



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4808 Pleasant Grove Road

which is presently zoned RC-2 [Tax Acc't Nos. 0403000808 & 04003000811]

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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
(This box to be completed by planner)

SEE ATTACHED

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:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Howard L Alderman, Jr., Esq

Name - Type or Print

Signature

Levin & Gann, PA Nottingham Centre, 8th Floor

Company

502 Washington Avenue, Suite 800 410-321-0600

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

PLEASANT GROVE FARM, LLC

Name - Type or Print

By:

Paul Huber Member

Signature

Name - Type or Print

Signature

3 Jarretts Court

410-764-6393

Address

Telephone No.

Reisterstown

MD

21136

City

State

Zip Code

Representative to be Contacted:

G. Dwight Little, PE Little & Associates, Inc.

Name

1055 Taylor Avenue, Suite 307 410-296-1636

Address

Telephone No.

Towson

MD

21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hrs BUT

Case No. 2010 0232 SPH

REV 9/15/98

UNAVAILABLE FOR HEARING
Reviewed By JL WCR-JRF Date 3/03/10

STET WITH DP HoM A

Attachment 1

PETITION FOR SPECIAL HEARING

[Combined Hearing with Development Plan per Baltimore County Code § 32-4-230]

CASE NO: _____

Address: 4808 Pleasant Grove Road

Legal Owner: Pleasant Grove Farm, LLC

Present Zoning: RC-2

REQUESTED RELIEF:

why the zoning commissioner should approve: (1) pursuant to *Baltimore County Code § 32-4-106(a)(1)(viii)* a lot line adjustment between Parcels 109 and 124; and (2) for such further relief as the nature of this case and the specific conditions of the subject property may warrant.

FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
8th Floor, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801
halderman@LevinGann.com

0232

ZONING DESCRIPTION FOR
PLEASANT GROVE FARM, LLC PROPERTIES
FOURTH ELECTION DISTRICT
THIRD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point in the center of Pleasant Grove Road at the distance of 1200 feet southwesterly from the centerline of the nearest improved intersecting street, Mamopa Court, which is 50 feet wide. Thence binding in the centerline of Pleasant Grove Road the following four courses and distances: (1) South 60 degrees 37 minutes 09 seconds West 424.77 feet; thence (2) South 58 degrees 07 minutes 50 seconds West 131.80 feet; thence (3) South 50 degrees 42 minutes 40 seconds West 96.50 feet; and thence (4) South 45 degrees 30 minutes 08 seconds West 348.20 feet; thence leaving Pleasant Grove Road (5) North 48 degrees 31 minutes 20 seconds West 174.24 feet; thence (6) North 40 degrees 12 minutes 20 seconds West 150.76 feet; thence (7) North 24 degrees 05 minutes 38 seconds East 435.62 feet; thence (8) North 87 degrees 10 minutes 27 seconds East 303.60 feet; thence (9) North 44 degrees 33 minutes 08 seconds East 476.85 feet; thence (10) South 29 degrees 07 minutes 55 seconds East 179.48 feet; and thence (11) South 28 degrees 08 minutes 10 seconds East 275.66 feet to the place of beginning. Containing 9.671 acres of land, more or less.

Being all of Parcel 3 and all of Parcel 7 as described in a deed dated January 18, 2008 and recorded among the Land Records of Baltimore County in Liber S.M. 26667 folio 440.



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: → PLEASANT GROVE FARM LLC
Petitioner: x 2010 - 0232 -SPH
Address or Location: 4808 PLEASANT GROVE RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Paul Huber
Address: 3 Sarretts court
Reisterstown MD 21136
Telephone Number: 410 - 764 - 6393

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

0232
 JL

No. 31338

Date:

3/03/10

PAID RECEIPT

BUSINESS ACTION TIME BSM
 3/03/2010 3/03/2010 11:19:14 2

REQ NEW2 WALKIN JENA JEE

RECEIPT N 475024 3/03/2010 OFFN

5 500 ZIMMER VERIFICATION

10. 031338

Receipt Tot 1260.00

1325.00 CA 1.00 CA

145.00 BF

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				260.00

Total: 260.00

Rec

From:

For:

4 LOT RES SP4 4808 Pleasant Grove Rd

(a) . 65.00 x 4

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**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: # 2010-0232-SPH

4808 Pleasant Grove Road
N/side of Pleasant Grove
Road, 1200 feet s/west of
Mamopa Court

4th Election District
3rd Councilmanic District
Legal Owner(s): Pleasant
Grove Farm, LLC

Special Hearing: for a lot
line adjustment between
parcels 109 and 124; and
for such further relief as the
nature of this case and the
specific conditions of the
subject property may war-
rant.

