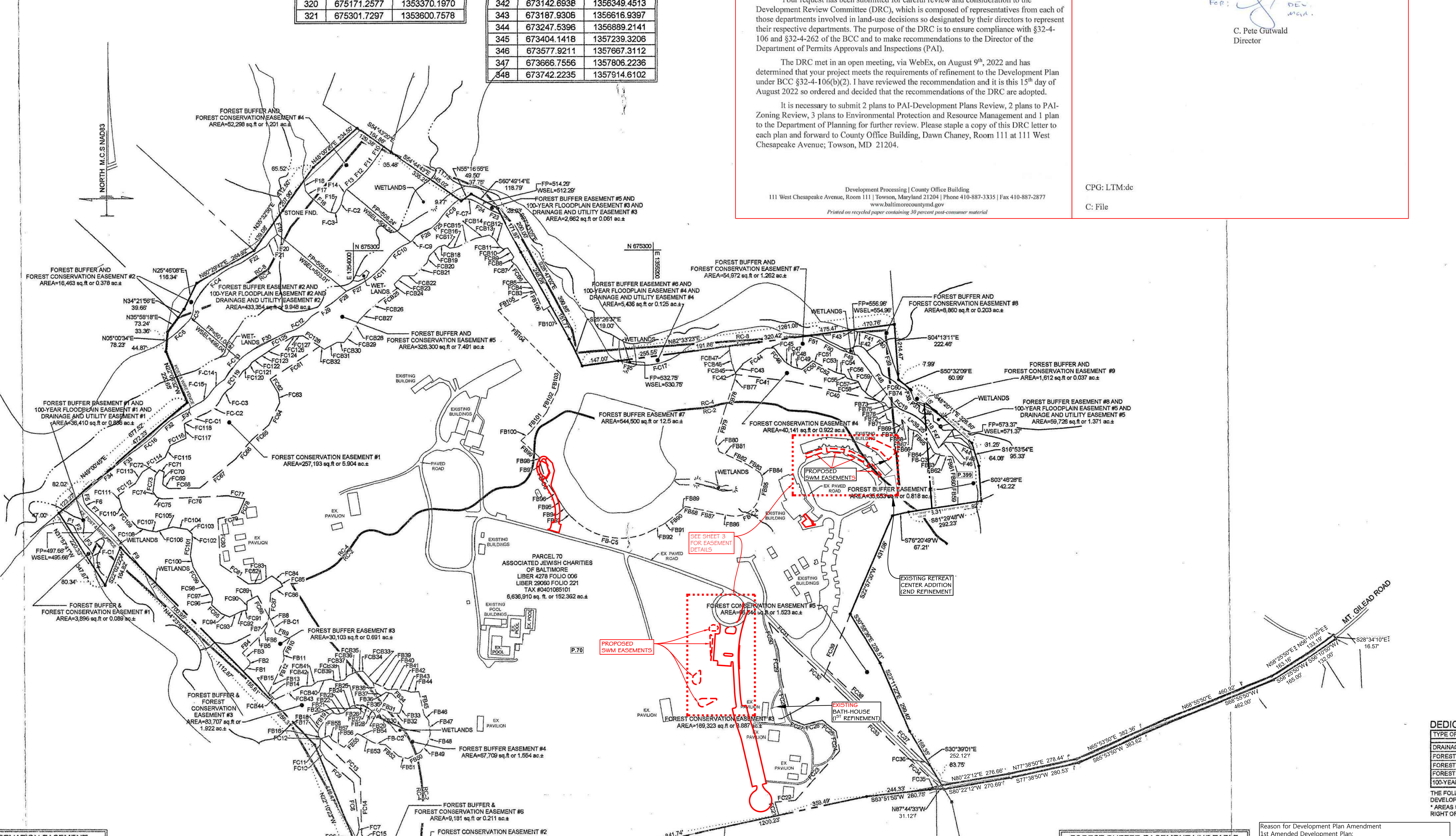
3. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS AND FOREST BUFFER EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

4. THE 100-YEAR FLOODPLAIN SHOWN HEREON IS BASED ON A CMR 100-YEAR FLOODPLAIN STUDY DATED, JANUARY 19, 2009 AND ACCEPTED FOR FILING BY BALTIMORE COUNTY ON DECEMBER 9, 2009. THE AREAS DESIGNATED AS A FLOODPLAIN INCLUDES THE AREA INUNDATED BY THE 100-YEAR FREQUENCY STORM AND A MINIMUM OF 2-FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ON THE FLOOD PLAIN SECTIONS ARE THE 100-YEAR DESIGN FREQUENCY WATER SURFACE ELEVATIONS.

5. ANY FOREST CONSERVATION EASEMENT AND FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

6. ANY DWELLING IN AN R.C 4 OR R.C. 5 ZONE MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF MACHINERY OF ANY KIND DURING A 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 PESTICIDE. BALTIMORE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, AND COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

7. ALL EXISTING STRUCTURES TO REMAIN



FOREST CONSERVATION EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
FC-C1	802.42'	77.55'	5°32'14"	N64°30'40"E	77.52'
FC-C2	133.05'	98.43'	42°23'15"	N48°03'49"E	96.20'
FC-C3	105.67'	60.59'	32°51'06"	N43°17'44"E	59.76'

FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
FC1	N18°42'27"E	72.42'
FC2	N52°51'02"W	43.08'
FC3	N03°43'14"E	68.31'
FC4	N42°47'29"W	124.27'
FC5	N46°13'39"W	28.18'
FC6	N28°04'29"E	33.36'
FC7	N10°37'34"E	24.07'
FC8	N07°06'47"W	181.66'
FC9	N48°54'17"W	148.05'
FC10	N31°32'00"W	42.04'
FC11	N01°32'51"E	42.94'
FC12	N70°03'47"E	2.59'
FC13	S44°25'57"E	224.54'
FC14	S01°27'15"E	226.58'
FC15	S28°28'49"E	36.53'
FC16	S56°25'38"E	357.66'
FC17	S89°50'00"E	27.31'
FC18	N48°51'22"E	80.07'
FC19	N78°19'30"E	386.30'
FC20	S29°56'04"E	35.00'
FC21	N16°54'54"W	55.07'
FC22	N84°28'04"E	82.33'
FC23	N41°45'19"E	266.05'
FC24	N09°40'14"W	79.24'
FC25	N51°38'43"W	71.75'
FC26	S75°51'32"W	73.07'
FC27	N70°09'56"W	53.37'
FC28	N14°40'26"W	169.10'
FC29	N05°20'30"W	116.91'
FC30	N18°56'23"W	120.70'
FC31	S43°51'22"E	140.14'
FC32	S46°18'12"E	284.74'
FC33	S45°47'30"E	361.76'
FC34	S47°16'02"E	157.28'
FC35	S68°25'38"W	47.39'
FC36	N48°16'19"W	62.45'
FC37	N45°49'18"W	198.24'
FC38	N46°31'05"W	312.89'
FC39	N22°57'30"E	240.88'
FC40	N77°25'32"W	347.77'
FC41	N82°40'22"W	225.77'
FC42	N22°42'02"W	6.95'
FC43	N40°59'18"E	47.80'
FC44	N56°39'16"E	113.06'
FC45	N87°31'43"E	29.41'
FC46	S38°37'37"E	68.23'
FC47	S51°48'57"E	20.32'
FC48	S61°25'14"E	22.50'
FC49	S75°18'58"E	34.19'

FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
FC50	N53°30'36"E	56.76'
FC51	S57°25'08"E	14.58'
FC52	S63°32'47"E	79.90'
FC53	S69°55'30"E	16.56'
FC54	S76°42'05"E	27.30'
FC55	S34°59'05"E	17.54'
FC56	S72°30'56"E	47.25'
FC57	S18°47'14"E	5.95'
FC58	S28°07'04"E	29.31'
FC59	S45°24'39"E	33.23'
FC60	S58°56'59"E	38.94'
FC61	S56°51'17"W	239.27'
FC62	S31°07'46"E	64.55'
FC63	S08°53'41"E	39.00'
FC64	S26°16'20"W	100.67'
FC65	S49°22'15"W	89.07'
FC66	S40°35'11"W	104.47'
FC67	S50°34'08"W	183.41'
FC68	S89°03'23"W	125.00'
FC69	N52°56'23"W	28.79'
FC70	N06°16'03"E	50.68'
FC71	N66°08'51"W	20.41'
FC72	S37°06'13"W	28.93'
FC73	S07°29'22"W	67.28'
FC74	S38°22'51"E	25.61'
FC75	S71°17'59"E	21.30'
FC76	N87°22'41"E	263.63'
FC77	S79°41'42"E	69.22'
FC78	S24°08'36"W	66.42'
FC79	S75°48'13"W	83.09'
FC80	S02°48'51"E	187.46'
FC81	S55°45'39"E	136.98'
FC82	N87°24'20"E	48.38'
FC83	N56°53'34"E	54.25'
FC84	S55°07'38"E	42.87'
FC85	S24°28'42"E	18.78'
FC86	S60°06'09"W	54.40'
FC87	S04°32'48"W	95.51'
FC88	N28°34'55"W	96.32'

FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
FC89	S61°11'15"W	47.61'
FC90	S00°22'04"W	34.83'

FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
FC91	S80°32'33"W	13.35'
FC92	S69°42'00"W	14.63'
FC93	S64°14'19"W	47.98'
FC94	N66°50'20"W	36.75'
FC95	N48°00'27"W	50.96'
FC96	N07°36'14"E	27.52'
FC97	N25°57'31"W	40.11'
FC98	N40°58'33"W	37.22'
FC99	N30°21'05"W	70.54'
FC100	N13°31'05"W	48.34'
FC101	N07°00'30"E	66.96'
FC102	N04°08'40"W	23.97'
FC103	N48°19'17"W	25.12'
FC104	N80°09'00"W	57.25'
FC105	S75°27'30"W	45.28'
FC106	S71°15'29"W	24.15'
FC107	N80°58'11"W	30.54'