Hearing: Thursday, April
29, 2010 at 9:00 a.m. in
Room 106, County Office
Building, 111 West Ches-
apeake Avenue, Towson
21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

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

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

JT/4/706 Apr. 13 236140

CERTIFICATE OF PUBLICATION

4/15/, 2010

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 4/13/, 2010.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 13, 2010 Issue - Jeffersonian

Please forward billing to:

Paul Huber
Pleasant Grove Farm, LLC
3 Jarretts Court
Reisterstown, MD 21136

410-764-6393

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: 2010-0232-SPH

4808 Pleasant Grove Road

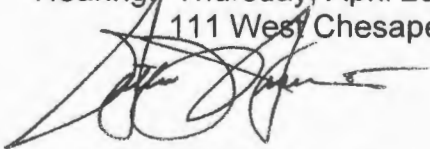
N/side of Pleasant Grove Road, 1200 feet s/west of Mamopa Court

4th Election District – 3rd Councilmanic District

Legal Owners: Pleasant Grove Farm, LLC

Special Hearing for a lot line adjustment between parcels 109 and 124; and for such further relief as the nature of this case and the specific conditions of the subject property may warrant.

Hearing: Thursday, April 29, 2010 at 9:00 a.m. in Room 106, County Office Building,
111 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.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
March 18, 2010

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: 2010-0232-SPH

4808 Pleasant Grove Road

N/side of Pleasant Grove Road, 1200 feet s/west of Mamopa Court

4th Election District – 3rd Councilmanic District

Legal Owners: Pleasant Grove Farm, LLC

Special Hearing for a lot line adjustment between parcels 109 and 124; and for such further relief as the nature of this case and the specific conditions of the subject property may warrant.

Hearing: Thursday, April 29, 2010 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Howard Alderman, Esq., Levin & Gann, 502 Washington Ave., 8th Fl., Towson 21204
Paul Huber, Pleasant Grove Farm, LLC, 3 Jarretts Court, Reisterstown 21136
G. Dwight Little, 1055 Taylor Ave., Ste. 307, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 14, 2010.**
- (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.



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

April 23, 2010

Howard L. Alderman, Jr.
Levin & Gann, P.A.
Nottingham Centre, 8th Fl.
502 Washington Ave. Ste. 800
Towson, MD 21204

Dear: Howard L. Alderman, Jr.

RE: Case Number 2010-0232-SPH, Howard L. Alderman, Jr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 03, 2010. 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Paul Huber: Pleasant Grove Farm, LLC; 3 Jarretts Ct.; Reisterstown, MD 21136
G. Dwight Little, P.E.; Little & Associates, Inc.; 1055 Taylor Avenue, Ste. 307; Towson, MD 21286

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 10, 2010

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For March 22, 2010
Item Nos. 2010-228, 231 and 232

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

DAK:CEN:cab
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-03222010 -NO COMMENTS.doc

TB
4-29-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 16 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: April 15, 2010

SUBJECT: Zoning Item # 10-232-SPH (SUPPLEMENTAL COMMENT)
Address 4808 Pleasant Grove Road
(Pleasant Grove Farm, LLC)

Zoning Advisory Committee Meeting of March 8, 2010

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

The proposed change will necessitate perc test approval and further review by the Groundwater Section of DEPRM.

Reviewer: Dan Esser

Date: 4/1/10

The four proposed lots that will be facilitated by the applicant seeking a lot line adjustment were granted variances of Article 33, Title 3 Protection of Water Quality, Streams, Wetlands and Floodplains to reduce the forest buffer on lot 4 in order to establish a 10,000 sf. septic reserve area and to reduce the building setback from the Forest Buffer Easement on Lot 3. In addition, a variance of Article 33, Title 6, Forest Conservation was granted to allow removal of four specimen trees in order to develop the four lot subdivision. All of these variances are subject to conditions of approval specified in the documents. Any changes to the site layout may void these variances and/or may require submittal of revised plans and an amended variance requests. J. Russo 4/2/10

TB 4/29
9am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAR 26 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: March 26, 2010
SUBJECT: Zoning Item # 10-232-SPH
Address 4805 Pleasant Grove Road
(Pleasant Grove Farm, LLC)

Zoning Advisory Committee Meeting of March 8, 2010

- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
 - X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Land Preservation Section **opposes this request** for the reason indicated below. The transfer of density between RC 2 parcels is not permitted in the BCZR. While there have been transfers approved in the past, they have been in the case of better protecting the agricultural soils of the parcels involved consistent with the purposes of RC 2. In this case there is no apparent benefit to agriculture on the site and is detrimental to the purposes of the RC 2 zoning that is to promote agriculture. Furthermore, the location of this request is in the vicinity of extensive conservation easements purchased by Federal, State and County funds and making exceptions to zoning to permit the maximizing of the density would be inconsistent with the use of those funds for that purpose. For those reasons this petition raises concerns. Specifically, it should not be approved because of

the request to transfer density is not provided for in BCZR and the request for relief does not meet BCZR 502.1G (consistent with the spirit of the zoning classification).

Reviewer: W. Lippincott, Jr.

Date: March 24, 2010



BALTIMORE COUNTY

M A R Y L A N D

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

March 9, 2010

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 8, 2010

Item Numbers: 0226, 0228, 0229, 0230, 0231 and 0232

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

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: MARCH 10, 2010

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

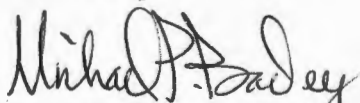
RE: Baltimore County
Item No. 2010-0232-SPH
4808 PLEASANT GROVE RD
PLEASANT GROVE FARM, LLC
SPECIAL HEARING -

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. 2010 0232-SPH.