FOREST CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
FC108	N75°21'05"W	46.21'
FC109	N39°47'47"W	96.71'
FC110	N15°50'22"W	25.00'
FC111	N15°50'22"W	32.19'
FC112	N54°08'43"E	83.25'
FC113	N31°08'38"E	53.95'
FC114	N56°48'54"E	109.82'
FC115	N24°44'36"E	51.93'
FC116	N64°11'59"E	67.83'
FC117	N07°15'50"W	58.15'
FC118	N57°22'13"E	8.31'
FC119	N34°48'59"E	79.12'
FC120	N54°31'28"E	27.96'
FC121	N39°35'16"E	25.56'
FC122	N54°40'39"E	29.47'
FC123	N55°47'35"E	34.28'
FC124	N57°18'59"E	30.82'
FC125	N59°59'16"E	101.11'
FC126	S89°30'57"E	8.38'
FC127	N84°24'43"E	30.65'
FC128	S57°18'51"E	80.08'

BALTIMORE COUNTY DEPT. OF PAI
Project No. PAI#04-0727; DRC#042819S
BALTIMORE COUNTY CODE
Section 32-4-106B
CERTIFICATION DEVELOPMENT Plan Approval
By: Patrick Williams Date: 2/27/19
This plan approval shall expire four (4) years from this approval date.

BALTIMORE COUNTY DEPT. OF PAI
Project No. DRC#050719D; PAI#04-0727
BALTIMORE COUNTY CODE
Section 32-4-106B
Certification Development Plan Approval
By: P.Williams Date: 4/22/20
This plan approval shall expire four (4) years from this approval date.

BALTIMORE COUNTY DEPT. OF PAI
Project No. PAI#04-0727; DRC#050521A
BALTIMORE COUNTY CODE
Section 32-4-106B
Certification Development Plan Approval
By: P.Williams Date: 7/21/21
This plan approval shall expire four (4) years from this approval date.

BALTIMORE COUNTY DEPT. OF PAI
Project No. DRC#050721D; PAI#04-0727
BALTIMORE COUNTY CODE
Section 32-4-106B
Certification Development Plan Approval
By: P.Williams Date: 12/1/21
This plan approval shall expire four (4) years from this approval date.

FOREST BUFFER EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
FB-C1	100.45'	41.55'	23°42'05"	S16°43'53"E	41.26'
FB-C2	104.74'	62.31'	34°05'06"	N75°30'46"W	61.40'
FB-C3	25.00'	32.29'	74°00'17"	N64°19'09"W	30.09'
FB-C4	102.37'	158.40'	88°39'35"	S56°11'39"W	143.07'
FB-C5	267.46'	351.23'	75°14'27"	N80°45'56"W	326.53'
FB-C6	319.73'	95.49'	17°06'44"	N24°55'16"W	95.14'

FOREST BUFFER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
FB1	N45°20'38"E	37.48'
FB2	N02°37'13"E	12.98'
FB3	N41°37'53"W	46.33'
FB4	N46°33'20"E	72.66'
FB5	N44°31'11"E	42.15'
FB6	N31°17'08"E	30.54'
FB7	N12°28'48"E	41.97'
FB8	S28°34'55"E	29.36'
FB9	S67°06'12"E	62.90'
FB10	S27°59'44"W	56.95'
FB11	S06°48'45"E	31.23'
FB12	S22°34'20"W	79.89'
FB13	S26°39'17"W	70.15'
FB14	S46°09'26"E	22.13'
FB15	S45°26'10"W	13.35'
FB16	N44°19'36"W	14.16'
FB17	N04°00'27"W	19.89'
FB18	N26°02'22"E	20.48'
FB19	N35°04'21"E	51.39'
FB20	N53°58'36"E	20.85'
FB21	S77°17'20"E	23.18'
FB22	N76°51'17"E	23.08'
FB23	N48°19'59"E	21.40'
FB24	N55°51'31"E	23.95'

FOREST BUFFER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
FB25	N77°21'58"E	21.31'
FB26	S77°06'41"E	27.12'
FB27	S63°12'01"E	22.93'
FB28	S49°57'24"E	24.39'
FB29	S26°33'54"E	25.38'
FB30	N20°42'32"E	42.56'
FB31	S68°07'14"E	53.24'
FB32	N88°46'40"E	25.60'
FB33	N20°25'57"E	35.64'
FB34	N43°16'11"W	62.51'
FB35	N76°45'05"W	24.17'
FB36	S57°52'50"W	24.49'
FB37	N55°31'33"W	20.67'
FB38	N19°01'55"W	41.29'
FB39	S68°31'14"E	17.30'
FB40	S62°50'12"E	47.36'
FB41	N83°22'10"E	24.93'
FB42	S83°49'48"E	44.98'

FOREST BUFFER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
FB43	S73°48'05"E	25.34'
FB44	N86°04'01"E	31.29'
FB45	S12°38'41"E	95.93'
FB46	S34°43'48"E	28.28'
FB47	S07°50'39"E	54.08'
FB48	S16°45'14"W	38.95'
FB49	S37°30'21"W	43.61'
FB50	S62°33'51"W	57.44'
FB51	N74°55'33"W	38.30'
FB52	N49°07'27"W	71.11'
FB53	N58°28'13"W	25.62'
FB54	N63°03'29"W	33.54'
FB55	S43°48'11"W	75.65'
FB56	N58°40'10"W	55.23'
FB57	N37°08'23"W	21.97'
FB58	S70°03'47"W	33.86'
FB59	N00°00'00"E	74.03'
FB60	N03°10'52"W	57.11'
FB61	N15°56'52"W	63.48'
FB62	N83°09'37"W	49.63'
FB63	N17°27'59"W	5.75'
FB64	N27°19'01"W	36.14'

FOREST BUFFER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
FB65	N44°34'04"W	65.46'
FB66	N73°57'28"W	29.27'
FB67	N39°58'12"W	48.87'
FB68	N71°15'59"W	2.87'
FB69	S04°13'11"E	41.88'
FB70	N41°21'21"W	28.00'
FB71	N60°26'09"W	47.91'
FB72	N17°54'42"W	62.18'
FB73	N53°46'44"W	28.76'
FB74	S71°28'58"E	34.85'
FB75	S33°30'08"E	21.99'
FB76	N86°55'53"E	36.76'
FB77	S15°37'02"W	36.89'
FB78	S18°42'31"W	110.78'
FB79	S16°19'44"W	132.78'
FB80	S18°36'22"E	44.89'
FB81	S66°09'51"E	49.86'
FB82	S64°24'08"E	76.69'
FB83	S57°24'49"E	61.51'
FB84	S24°16'18"E	24.76'
FB85	S11°51'51"W	71.83'
FB86	N79°28'33"W	38.08'
FB87	N77°06'50"W	87.85'
FB88	N77°48'11"W	55.48'
FB89	S48°15'59"W	27.24'
FB90	S50°06'21"W	63.61'
FB91	S53°43'16"W	25.21'
FB92	S61°36'50"W	47.70'
FB93	N43°08'43"W	34.70'
FB94	N34°40'43"W	29.19'
FB95	N31°47'02"W	36.07'
FB96	N33°28'38"W	39.81'
FB97	N16°21'54"W	31.37'
FB98	N08°33'23"W	17.70'
FB99	N48°06'37"W	95.42'
FB100	N46°19'57"E	56.90'
FB101	N39°10'27"E	94.96'
FB102	N26°44'21"E	101.72'
FB103	N09°54'52"E	66.25'
FB104	N44°14'02"W	357.07'
FB105	N63°23'25"E	163.74'
FB106	S25°34'47"E	81.24'
FB107	N58°33'48"E	33.60'

- A SPECIAL VARIANCE WAS GRANTED ON JUNE 7, 2019 TO BALTIMORE COUNTY'S FOREST CONSERVATION LAW TO ALLOW PERMANENT IMPACTS TO A SPECIMEN TREES ONSITE. CONDITIONS WERE PLACED ON THIS VARIANCE, INCLUDING UPDATING THE FINAL FOREST CONSERVATION PLAN FOR THE PROPERTY.
- A SPECIAL VARIANCE TO BALTIMORE COUNTY'S FOREST CONSERVATION LAW MAY BE REQUIRED FOR FUTURE REMOVAL OF ANY SPECIMEN TREES WITHIN THIS PROPERTY.

DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA*
DRAINAGE AND UTILITY EASEMENT	5	12.341 AC.
FOREST BUFFER EASEMENT	9	24.350 AC.
FOREST CONSERVATION EASEMENT	5	15.436 AC.
FOREST BUFFER AND FOREST CONSERVATION EASEMENT	9	12.793 AC.
100-YEAR FLOODPLAIN EASEMENT	5	12.341 AC.
	33	77,261 AC

THE FOLLOWING RIGHTS OF WAY ARE TO BE CONVEYED TO BALTIMORE COUNTY BY THE DEVELOPER/OWNER OF THIS PROPERTY AS A CONDITION OF APPROVAL OF THESE PLANS.
* AREAS SHOWN IN THIS TABLE ARE APPROXIMATE. REFER TO THE RECORD PLAT OR RIGHT OF WAY DRAWING FOR EXACT AREAS.

Reason for Development Plan Amendment
1st Amended Development Plan:
1. Add a ±2,000 sf footprint for a bathroom building near the existing bunk-house buildings

2nd Amended Development Plan:
1. To add a ±6,000 sf addition to the retreat center.
2. To relocate a parcel line 100' east.

3rd Amended Development Plan:
1. To add 1,800 sf kitchen addition to the retreat center.
2. Show proposed firelane and associated parking.
3. Show proposed stage.

100-YEAR FLOODPLAIN CERTIFICATION

I CERTIFY THAT THE 100-YEAR FLOOD PLAIN OUTLINE SHOWN ON THIS PLAN IS CORRECT AND DONE IN ACCORDANCE WITH THE DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS, BUREAU OF DEVELOPMENT PLANS REVIEW'S POLICY MANUAL, APPENDIX B, RECOMMENDATIONS AND PROCEDURES FOR WATERSHED STUDIES FLOOD PLAIN STUDIES AND WATERWAY CROSSING STUDIES.

[signature] Richard E. Matz, P.E.
SIGNATURE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 13203EXPIRATION DATE: NOVEMBER 2, 2010

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO.________________, EXPIRATION DATE:________________.

DMW
DAFT McCUNE WALKER INC
501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

PEARLSTONE RETREAT & CONFERENCE CENTER
DRC: 080922E PAI: 04-0727
3rd AMENDED DEVELOPMENT PLAN
PREPARED BY: DMW, INC

5425 MT. GILEAD ROAD
REISTERSTOWN, MARYLAND 21136

PAI NUMBER: #04-727
4TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

Feb. 25, 2019.
STATE OF MARYLAND · RICHARD EARL MATZ · 13203 · PROFESSIONAL ENGINEER
THIS PLAN IS ACCURATE AND HAS BEEN PREPARED IN ACCORDANCE WITH BALTIMORE COUNTY REGULATIONS.

Colbert Matz Rosenfelt
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 13203 Expiration Date: 11-02-2020

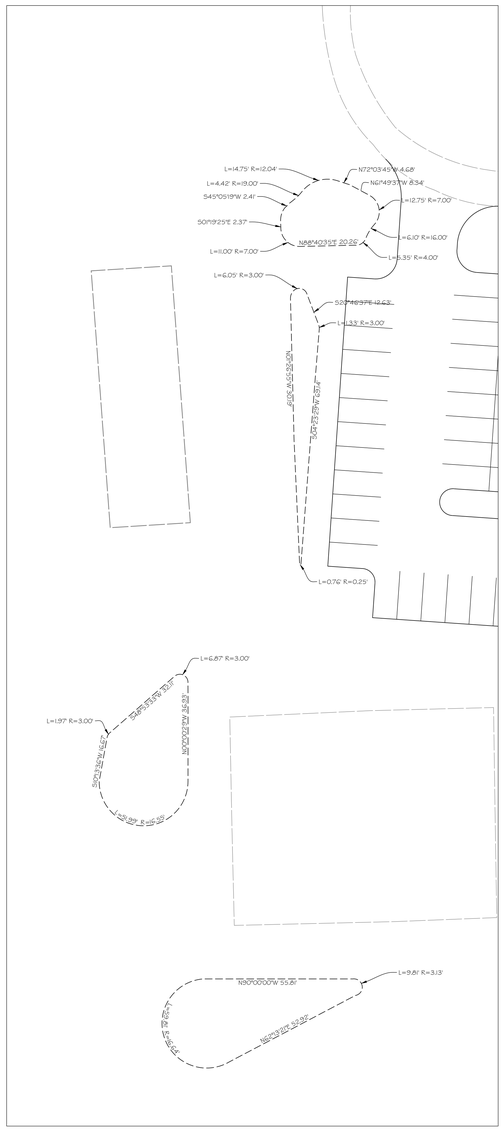
NO.	DATE	REVISIONS:	BY
	11/18/21	ADDED NEW PARCEL LINE & UPDATED ZONING / DEVELOPMENT HISTORY	ECH

SCALE: 1" = 150'
DATE: 02/25/19
JOB NO.: 2003-138
DESIGNED: AJC
DRAWN: AJC
CHECKED: MAB
FILE: DEV-2003138.DWG
DRAWING NUMBER: DEV-02
SHEET 2 OF 3

A:\16031\16031.D0\ENGR\CAD FILES\SHEET FILES\16031.D0_THIRD_REV_DEV_PLAN_02.DWG 9/26/2022 8:50 AM JDortch

N:\dl2\project\2003\2003138\Project Directories\CMR\EXISTING DEV PLAN (2018-04-15)\DEV-2003138.dwg, EX DEV 2 OF 2, 2/25/2019 13:22 PM

PROPOSED CONFERENCE CENTER
STORMWATER MANAGEMENT EASEMENTS



PROPOSED FIRELANE
STORMWATER MANAGEMENT EASEMENTS

JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits, Approvals & Inspections

September 23, 2022

Christopher D. Mudd
Venable, LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Spirit and Intent Determination, Pearlstone Retreat Center, 5425 Mount Gilead Road, Case No. 1964-0161-X, 4th Election District, 3rd Councilmanis District

Dear Mr. Mudd,

This is in reply to your recent letter sent to my attention. Based on the information provided therein and my review of the available zoning records, the following has been determined:

Provided the proposed new parking spaces and fire-lane comply with Section 409.8.A of the Baltimore County Zoning Regulations (BCZR), and provided that the aforementioned and the proposed kitchen addition are built in accordance with the red-lined plan, then the proposed changes on the referenced property will be in the Spirit and Intent of the BCZR and the Zoning Commissioner's order in Case # 1961-0161-X. However, please be aware that landscaping may be required for the parking spaces and fire-lane, especially the circular turn-around at the end of the parking spaces. This circular turn-around should be properly screened from adjacent residentially zoned properties. For more information in that regard, please contact Jim Hermann, Landscape Architect in our Development Plans Review Division at 410-887-3751.

A copy of your request letter, this response and the revised site plan will be recorded and made a permanent part of the zoning case referenced above.

A verbatim copy of this response must be affixed to any building permit site plans prior to uploading the required documents to the building permit application on-line portal.

This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 124 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov
Printed on recycled paper containing 30 percent post-consumer material

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Jeffrey N. Perlow
Zoning Supervisor
Zoning Review Office
P.A.I

JNP
Cc: Zoning Case Files for 1964-0161-X

Reason for Development Plan Amendment
1st Amended Development Plan:
1. Add a ±2,000 sf footprint for a bathroom building near the existing bunk-house buildings

2nd Amended Development Plan:
1. To add a ±6,000 sf addition to the retreat center.
2. To relocate a parcel line 100' east.

3rd Amended Development Plan:
1. To add 1,800 sf kitchen addition to the retreat center.
2. Show proposed firelane and associated parking.
3. Show proposed stage.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO._____, EXPIRATION DATE:_____.

20 0 20 40
SCALE: 1" = 20'

DMW
DAFT McCUNE WALKER INC

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

PEARLSTONE RETREAT & CONFERENCE CENTER
DRC: 080922E **PAI: 04-0727**
3rd AMENDED DEVELOPMENT PLAN
PREPARED BY: DMW, INC

5427 MT. GILEAD ROAD
REISTERSTOWN, MARYLAND 21136

4th ELECTION DISTRICT
4th COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND

SEAL

DATE	BY	REVISIONS

ISSUE DATES

REVIEW:	/ /
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	
DRAWN:	AMT
DESIGNED:	JMD
CHECKED BY:	JMD
DATE CHECKED:	9/26/2022
SCALE:	1" = 20'
PROJECT NO:	16031
DRAWING:	

IN RE: **PETITION FOR SPECIAL HEARING** W/Side Mt. Gilead Road **(5425 & 5520 Mt. Gilead Road)**	*	BEFORE THE
	*	ZONING COMMISSIONER
4th Election District 3rd Council District	*	FOR
	*	BALTIMORE COUNTY
S. Glenn Elseroad, et ux, *Legal Owners* Associated Jewish Charities of Baltimore, *Contract Purchaser*	*	
	*	**Case No. 2009-0147-SPH**
Petitioners		

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by S. Glenn Elseroad and his wife, Ruth P. Elseroad, property owners, and Associated Jewish Charities of Baltimore, contract purchaser, by and through its attorney, Jeffrey H. Scherr, Esquire with Kramon & Graham, P.A. The Petitioners request a special hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve the non-density transfer of 2.5 acres (the Property) from an adjoining parcel owned by the Elseroads. The Property and requested relief are more particularly described on the site plan submitted which were accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were J. Glenn Elseroad, property owner; Benjamin Gershowitz, Vice President of Facilities, on behalf of the Petitioner Associated Jewish Charities of Baltimore; Richard E. Matz, P.E., with Colbert Matz Rosenfelt, Inc., the engineer who prepared the site plan, and Jeffrey H. Scherr, Esquire, legal counsel for the corporate entity Associated Jewish Charities. There were no Protestants or other interested persons present, and it is worthy to note, as will be discussed below, that the Baltimore

ORDER RECEIVED FOR FILING
Date 3-9-09
By

County Land Preservation Advisory Board met on September 16, 2007 and voted to recommend approval of the subject 2.5-acre transfer.

Testimony and evidence offered revealed that the subject property is a triangular shaped tract of land located on the west side of Hanover Pike (Md. Route 30) just off of Mt. Gilead Road, and is a part of and adjacent to a larger parcel owned by the Elseroads which is 105 acres, more or less. The property is zoned R.C.8 with a small portion zoned R.C.2 at its southwest corner. Petitioner contracted to buy or, more particularly, exchange, the Property to use in conjunction with its camp and retreat operations on its adjacent property and for so-called "green" agricultural use[1]. It was indicated that the 2.5-acre property will be exchanged for a 5-acre parcel owned by the Petitioner and adjacent to other property owned by the Elseroads at the southwest end of Mount Gilead Road. That 5-acre parcel is a separately described parcel as is shown by the deeds introduced as Petitioner's Exhibits 2 and 3. The Elseroads adjacent 39-acre parcel next to Jewish Charities 5-acre parcel is identified on Maryland Tax Map 31, as Parcel 74, and also used for agricultural purposes.