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

Very truly yours,


For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
4808 Pleasant Grove Road; N/S Pleasant *
Grove Road, 1200' SW Mamopa Court * ZONING COMMISSIONER
4th Election & 3rd Councilmanic Districts *
Legal Owner(s): Pleasant Grove Farm, LLC * FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 10-232-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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

MAR 16 2010

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of March, 2010, a copy of the foregoing Entry of Appearance was mailed to Dwight Little, c/o Little & Associates, Inc, 1055 Taylor Avenue, Suite 305, Towson, Md 21286 and Howard L. Alderman, Jr. Esquire, Levin & Gann, P.A., 502 Washington Avenue, 8th Floor, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

From: Thomas Bostwick
To: Alderman, Howard; gmacynelson@gmacynelson.com; Sullivan, John
Date: 5/3/2010 12:38 PM
Subject: Pleasant Grove Farm LLC

Gentlemen,

As you know, the above-referenced case was opened and adjourned this past Thursday, April 29, 2010. This is to let you know that the PDM file and the Zoning file are being returned to their respective offices pending re-scheduling of the matter at a later date.

I am requesting that PDM and the Developer/Petitioner ensure that when the Development case and related Zoning case is rescheduled, that the citizens that were present and listed on the Citizen Sign In sheet be notified by mail of the next hearing date. They are:

Shelby MacFarlane
4724 Pleasant Grove Road
Boring, MD 21020
shelbymacfarlane@verizon.net

Robert Slaterbeck
13929 Old Hanover Road
Reisterstown, MD 21136
slat66@yahoo.com

Ann Jones
2921 Greenway Drive
Ellicott City, MD 21042
annholmesjon@yahoo.com

Gail Ensor
15423 Dover Road
Upperco, MD 21155
lydisto@yahoo.com

Thank you.

Thomas H. Bostwick
Deputy Zoning Commissioner
for Baltimore County
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
Phone: (410) 887-3868
Fax: (410) 887-3468

TO FILE FOR Z.C.
2010-0232-SPH

NOTE TO FILE
PLEASANT GROVE FARM LLC PROPERTY

To: Hearing Officer

We advised the applicant that the Special Hearing request is to reconfigure 2 pre-existing RC-2 parcels and to confirm compliance with Section 1A01.3.B.1. However, the applicant submitted different Special Hearing requests.

JRF & WCR

JRF + WCR

NW 23-J

0402058250

COMMENTS ON
ADVISING WHAT
TO REQUEST

2300000540

2100004269

2500005127

2500005126

MC GILL RUN

1900007686

4724

Loch Raven Hydrology 100 Foot Stream Buffer

1917

6.669 acres

0403000808

031C1

1963

0403000811

4735

2000003399

0403000810

3 CD

RC 2
NW 22-J

4808

3 062 #21

4811

2000003400

SPH

To reconfigure 2'
RC-2 parcels.