The "green" agricultural use of the property is consistent with the purpose of the R.C.8 and R.C.2 zones. Moreover, there is no density associated with the transfer of the property. In this regard, the evidence indicates that the Department of Environmental Protection and Resource Management's (DEPRM) Wallace S. Lippincott, Jr., approved the proposed transfer of the Property provided there is no density or development rights associated with the transfer of the Property. The Petitioner has agreed to the imposition of this condition.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. There were no adverse Zoning Advisory Committee (ZAC) comments

[1] Associated Jewish Charities of Baltimore owns a 155-acre tract that borders along the Elseroad farm's western property line. Camp Milldale and the Pearlstone Conference Center have operated at this site for many years.

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Date 3-9-09
By

submitted by any County reviewing agency and no one appeared in opposition to the request. As noted above, the proposal is for a non-density transfer and as such, Petitioners will not acquire any rights of subdivision. In my judgment, the conveyance will not be detrimental to the health, safety or general welfare of the locale and is entirely consistent with the R.C.8 and R.C.2 zoning and agricultural use of the subject and adjacent properties.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of March, 2009, that the Petition for Special Hearing seeking approval of a non-density transfer of 2.5 acres from S. Glenn Elseroad and Ruth P. Elseroad to the Associated Jewish Charities of Baltimore, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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

2) The relief granted herein for the non-density transfer of 2.5 acres is conditioned on it not having density rights associated with its transfer.

3) Within one hundred twenty (120) days of the date of this Order, a new deed for the property shall be recorded in the Land Records of Baltimore County referencing this case and incorporating the conditions and restrictions of this Order.

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

ORDER RECEIVED FOR FILING
Date 3-9-09
By

IT IS FURTHER ORDERED that any appeal of this decision must be entered within thirty (30) days of the date hereof.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING
Date 3-6-09
By [illegible]

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

March 6, 2009

WILLIAM J. WISEMAN III
Zoning Commissioner

Jeffrey H. Scherr, Esquire
Kramon & Graham, P.A.
One South Street, Suite 2600
Baltimore, Maryland 21202

IN RE: **PETITION FOR SPECIAL HEARING**
W/Side Mt. Gilead Road
(5425 & 5520 Mt. Gilead Road)
4th Election District - 3rd Council District
S. Glenn Elseroad, et ux, *Legal Owners;* Associated Jewish Charities of Baltimore, *Contract Purchaser* - Petitioners
Case No. 2009-0147-SPH

Dear Mr. Scherr:

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

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

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: S. Glenn and Ruth P. Elseroad, 5423 Mt. Gilead Road, Reisterstown, MD 21136
Benjamin Gershowitz, V.P. of Facilities, Associated Jewish Charities of Baltimore, 5750 Park Heights Avenue, Baltimore, MD 21215
Richard E. Matz, P.E., Colbert Matz Rosenfelt, Inc., 2835 Smith Avenue, Suite G, Baltimore, MD 21209
People's Counsel; Development Review Committee, DPDM; DEPRM; File

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

 for the properties located at: 5425 Mt. Gilead Road and 5520 Mt. Gilead Road which are presently zoned RC-2, RC-4 and RC-8

Deed References 4278 / 006 , 13748 / 521 and 13748/515 Tax Account # 0401085101 and 0405043177

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 of thereof, hereby petition for a Special Hearing under 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission should approve

A non-density transfer of 2.5 acres from an adjoining parcel.

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:

Jeffrey H. Scherr, Esq.
Name – Type or Print

Signature

Kramon & Graham, P.A.
Company

One South Street, Suite 2600 410-752-6030
Address Telephone No.

Baltimore MD 21202
City State Zip Code

Legal Owner(s):

Benjamin Gershowitz, V.P. of Facilities
Associated Jewish Charities of Baltimore
Name – Type or Print

Signature

Name – Type or Print

Signature

5750 Park Heights Avenue 410-843-7313
Address. Telephone No.

Baltimore MD 21215
City State Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.
COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G 410-653-3838
Address Telephone No.

Baltimore MD 21209
City State Zip Code

Case No. 2009-0147-SPH

ORDER RECEIVED FOR FILING
Date 3-6-09
By DW

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
UNAVAILABLE FOR HEARING
Reviewed By KTM Date 11/20/08

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

ZONING DESCRIPTION
5425 MOUNT GILEAD ROAD
AND A PORTION OF 5520 MOUNT GILEAD ROAD

Description 1 – 5425 Mt. Gilead Road including non-density transfer parcel from 5520 Mt. Gilead Road

Beginning at a point on Mount Gilead Road, which is of varying width, at a distance of 1060 feet, more or less, west of Hanover Pike (Md. Route 30), which is 40 feet wide. Thence the following courses and distances:

S 55°29'26" W, 132.00 ft.;
S 57°44'26" W, 165.00 ft.;
S 68°14'26" W, 462.00 ft.;
S 66°14'26" W, 383.62 ft.;
S 77°59'26" W, 278.85 ft.;
S 80°44'26" W, 270.60 ft.;
S 34°18'31" E, 6.62 ft.,
S 11°58'19" E. 1042.60 ft.;
S 85°08'06" W, 203.93 ft.;
S 69°39'23" W, 187.96 ft.;
N 16°48'45" W, 369.44 ft.;
N 39°59'15" E, 347.39 ft.;
N 00°25'33" W, 481.74 ft. ;
S 83°51'58" W, 280.75 ft.;
S 77°46'54" W, 1200.23 ft.;
S 60°03'56" W, 786.76 ft.;
N 22°10'23" W, 926.89 ft.;
N 44°23'48" W, 1112.87 ft.;
S 22°02'22" W, 164.82 ft.;
N 31°57'41" W, 347.67 ft.;
N 49°00'45" E, 677.52 ft.;
N 22°08'32" W, 220.65 ft.;
N 05°00'34" E, 78.23 ft.;
N 35°58'18" E, 73.24 ft.;
N 34°21'56" E, 39.66 ft.;
N 25°46'08" E, 116.34 ft.;
N 60°29'42" E, 264.92 ft.;
N 35°32'58" E, 412.50 ft.;
N 48°00'20" E, 234.50 ft.;

Item #0147

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

S 54°44'16" E, 509.89 ft.;
N 55°16'55" E. 49.50 ft.;
S 60°49'14" E, 118.79 ft.;
S 28°13'23" E, 202.75 ft.;
S 28°47'02" E, 399.85 ft.;
S 25°26'37" E. 119.00 ft.;
N 82°33'23" E, 1261.06 ft.;
S 04°13'11" E 222.47 ft.;
S 50°32'09" E, 60.99 ft.;
S 48°20'11" E, 326.80 ft.;
S 16°53'54" E, 95.33 ft,;
S 03°46'28" E, 142.22 ft.;
S 81°29'48" W, 292.23 ft.;
S 76°20'49" W, 67.21 ft.;
S 22°57'30" W, 431.08 ft.;
S 30°58'36" E, 229.51 ft;
S 23°11'11" E, 299.40 ft.;
S 34°18'31" E, 278.25 ft.;
N 80°44'26" E, 272.20 ft.;
N 77°59'26" E, 278.85 ft.;
N 66°14'26" E, 383.62 ft.;
N 68°14'26" E, 462.00 ft.;
N 57°44'26" E, 165.00 ft.;
N 55°29'26" E, 132.00 ft.;, thence
S 29°15'34" E, 16.50 ft. to the Point of Beginning

As recorded in the Baltimore County Land Records, Liber 4278, folio 006 and Liber 13748, folio 521. Containing 158.11 acres, more or less. Also known as 5425 Mount Gilead Road and a part of 5520 Mt. Gilead Road, and located in the 4th Election District, 3rd Councilmanic District.

STATE OF MARYLAND
RICHARD EARL KLATZ
No. 13203
PROFESSIONAL ENGINEER

Nov 21, 2008

Item #0147

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13203, Expiration Date: 11-2-10

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

ZONING DESCRIPTION
5520 MOUNT GILEAD ROAD

Description 2 – 5520 Mt. Gilead Road excluding non-density transfer parcel

Beginning at a point on Mount Gilead Road, which is of varying width, at a distance of 1060 feet, more or less, west of Hanover Pike (Md. Route 30), which is 40 feet wide. Thence the following courses and distances:

N 29°15'34" W, 16.50 ft.;
S 55°29'26" W, 132.00 ft.;
S 57°44'26" W, 165.00 ft.;
S 68°14'26" W, 462.00 ft.;
S 66°14'26" W, 383.62 ft.;
S 77°59'26" W, 278.85 ft.;
S 80°44'26" W, 272.20 ft.;
N 34°18'31"W, 278.25 ft.;
N 23°11'11" W, 299.40 ft.;
N 30°58'36" W, 229.51 ft.;
N 22°57'30" E, 431.08 ft.;
N 76°20'49" E, 67.21 ft.;
N 81°29'48" E, 292.23 ft.;
N 03°46'28" W, 142.22 ft.;
N 16°53'54" W, 95.33 ft.;
N 48°20'11" W, 326.80 ft.;
N 50°32'09" W, 60.99 ft.;
N 04°13'11" W, 227.47 ft.;
N 05°13'28" W, 583.32 ft.;
N 81°46'32" E, 511.50 ft.;
N 31°16'32" E, 486.75 ft.;
S 67°43'28" E, 1138.50 ft.;
S 29°17'00"E, 164.80 ft.;
S 08°54'07" E, 461.60 ft.;
S 02°39'13" E, 1179.48 ft., thence
S 54°22'28" W, 229.42 ft. to the Point of Beginning.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13203, Expiration Date: 11-2-10

STATE OF MARYLAND
RICHARD CARL MATZ
No. 13203
PROFESSIONAL ENGINEER

Nov 21, 2008

Being a portion of the parcel recorded in the Baltimore County Land Records, Liber 13748, folio 521. Containing 103.37 acres, more or less. Also known as 5520 Mt. Gilead Road, and located in the 4th Election District, 3rd Councilmanic District.