and to confirm compliance
w/ section 1A 01.3.B.1

per WCR/JRF

1700001596

4828

4821

1600007514

2100011820

PLEASANT GROVE RD

0419064225

4827

4850

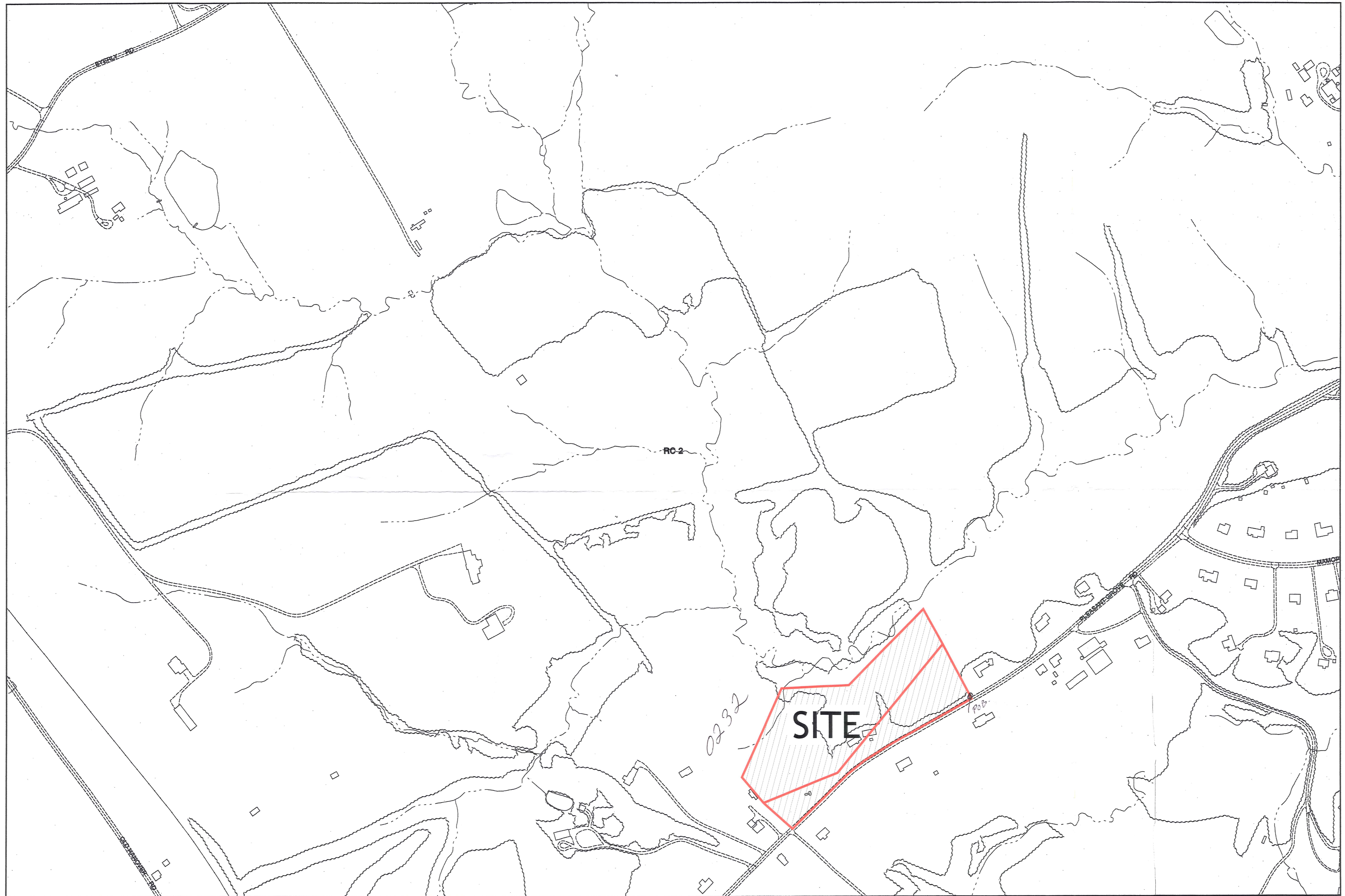
EXHIBIT
FROM DEN
(JRF)

031C2

0415069151

0406000762

MAP 31 Parcel 109 & 124



Plan Sheet: 031C1

Note:
The zoning depicted in this application incorporates the actions associated with 2008 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

Legend

- | | | |
|-----------|---------|------------|
| Buildings | Streams | Vegetation |
| Zoning | Roads | Rail Lines |

Baltimore County Office of Planning and Zoning Official Zoning Map

025A3	025B3	025C3	026A3	026B3
031A1	031B1	031C1	032A1	032B1
031A2	031B2	031C2	032A2	032B2

Scale

1" = 200'

0 100 200 400
Feet



Data Sources:
Planimetric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2008

SITE AREA CALCULATION
NET TRACT AREA: 9.671 ACRES
ALLOWANCE FOR ROAD FRONTAGE [(0' x 0')/43560]: 0 ACRES
GROSS AREA: 9.671 ACRES

SITE DATA

EXISTING ZONING AND MAXIMUM DENSITY PERMITTED

ZONE	ACRES	UNITS ALLOWED	UNITS PROPOSED
RC 2	6.609	2	2
RC 2	3.062	2	2
TOTAL	9.671	4	4

SITE DEVELOPMENT PROPOSAL

DWELLING TYPE	PROPOSED UNITS	PARKING REQUIRED	PARKING PROVIDED	PHASE	DEVELOPMENT SCHEDULE
SINGLE FAMILY	4	8	8		08/2011
TOTAL	4	8	8		08/2011

OPEN SPACE PROPOSAL

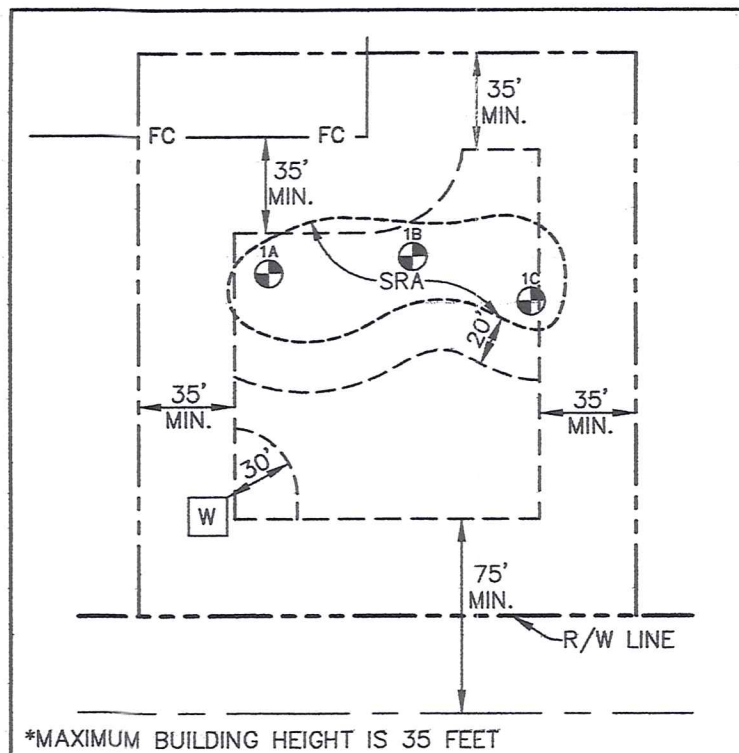
OPEN SPACE TYPE	ACRES
LOCAL OPEN SPACE	WAIVER
BALTIMORE COUNTY GREENWAY/EASEMENT	3.83 AC.±
STORMWATER MANAGEMENT	0.00 AC.±
TOTAL PROVIDED	3.83 AC.±

ADDITIONAL INFORMATION

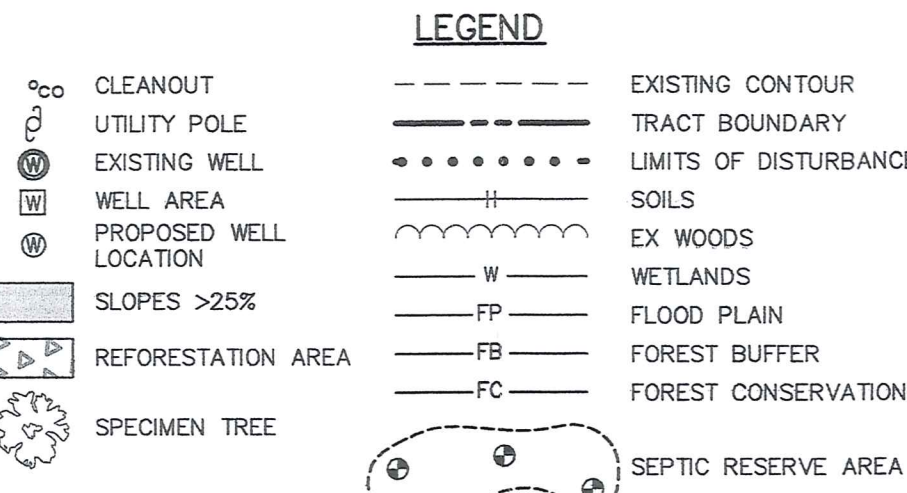
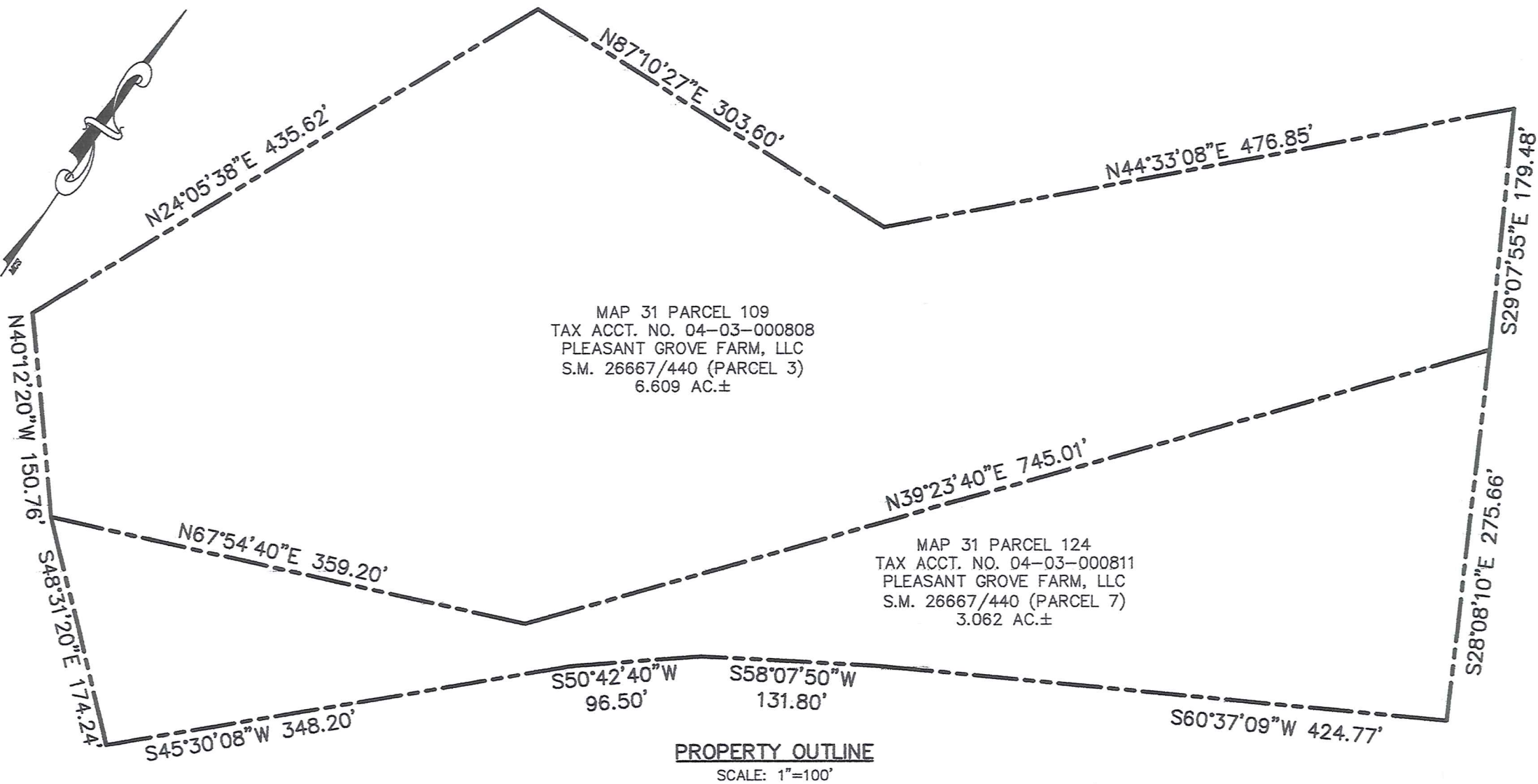
ANTICIPATED ACTIONS:
VARIANCES
WAIVERS
SPECIAL EXCEPTIONS
OTHER