Item #0147

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

ZONING DESCRIPTION
A PORTION OF 5520 MOUNT GILEAD ROAD

Description 3 – A Portion of 5520 Mount Gilead Road – non-density transfer parcel

Beginning at a point on the boundary of the property described in Description 1, *at a distance of 2998 feet, more or less, west and north of Mount Gilead Road, which is of varying width. Thence the following courses and distances:

N 04°13'11" W, 533.79 ft.;
S 50°32'09" E, 60.99 ft.;
S 48°20'11" E, 326.80 ft.;
S 16°53'54" E, 95.33 ft,;
S 03°46'28" E, 142.22 ft., thence
S 81°29'48" W, 292.23 ft. to the Point of Beginning

Being a portion of the parcel recorded in the Baltimore County Land Records, Liber 13748, folio 521, and containing 2.50 acres, more or less. Also known as a part of 5520 Mount Gilead Road and located in the 4th Election District, 3rd Councilmanic District.

STATE OF MARYLAND
RICHARD EARL MATZ
No. 13203
PROFESSIONAL ENGINEER

Nov 21, 2008

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13203, Expiration Date: 11-2-10

Item #0147

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

ZONING DESCRIPTION
A PORTION OF 5425 MOUNT GILEAD ROAD

Description 4 – A Portion of 5425 Mount Gilead Road

Beginning at a point on the boundary of the property described in Description 1, at a distance of 1692 feet, more or less, west of Mount Gilead Road, which is of varying width. Thence the following courses and distances:

S 11°58'19" E. 1042.60 ft.;
S 85°08'06" W, 203.93 ft.;
S 69°39'23" W, 187.96 ft.;
N 16°48'45" W, 369.44 ft.;
N 39°59'15" E, 347.39 ft.;
N 00°25'33" W, 481.74 ft., thence
N 82°04'20" E, 47.08 ft., to the Point of Beginning.

Being a portion of the parcels recorded in the Baltimore County Land Records, Liber 4278, folio 006. Containing 5.73 acres, more or less. Also known as a part of 5425 Mount Gilead Road, and located in the 4th Election District, 3rd Councilmanic District.

STATE OF MARYLAND
RICHARD E. MATZ
No. 13203
PROFESSIONAL ENGINEER

Nov 21, 2008

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13203, Expiration Date: 11-2-10

Item #0147

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 31453

Date: / /

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				6.32

Total: 6.32

Rec From:

For: Zoning Hearing Case # 2001 0197 SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

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

Case: # 2009-0147-SPH
5425 Mt. Gilead Road & 5520 Mt. Gilead Road
W/side of Mt. Gilead Road
4th Election District
3rd Councilmanic District
Legal Owner(s): Associated Jewish Charities of Baltimore
Special Hearing: for a non-density transfer of 2.5 acres from an adjoining parcel.
Hearing: Wednesday, February 4, 2009 at 10:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 1/710 Jan. 20 192513

CERTIFICATE OF PUBLICATION

1/22, 2009

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/20, 2009.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS
DATE: 01/19/09
Case Number: 2009-0147-SPH
Petitioner / Developer: JEFFREY SCHERR, KRAMON & GRAHAM~ BENJAMIN GERSHOWITZ~RICHARD MATZ
Date of Hearing (Closing): FEBRUARY 4, 2009

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
5425 MT. GILEAD ROAD & 5520 MT. GILEAD ROAD

The sign(s) were posted on: JANUARY 18, 2009

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)

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: #2009-0147-SPH
5425 Mt. Gilead Road &
5520 Mt. Gilead Road
W/side of Mt. Gilead Road
4th Election District
3rd Councilmanic District
Legal Owner(s): Associated Jewish Charities of Baltimore
Special Hearing: for a non-density transfer of 2.5 acres from an adjoining parcel.
Hearing: Monday, February 23, 2009 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing Contact the Zoning Review Office at (410) 887-3391.

2/009 Feb. 5 193679

CERTIFICATE OF PUBLICATION

2/5/, 2009

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/5/, 2009.

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

S. Wilkinson

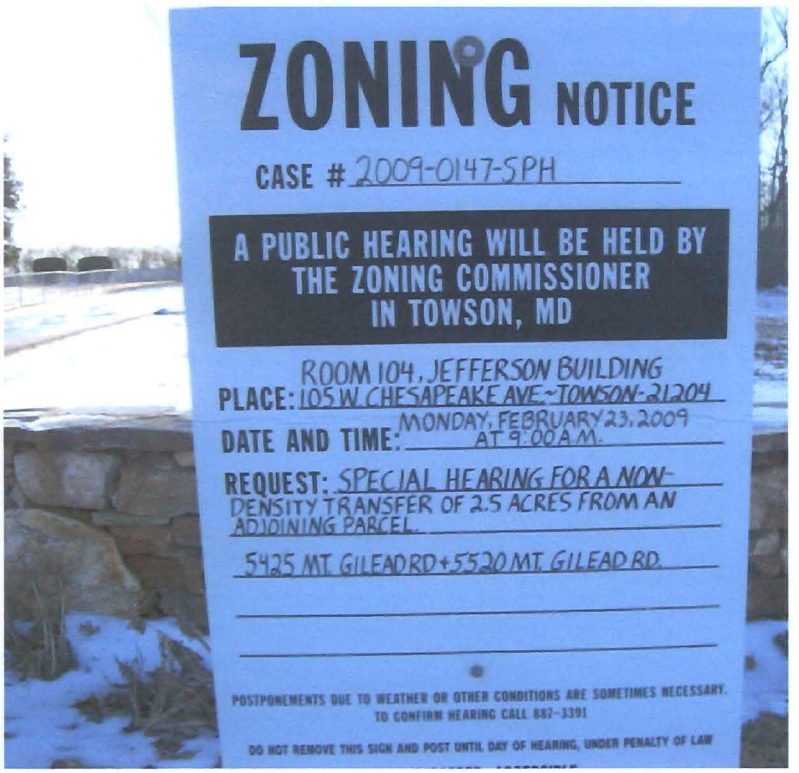
LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS
DATE: 02/03/09
Case Number: 2009-0147-SPH
Petitioner / Developer: JEFFREY SCHERR, ESQ. KRAMON & GRAHAM
BENJAMIN GERSHOWITZ~RICHARD MATZ
Date of Hearing (Closing): June 19, 2007

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
5425 MT. GILEAD ROAD & 5520 MT. GILEAD ROAD-(ON-SITE)

The sign(s) were posted on: FEBRUARY 1, 2009



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

December 30, 2008

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

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: 2009-0147-SPH
5425 Mt. Gilead Road & 5520 Mt. Gilead Road
W/side of Mt. Gilead Road
4th Election District – 3rd Councilmanic District
Legal Owner: Associated Jewish Charities of Baltimore

Special Hearing for a non-density transfer of 2.5 acres from an adjoining parcel.

Hearing: Wednesday, February 4, 2009 at 10:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Jeffrey Scherr, Kramon & Graham, One South St., Ste. 2600, Baltimore 21202
Benjamin Gershowitz, 5450 Park Heights Avenue, Baltimore 21215
Richard Matz, 2835 Smith Avenue, Ste. G., Baltimore 21209

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 20, 2009.**
(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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 20, 2009 Issue - Jeffersonian

Please forward billing to:
Benjamin Gershowitz 410-843-7313
Associated Jewish Charities of Baltimore
5750 Park Heights Avenue
Baltimore, MD 21215

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: 2009-0147-SPH
5425 Mt. Gilead Road & 5520 Mt. Gilead Road
W/side of Mt. Gilead Road
4th Election District – 3rd Councilmanic District
Legal Owner: Associated Jewish Charities of Baltimore

Special Hearing for a non-density transfer of 2.5 acres from an adjoining parcel.

Hearing: Wednesday, February 4, 2009 at 10:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake 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.

LAW OFFICES
KRAMON & GRAHAM, P.A.
ONE SOUTH STREET
SUITE 2600
BALTIMORE, MARYLAND 21202-3201
TELEPHONE: (410) 752-6030
FACSIMILE: (410) 539-1269
www.kramonandgraham.com

JEFFREY H. SCHERR
DIRECT DIAL
(410) 347-7424
DIRECT FACSIMILE
(410) 361-8221

E-MAIL
jscherr@kg-law.com

January 21, 2009

OK to postpone per TK 1/21/09

VIA FACSIMILE (410-887-3048)
FOLLOWED BY FIRST-CLASS MAIL
Ms. Kristen Matthews
Baltimore County Zoning
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

Re: Case Number: 2009-0147-SPH
5425 Mt. Gilead Road & 5520 Mt. Gilead Road
W/side of Mt. Gilead Road
4th Election District – 3rd Councilmanic District
Legal Owner: Associated Jewish Charities of Baltimore

Dear Ms. Matthews:

Please note that the zoning hearing for the above-referenced property is scheduled for Wednesday, February 4, 2009 at 10:00 a.m. Unfortunately, I have a court case in Frederick County that requires my attendance at a hearing that day and will be unable to attend this scheduled hearing. I therefore request that this zoning hearing be postponed and rescheduled.

Days that I will not be available are as follows:

February 10, 2009;
February 17, 2009;
February 20, 2009;
February 24, 2009;
February 25, 2009;
March 2, 2009:
March 3, 2009;
March 4, 2009:
March 5, 2009; and
March 6, 2009.