NONE
NONE
NONE
SPECIAL HEARING
1. PURSUANT TO BALTIMORE COUNTY CODE SECTION 32-4-106(C)(1)(viii) A LOT LINE ADJUSTMENT BETWEEN PARCELS 109 AND 124;
2. FOR SUCH FUTHER RELIEF AS THE NATURE OF THIS CASE AND THE SPECIFIC CONDITIONS OF THE SUBJECT PROPERTY MUST WARRANT.

CONSISTENCY WITH DESIGN MANUALS YES

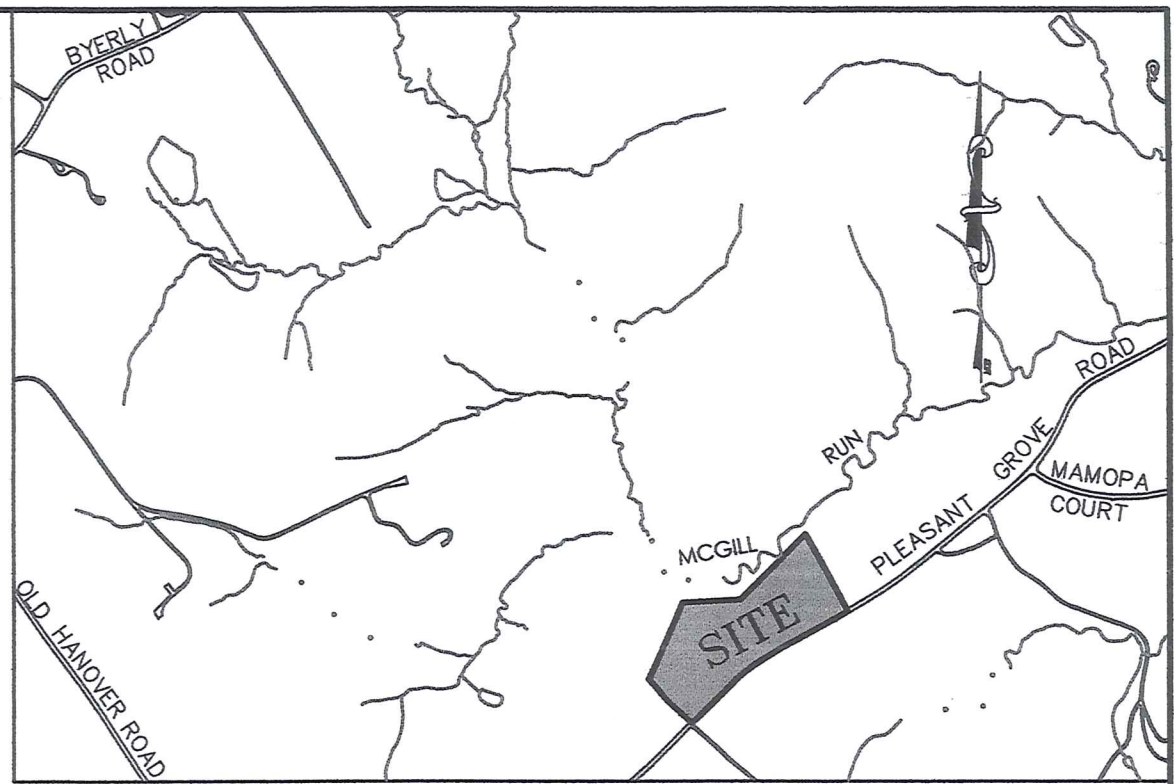


TYPICAL BUILDING SETBACKS DETAIL (RC-2)
NOT TO SCALE



DEDICATION TABLE		
TYPE OF CONVEYANCE	NO.	TOTAL AREA **
ACCESS EASEMENTS - ANY TYPE	1	N/A
FLOODPLAIN EASEMENT	1	0.1 AC.
DRAINAGE AND UTILITY EASEMENTS	N/A	N/A
FOREST BUFFER AND FOREST CONSERVATION EASEMENTS	1	3.9 AC.
FOREST CONSERVATION EASEMENT	2	0.6 AC.
GREENWAY EASEMENTS	1	3.9 AC.
HIGHWAY WIDENINGS	1	0.5 AC.
REVERTIBLE SLOPE EASEMENTS	N/A	N/A
STORMWATER MANAGEMENT EASEMENTS	2	128 SF

** NOTE: TOTAL AREAS SHOWN IN THIS TABLE ARE APPROXIMATE ONLY. REFER TO THE RECORD PLAT OR RIGHT OF WAY DRAWING FOR EXACT AREAS.



GENERAL NOTES

1. APPLICANT: PLEASANT GROVE FARM, LLC
3 JARRETT'S COURT
REISTERSTOWN, MD 21136
2. SITE LOCATION: ELECTION DISTRICT: 04
COUNCILMANIC DISTRICT: 3
WATERSHED: LOON RAVEN RESERVOIR
SUBWERSHED: NONE
CENSUS TRACT: 404600
REGIONAL PLANNING DISTRICT: 303
DEED REFERENCES: 26667/440 (PARCEL 3&7)
TAX ACCOUNT NO.: 0403000808 & 0403000811
TAX MAP: 31 GRID 12: PARCELS: 109 & 124
3. OWNERSHIP: PLEASANT GROVE FARM, LLC
3 JARRETT'S COURT
REISTERSTOWN, MD 21136
4. TOPOGRAPHY SHOWN HEREON IS BASED ON BALTIMORE COUNTY 200 SCALE GIS TILE 31c1.
5. SOIL LINES AND TYPES SHOWN ARE TAKEN FROM BALTIMORE COUNTY USDA SOILS MAP NO. 15.
6. PROPERTY OUTLINE IS TAKEN FROM BOUNDARY SURVEY PREPARED BY LITTLE & ASSOCIATES, INC.

PLANNING AND ZONING NOTES

1. EXISTING ZONING IS RC-2, 200 SCALE MAP 31c1.
2. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE 1979. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLING.
3. PRIOR TO ANY ZONING HISTORY.
4. AS THE PROPOSED UNITS ARE SINGLE FAMILY DWELLINGS, RTA DOES NOT APPLY.
5. EXISTING USE ON SITE: SINGLE FAMILY RESIDENTIAL.
6. EXISTING LAND USE WITHIN 200' OF SITE IS SINGLE FAMILY RESIDENTIAL AND A AGRICULTURAL.
7. THE PROPOSED DEVELOPMENT IS LOCATED OUTSIDE OF THE UOPL.
8. THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS, ARCHEOLOGICAL OR HISTORICAL SITES, OR CONTAMINATED AREAS ON THE SUBJECT PROPERTY.
9. SITE SIGNAGE, IF ANY, WILL COMPLY WITH SECTION 450 OF THE BCZR AND ALL ZONING ORDINANCES.
10. SCHOOL DISTRICTS: FRANKLIN ELEMENTARY SCHOOL
FRANKLIN MIDDLE SCHOOL
FRANKLIN HIGH SCHOOL

PERMITS AND DEVELOPMENT MANAGEMENT AND PUBLIC WORKS NOTES

1. TOTAL AVERAGE DAILY TRIPS (A.D.T.S) FOR THIS SITE IS 40.
2. AREAS BETWEEN THE RIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
3. THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THIS SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
4. THE HIGHWAY WIDENING AREA, REVERTIBLE SLOPE EASEMENTS, AND PROPOSED DRAINAGE & UTILITY EASEMENTS SHOWN ARE TO BE DEDICATED TO BALTIMORE COUNTY.

ENVIRONMENTAL IMPACT REVIEW NOTES

1. FOREST CONSERVATION REQUIREMENT WILL BE MET BY A COMBINATION OF ONSITE PLANTING AND OFFSITE BANKING.
2. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT AND FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
3. 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.
4. WITHIN THE AREA SHOWN AS BALTIMORE COUNTY ENVIRONMENTAL GREENWAY EASEMENT, ACCESS BY BALTIMORE COUNTY, OR ITS ASSIGNS, FOR PUBLIC SAFETY OR MAINTENANCE IS ALLOWED, SUBJECT TO APPROVAL BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
5. THERE ARE NO KNOWN WETLANDS ONSITE.
6. A VARIANCE WAS GRANTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS ON APRIL 3, 2009 TO REDUCE THE FOREST BUFFER EASEMENT AND ITS SETBACK ON LOT 3 TO ACCOMMODATE THE EXISTING HOUSE. THE FOREST BUFFER EASEMENT AND SETBACK SHOWN HEREON ARE REFLECTIVE OF THIS AMENDED VARIANCE. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS INCLUDING EXPANSION AND POSTING OF THE FOREST BUFFER EASEMENT.
7. AN AMENDED VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS ON APRIL 3, 2009 TO REDUCE THE FOREST BUFFER EASEMENT AND ITS SETBACK ON LOT 3 TO ACCOMMODATE THE EXISTING HOUSE. THE FOREST BUFFER EASEMENT AND SETBACK SHOWN HEREON ARE REFLECTIVE OF THIS AMENDED VARIANCE. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS INCLUDING EXPANSION AND POSTING OF THE FOREST BUFFER EASEMENT.