Ms. Kristen Matthews
January 21, 2009
Page Two

I appreciate your assistance in rescheduling this hearing.

Sincerely,

Jeffrey H. Scherr

JHS:ktm
cc: Mr. Benjamin Gershowitz (via email)
Mr. Richard Matz (via email)
Ms. Carol Pristoop (via email)

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

January 21, 2009

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

NEW 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: 2009-0147-SPH
5425 Mt. Gilead Road & 5520 Mt. Gilead Road
W/side of Mt. Gilead Road
4th Election District – 3rd Councilmanic District
Legal Owner: Associated Jewish Charities of Baltimore

Special Hearing for a non-density transfer of 2.5 acres from an adjoining parcel.

Hearing: Monday, February 23, 2009 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Jeffrey Scherr, Kramon & Graham, One South St., Ste. 2600, Baltimore 21202
Benjamin Gershowitz, 5450 Park Heights Avenue, Baltimore 21215
Richard Matz, 2835 Smith Avenue, Ste. G., Baltimore 21209

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, FEBRUARY 7, 2009.**
(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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 5, 2009 Issue - Jeffersonian

Please forward billing to:
Benjamin Gershowitz 410-843-7313
Associated Jewish Charities of Baltimore
5750 Park Heights Avenue
Baltimore, MD 21215

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: 2009-0147-SPH
5425 Mt. Gilead Road & 5520 Mt. Gilead Road
W/side of Mt. Gilead Road
4th Election District – 3rd Councilmanic District
Legal Owner: Associated Jewish Charities of Baltimore

Special Hearing for a non-density transfer of 2.5 acres from an adjoining parcel.

Hearing: Monday, February 23, 2009 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake 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
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: 2009-0147-SPH

Petitioner: Associated Jewish Charities of Baltimore

Address or Location: 5425 Mount Gilead Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Benjamin Gershowitz, ~~Associated Jewish Charities~~

Address: Associated Jewish Charities of Baltimore
5750 Park Heights Avenue
Baltimore, Md. 21215

Telephone Number: 410-843-7313

Revised 7/11/05 - SCJ

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

February 18, 2009

Jeffery H. Scherr Esq.
Kramon & Graham, P.A.
1 South St. Ste. 2600
Baltimore, MD 21202

Dear: Jeffery H. Scherr Esq.

RE: Case Number 2009-0147-SPH, 5425 & 5520 Mt.Gilead Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 20, 2008. This letter is not an approval, but only a **NOTIFICATION.**

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Benjamin Gershowitz; 5750 Park Heights Ave.; Baltimore, MD 21215
Richard E. Matz, P.E.; 2835 Smith Ave., Ste. G; Baltimore, MD 21209

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 16, 2008

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-147- 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 Diana Itter in the Office of Planning at 410-887-3480.

Prepared By: Cindy Murray

Division Chief: Lyn Lanham
CM/LL

W:\DEVREV\ZAC\9-147.doc

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

December 15, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 15, 2008

Item Numbers o541,0121,0146,0147,0149,0150,0151,0152,0154,0155,0156,0157

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 Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

SHA State Highway Administration
Maryland Department of Transportation

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Date: 12/11/2008

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

RE: Baltimore County
Item No 2009-0147-SPH
5420-5525 Mt Gilead Rd
Associated Jewish Charities
Special Hearing

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2009-0147-SPH

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BW 2/23
9AM

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 10, 2008

RECEIVED

FEB 20 2009

ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Committee Meeting
For December 15, 2008
Item No. 2009-147

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

We have no objection to the proposed density transfer, provided that the subdivision is approved in accordance with all development regulations.

DAK:CEN:cab
cc: File
ZAC-ITEM NO 2009-147-12152008.doc

Dennis
hand
delivered

RE:	PETITION FOR SPECIAL HEARING 5425, 5520 Mt. Gilead Rd; W/S Mt. Gilead Rd 4th Election & 3rd Councilmanic Districts Legal Owner(s): Associated Jewish Charities of Baltimore Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 09-147-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 and all 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
DEC 09 2008

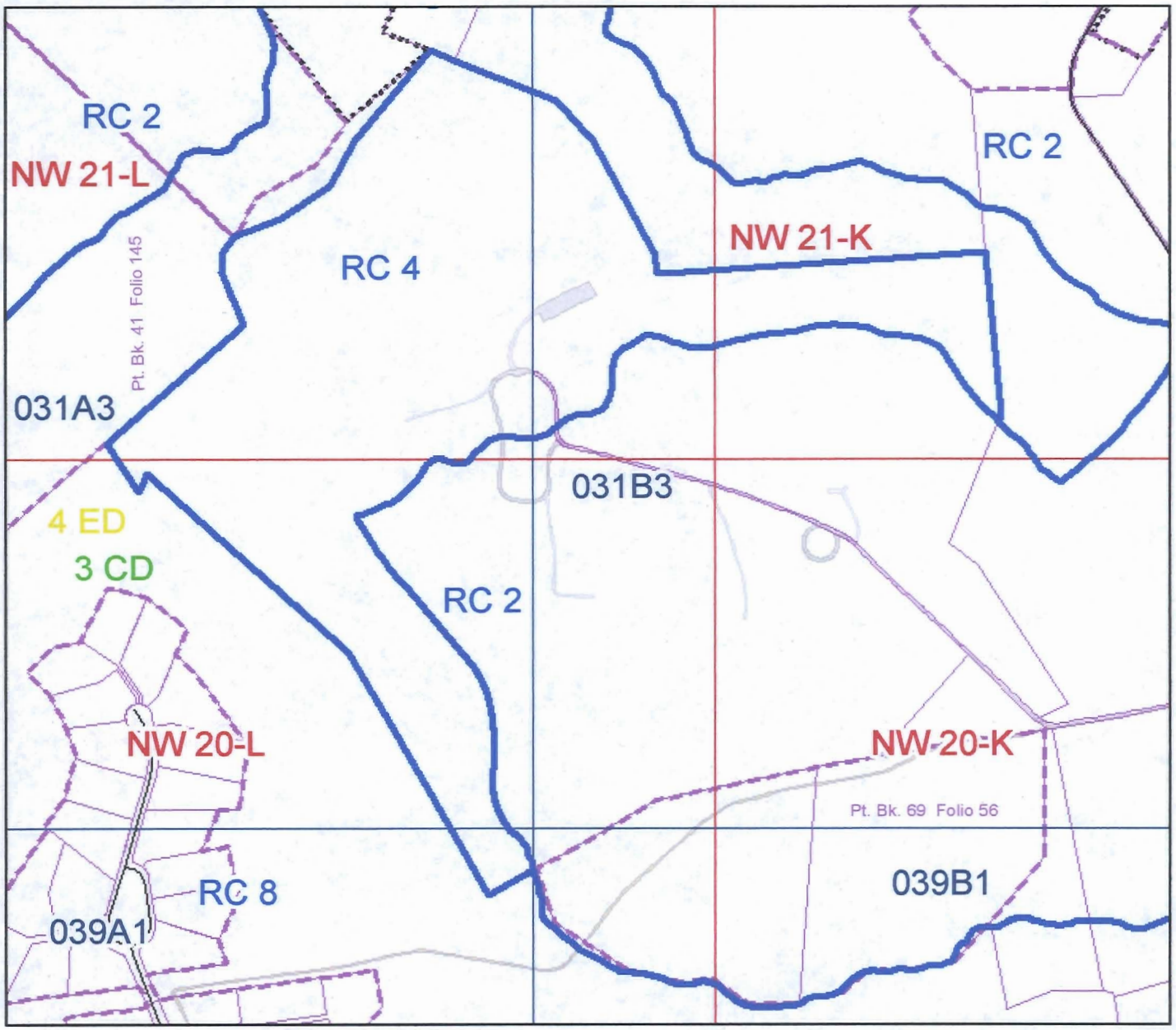
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of December, 2008, a copy of the foregoing Entry of Appearance was mailed to Richard E. Matz, PE, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 and Jeffrey Scherr, Esquire, Kramon & Graham, P.A. One South Street, Suite 2600, Baltimore, MD 21202, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

5425 Mt. Gilead Road



Publication Date: November 19, 2008
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes

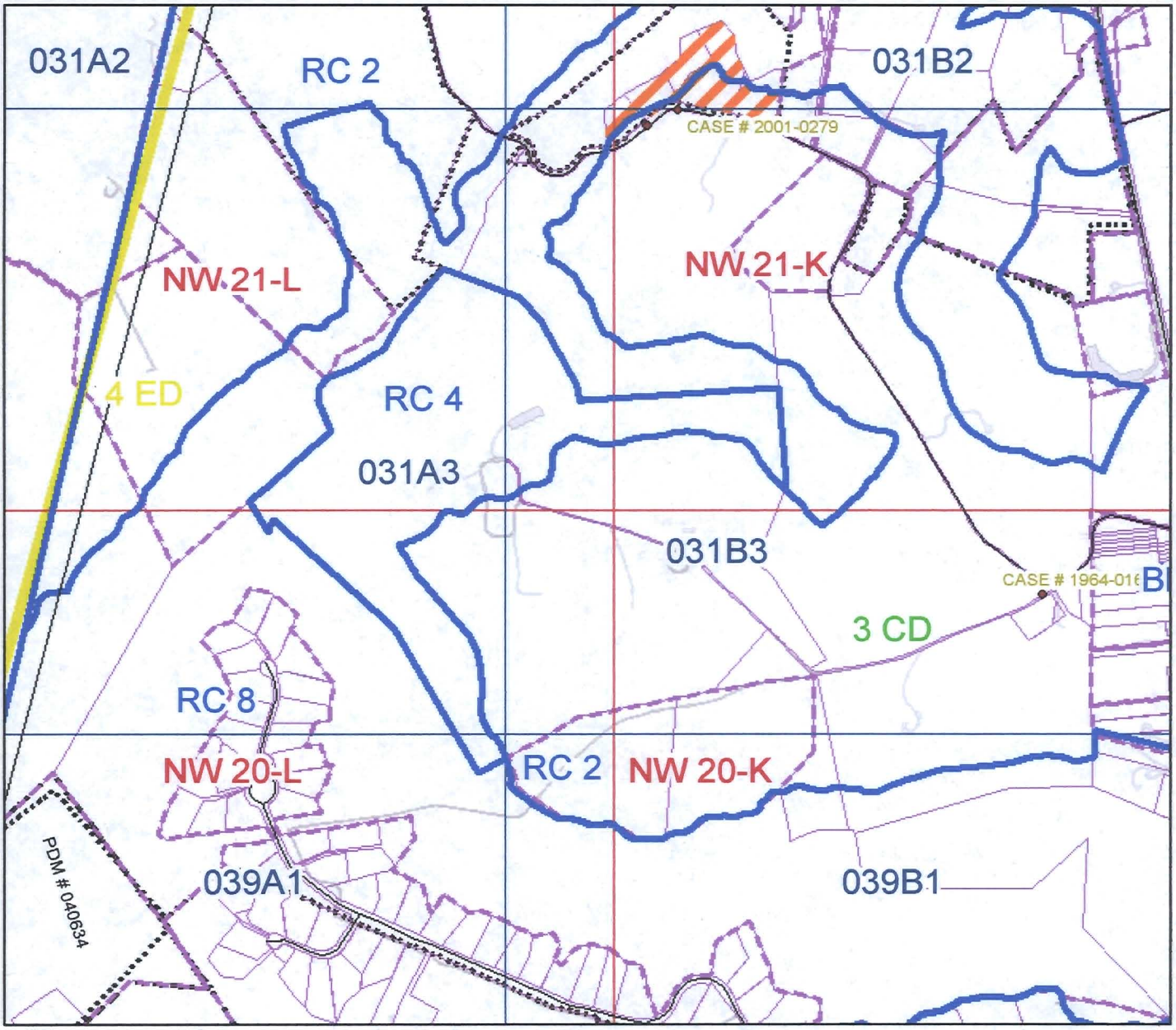
N W E S

600 0 600 Feet

1 inch equals 600 feet

Item # 0147

5425 & 5520 Mt. Gilead Road



DQ Map Notes

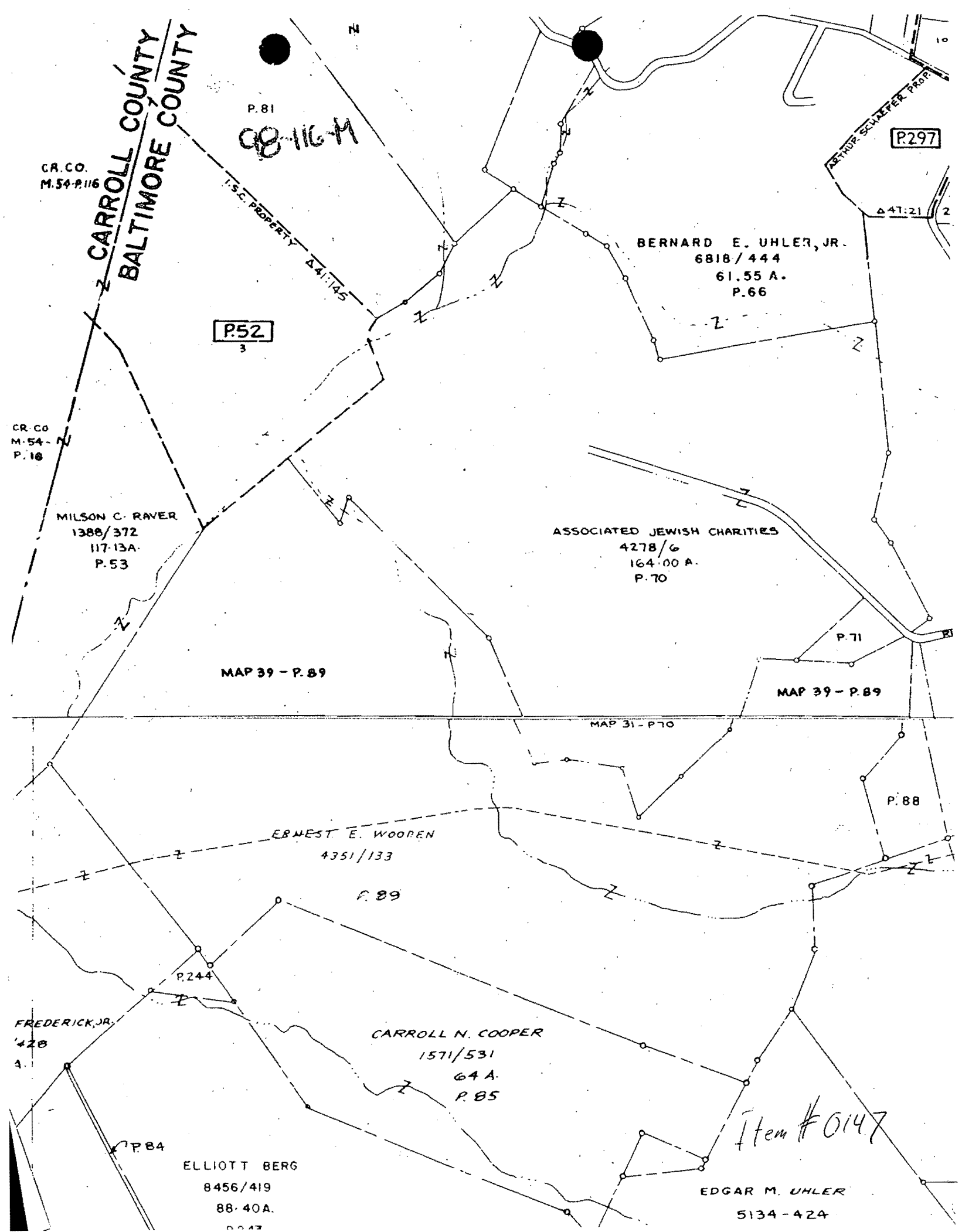
Publication Date: November 19, 2008
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

N W E S

1,000 0 1,000 Feet

1 inch equals 1,000 feet

Item #0147


CARROLL COUNTY
BALTIMORE COUNTY
P.81
98-116-M
CR.CO.
M.54-P.116
I.S.C. PROPERTY
Δ41:145
P.52
3
BERNARD E. UHLER, JR.
6818/444
61.55 A.
P.66
ARTHUR SCHAEFER PROP.
P.297
Δ47:21
CR.CO
M.54-
P.18
MILSON C. RAVER
1388/372
117.13A.
P.53
ASSOCIATED JEWISH CHARITIES
4278/6
164.00 A.
P.70
P.71
MAP 39 - P.89
MAP 39 - P.89
MAP 31 - P70
P.88
ERNEST E. WOODEN
4351/133
P.89
P.244
FREDERICK, JR.
428
A.
CARROLL N. COOPER
1571/531
64 A.
P.85
P.84
ELLIOTT BERG
8456/419
88.40A.
EDGAR M. UHLER
5134-424
Item #0147

PLEASE PRINT CLEARLY

CASE NAME 5425 + 5520 Mt. Gilead Rd. Elseroad / Assoc. Jewish
CASE NUMBER 2009 - 0147-SPH
DATE FEB 23, 2009.

PETITIONER'S SIGN-IN SHEET

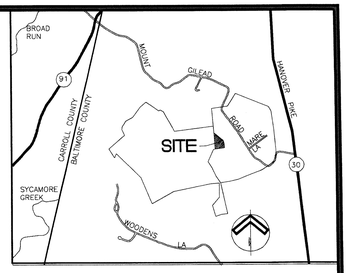
NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
RICHARD E. MATZ	2835 SMITH AVE, SUITE G	BALTO., MD. 21209	dmatz@cmrengineers.com.
Jeffrey H. SCHERR	ONE South St. 26th Fl.	BALTO, MD 21202	jscherr@kg-law.com
Ben Gershowitz	5750 Park Heights Ave	Balto 21215	bgershowitz@associated.org
J. GLENN ELSEROAD	5423 MT GILEAD Rd	REISTERSTOWN MD 21136	SGELSEROAD@Verizon.com

Case No.: 2009-0147-SPH 5425 & 5520 MT. GILEAD RD

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	SITE PLAN	
No. 2	DEED WPC 497/268 Will BE Elsewood Parcel - 6.75 acres	
No. 3	DEED 4278/006 ASSOC. JEWISH CHARITIES ~~- 2.5 acre remnant~~ - PARCEL OF 155 acre site	
No. 4	IAC Consent From Wallace Lippincott.	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PETITIONER'S
EXHIBIT NO. 1



VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. OWNER/DEVELOPER:
   PARCEL 70-
   ASSOCIATED JEWISH CHARITIES OF BALTIMORE
   101 MT. ROYAL AVENUE
   BALTIMORE, MD 21201

   PARCEL 67-
   S. GLENN & RUTH P. ELSEROAD
   5429 MT. GILEAD ROAD
   RIEBSTERSTOWN, MD 21136

2. SITE DATA:
   TAX MAP 31, PARCEL 70
   TAX ACCOUNT NO. 0401069101
   SITE AREA: 155.61 ACRES±
   ZONED: RC-2, RC-4 AND RC-8

   TAX MAP 31, PARCEL 67
   TAX ACCOUNT NO. 0405043177
   SITE AREA: 105.87 ACRES±

   ZONED: RC-2 AND RC-8

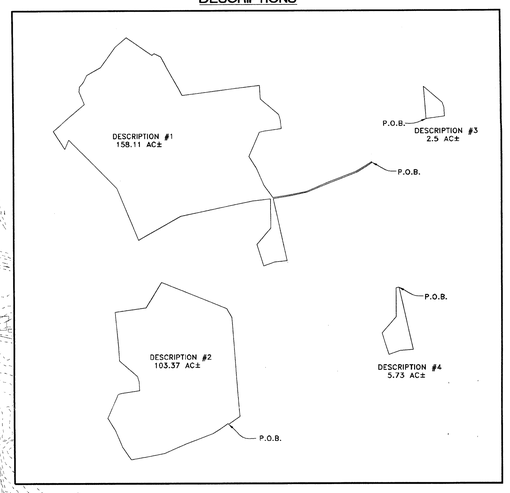
3. ZONING HISTORY: (5429 MT. GILEAD ROAD - PARCEL 67)
   IN ZONING CASE 84-161-X, ON JUNE 9, 1984, A SPECIAL EXCEPTION WAS APPROVED FOR A QUASI-PUBLIC CAMP INCLUDING A DAY CAMP. ON SEPTEMBER 1, 1998, THE ZONING OFFICE APPROVED A REQUEST FOR A RETREAT CENTER AS WITHIN THE SPIRIT AND INTENT OF CASE NO. 84-161-X.
   ON DECEMBER 17, 2004, THE ZONING OFFICE APPROVED A REQUEST FOR A PROPOSED POOLHOUSE AS WITHIN THE SPIRIT AND INTENT OF CASE NO. 84-161-X.
   ON JANUARY 8, 2008, THE DEVELOPMENT REVIEW COMMITTEE APPROVED A LIMITED EXEMPTION UNDER SECTION 32-4-108 a.1.vi OF THE DEVELOPMENT REGULATIONS FOR A PROPOSED POOLHOUSE.

4. 100 YEAR FLOOD PLAIN TAKEN FROM FEMA MAP 240010 0100 B.

5. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY GIS TILES AND DOES NOT REPRESENT A FIELD SURVEY. PROPERTY BOUNDARY SHOWN HEREON IS BASED ON SURVEY PREPARED BY COLBERT MATZ ROSENFELT.

6. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.

DESCRIPTIONS



PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING
5425 AND 5520 MOUNT GILEAD ROAD
CAMP MILLDALE AND ELSEROAD PROPERTY

4TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT
DISTRICT BALTIMORE COUNTY, MD.

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200ft.

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER No. 13203

Colbert Matz Rosenfelt, Inc.
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 13203 Expiration Date: 11/02/2010

NO.	DATE	REVISIONS:	BY

SCALE: 1"=200'
DATE: 11/11/08
JOB NO.: 2003-138
DESIGNED:
DRAWN: TRB/LBF/AVK
CHECKED:
FILE: 2003138SpecialHearing.dwg
DRAWING NUMBER: ZON-1
SHEET 1 OF 1

PETITIONER'S
EXHIBIT NO. 1

N:\dzl\project\2003\2003138\Project Directories\CMR\Dev Plan (CURRENT)\2003138 Special Hearing.dwg 11/21/2008 10:08:11 AM EST

WPC 497/268

yearly instalments on the twenty second day of March and September in each and every year.

And the said Marina J. McParland 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 [illegible] as may be requisite.

Witness the hand and seal of said grantor.

Test: Marina J. McParland [Seal]

Charles E. Ortiz

State of Maryland }
City of Baltimore } to wit:

I hereby certify that on this 9th day of [illegible] in the year one thousand nine hundred and eighteen, before me the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared Marina J. McParland, the grantor named, and acknowledged the foregoing deed to be her act.

In witness my hand and Notarial Seal.

Charles E. Ortiz, Notary

Notary [illegible] Seal

Recorded April [illegible] 1918 at [illegible] M. [illegible]

Per William P. Cole

[illegible]

Whereas by a [illegible] Tax Deed made this [illegible] day of March in the year one thousand nine hundred and eighteen, by and between [illegible] Treasurer of Baltimore County and Collector of State and County Taxes for Baltimore County, of the first part, and Dickory Hodges, of Baltimore City and State of Maryland, of the second part.

Witnesseth: That whereas the said [illegible] [illegible] and by virtue of the powers [illegible] of the general acts of the General Assembly of Maryland now in force relative to the collection of State and County taxes in Baltimore County [illegible] for taxes and interest [illegible] for the year [illegible] the [illegible] hereby conveyed [illegible]

Deed to Dickory Hodge

DELIVERED SEP 17 1918 PER [illegible]

PETITIONER'S EXHIBIT NO. 2

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-497] WPC 497, p. 0268. Printed 11/06/2008. Image available as of 01/24/2007.

PETITIONER'S

EXHIBIT NO. 3

LAW OFFICES
SMALKIN & HESSIAN
TOWSON, MARYLAND

THIS DEED, Made this 19th day of March, in the year one thousand nine hundred and sixty-four, by and between CHARLES J. SPIELMAN and MATILDA A. SPIELMAN, his wife, of Baltimore County, State of Maryland, parties of the first part, Grantors, and ASSOCIATED JEWISH CHARITIES OF BALTIMORE, a body corporate of the State of Maryland, party of the second part, Grantee.

WITNESSETH, That for and in consideration of the sum of Nine Hundred Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said CHARLES J. SPIELMAN and MATILDA A. SPIELMAN, his wife, do hereby grant and convey unto the said ASSOCIATED JEWISH CHARITIES OF BALTIMORE, a body corporate of the State of Maryland, its successors and assigns, forever, in fee-simple, all those nine (9) tracts or parcels of ground situate, lying and being in the Fourth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the first at a stone planted in the ground marked with the figure (1) at the end of a line drawn north 33½ degrees west 6 10/25 perches from a double white Oak tree being a boundary heretofore fixed and agreed upon between one John Kelly and a certain Edward Bond and running thence from said stone south 37 degrees west 12 perches to a stone marked with the figure (2) thence south 62 degrees west 16 perches to a stone set up in the ground and marked with the figure (3) thence south 37½ degrees west 7 perches to a stone set up in the ground and marked with the figure (4) thence south 56 degrees west 7 perches to a hickory tree branded with 4 notches thence south 9 degrees west 4 perches until it intersects said Isaac Jones Lane thence binding on that lane until it intersects that part of a tract of land called "Speculation" that was conveyed by Ludwick Sampler to Elizabeth Robinson Jones, John Jones and Charles Jones on or about December 19, 1807 thence binding on the outlines of said part of land until it intersects a line drawn south 44½ degrees east from the aforesaid double white Oak tree thence reversing said line and binding thereon north 44½ degrees west 18 perches to the said tree and thence by a straight line to the beginning containing 4 acres more or less.

Beginning for the second at the end of the fifth line of that parcel of land which was conveyed by Ludwick Sampler to Elizabeth Jones on March 12, 1808 and running thence with and binding on the outline of "Speculation" the 9 following courses to wit: south 21 degrees east 20 perches to the end of the north 50 degrees 10 perches line of "Butlers Farms", south 50 degrees west 10 perches to the end of the eighth line of "Addition to Hedges Farm", south 60 degrees west 22 perches, north 64 degrees west 32 perches, south 25 degrees west 20 perches, south 51 degrees west 24 perches, north 70 degrees west 39 perches, north 36 degrees east 5 perches, north 19-1/2 degrees west 60 perches to the end of the 42nd line of the whole tract called "Speculation" thence north 76 degrees east 136-1/2 perches to the end of the first line of that part of "Speculation" that was conveyed by Elizabeth Jones to Amon Michaelus, thence binding on said line reversely south 16-1/2 degrees west 26-1/2 perches to a flint stone set up in the ground marked on the top with 3 notches and thence by a straight line to the beginning. Containing 51-3/4 acres and 10 perches, more or less. The foregoing is a revised description of the said second parcel prepared by Matz, Childs and Associates, Inc., Registered Land

PETITIONER'S

EXHIBIT NO. 3

BALTIMORE COUNTY CIRCUIT COURT (Land Records) (MSA CE 62-4139) R20 4278, p. 0006. Printed 11/05/2008. Image available as of 08/14/2006.

BALTIMORE COUNTY, MARYLAND

ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Inter-Office Correspondence

TO: Timothy M. Kotroco, Director, PDM
W. Carl Richards, Jr., Supervisor
Zoning Review Office

DATE: August 26, 2008

FROM: Wallace S. Lippincott, Manager
Agricultural Land Preservation

SUBJECT: Agricultural Subdivision

The Department received a request to advise PDM on the following farm property: Elseroad Farm DRC #070207B.

Mr. Glenn Elseroad. 112 acres. 5520 Mt. Gilead Road, Reisterstown, MD. Mr. Elseroad requested the Board's consideration and recommendation of an agricultural subdivision of 2.5 acres of land on his 112 acre property that borders the Jewish Community Center's Camp Milldale. This land will be used by the Jewish Community Center for the expansion of the "Pearlstone Farm" an organic farm/garden which currently has 5 acres in production. The 2.5 acre plot has no development rights.

Discussion: Mr. Elseroad discussed the proposal and the present organic operation going on at the Pearlstone Farm. He also outlined the covenant that will not allow the removal of any existing hedgerow (vegetation and trees) on this parcel. He indicated that in return the Pearlstone will give him a 5.5 acre area that adjoins his home farm. He intends to donate an easement on the 5.5 acre parcel.

Approved Motion: The Baltimore County Land Preservation Advisory Board met on September 16, 2007 and voted to recommend approval of the 2.5 acre swap and exclusion for an Agricultural Subdivision.

If you have any questions, please contact Wally Lippincott at Ext. 3776.

cc. S. Glenn Elseroad
James Grammar, McKee and Associates

PETITIONER'S
EXHIBIT NO. 4