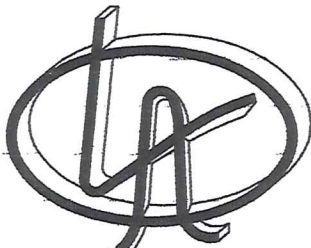
GROUNDWATER MANAGEMENT NOTES

1. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON-SITE.
2. THE EXISTING SEWAGE DISPOSAL SYSTEM MUST BE PROPERLY ABANDONED AND BACKFILLED PRIOR TO APPROVAL OF A RECORD PLAT, WITH WRITTEN DOCUMENTATION SUBMITTED TO DEPRM. THE SEWAGE DISPOSAL SYSTEM MUST BE BACKFILLED BY A LICENSED SEWAGE DISPOSAL CONTRACTOR.

LOCAL OPEN SPACE NOTES

1. OPEN SPACE REQUIRED-2,600 SF ACTIVE AND 1,400 SF PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION 11D.3; OPEN SPACE PROVIDED-0 SF ACTIVE AND 0 SF PASSIVE; WAIVER REQUESTED AND FEE IN LIEU TO BE PAID.

LOT NO.	AREA (AC.)
1	2.012
2	1.865
3	3.102
4	2.211

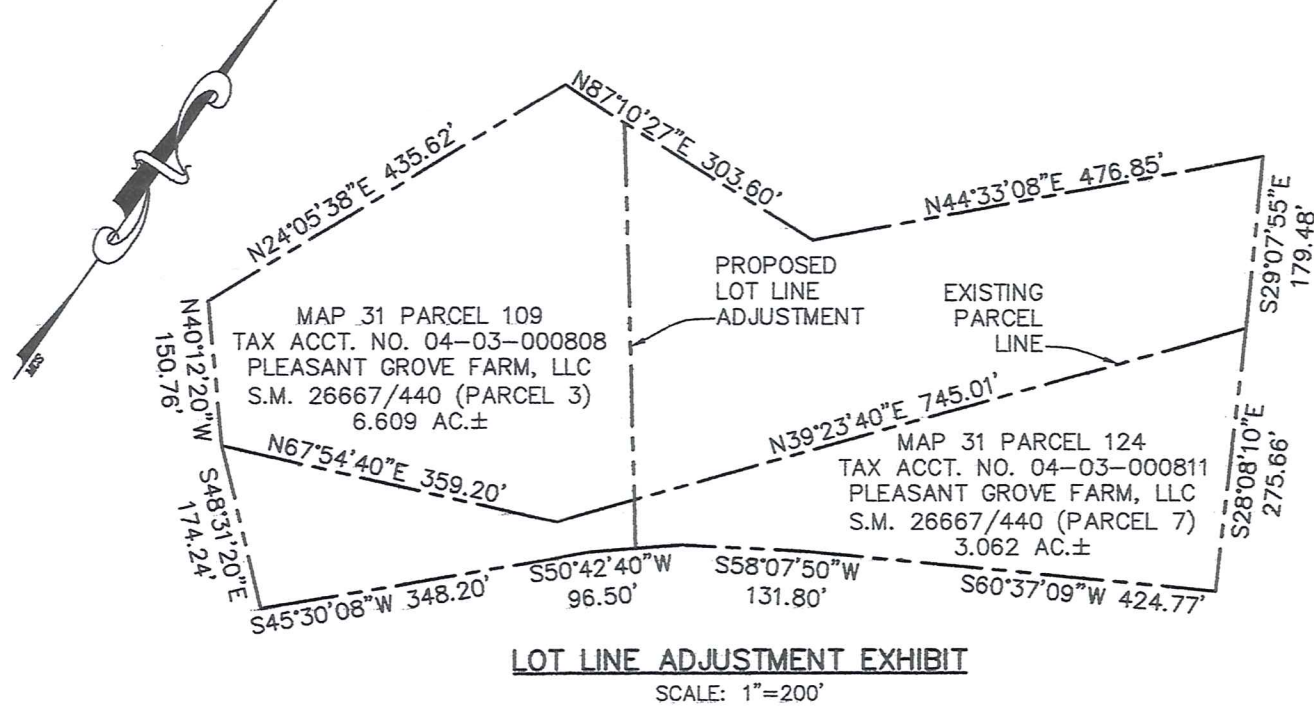


LITTLE & ASSOCIATES, INC.
ENGINEERS~LAND PLANNERS~SURVEYORS
1055 TAYLOR AVENUE, SUITE 307
TOWSON, MARYLAND 21286
PHONE: (410)296-1636 FAX: (410)296-1639



NOTE:
I, Q. DWIGHT LITTLE, JR. CERTIFY UNDER OATH THAT TO THE BEST OF MY KNOWLEDGE, 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.

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE HEARING OFFICER'S ORDER DATED AND HAVE PREPARED THIS DEVELOPMENT PLAN PURSUANT TO THAT ORDER.



**DEVELOPMENT PLAN
AND PLAN TO ACCOMPANY ZONING
PETITION
PLEASANT GROVE FARM, LLC
PROPERTY
(F.K.A. CAPLES PROPERTY)**

DISTRICT 04c3
SCALE: 1"=60'
PDM FILE #: 04-714

BALTIMORE COUNTY, MD
MARCH 1, 2010