KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

March 3, 2016

C. William Clark, Esq.
Suite 700, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204

RE: Petitions for Special Hearing and Special Exception
Case No. 2016-0108-SPHX
Property: 1523 Freeland Road

Dear Mr.Clark:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Robert Morris, 1700 Morris Road, Freeland, Maryland 21053

IN RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION (1523 Freeland Road) 6th Election District 3rd Council District Lois Reithlingshoefer & Clyde A. Morris *Legal Owner* Merry Meadows Recreation Farm, LLC *Lessee* Petitioners	*	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY **Case No. 2016-0108-SPHX**

* * * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Special Exception filed on behalf of Lois Reithlingshoefer and Clyde A. Morris, legal owners and Merry Meadows Recreation Farm, LLC, lessee ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) to approve amendments to the special hearing plan approved in Case No. 1974-0251-SPH and the special exception plan approved in Case No. 1969-205-X to permit 225 campsites (existing), accessory building and uses (existing) ; and (2) a lawful non-conforming use for a campground/camp, including day camps (existing), with accessory buildings and uses (existing). A Petition for Special Exception was filed pursuant to §1A01.2.C.4 to approve a campground/camp, including day camps, with 225 campsites (existing), accessory building and uses (existing).

Appearing at the public hearing in support of the requests was Lois and Leonard Reithlingshoefer and Bruce E. Doak, surveyor, whose firm prepared the site plan. C. William Clark, Esq. represented the Petitioners. Robert Morris, who lives near the property, attended and objected to the requests. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no substantive Zoning Advisory Committee (ZAC)

ORDER RECEIVED FOR FILING
Date 3/3/16
By

comments received.

This is an interesting case, involving a large parcel of rural property in northern Baltimore County, on which is operated a campground. The facility was approved by special exception in 1969, at which time the property was zoned R-6. Pet. Ex. 10. While the opinion in Case No. 69-204-X indicates "fifty-four camping sites" were proposed at the time, the order granting the special exception did not contain a numerical restriction on the number of sites, and at present the subject property has 225 campsites. The zoning of the property has changed throughout the years, and at present the site is split-zoned: RC2, RC4 & RC8. Both the RC2 & RC4 zones permit campgrounds by special exception, while the RC8 zone does not. The Petitioner has sought both special hearing and special exception relief to address this anomaly.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981). The Schultz standard was revisited in People's Counsel v. Loyola College, 406 Md. 54 (2008), where the court emphasized that a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

In this case, Mr. Doak testified Petitioners satisfied the requirements set forth at B.C.Z.R. §502.1, and no evidence was presented to show the adverse impacts of the use at this location would be above and beyond those inherently associated with the operation of a campground. Indeed, the campground has been in existence at this location for over 40 years, and by all accounts it is well-run and provides numerous recreational amenities for the community. Robert Morris testified the campground has a deficient septic system that leaks into tributaries along the site, but

ORDER RECEIVED FOR FILING
Date 3/3/16
By sln

no additional evidence was presented to support that claim. In addition, the Department of Environmental Protection and Sustainability reviewed the request and indicated it had "no comment" on this case. As such, the petition for special exception will be granted.

SPECIAL HEARING

Ms. Reithlingshoefer made clear in her testimony that her father Clyde began the campground in 1970, and that it has been operated continuously since that time. Ms. Reithlingshoefer testified at length concerning improvements through the years to the facility, as well as the myriad activities and events hosted at the campground. The witness provided photographs of the property (Pet. Ex. 2), along with a listing of activities (Pet. Ex. 27) held throughout the year, including but not limited to festivals, holiday celebrations, car shows, rafting trips, bike rides, and quilting and scrapbooking events. Petitioners' counsel contends these events are accessory to the operation of a campground, and I concur, based on witness testimony that such events are customarily offered at camping facilities throughout the country.

With regard to that portion of the property zoned RC8, Ms. Reithlingshoefer noted that campsites, structures and pavilions were constructed in that area in the late 1970s or early 1980s. Mr. Doak testified this portion of the site was previously zoned RC4, and was changed to RC8 in 2004. Mr. Doak indicated that approximately 12 campsites and several structures are located within the RC8 portion of the property. In light of these undisputed facts, the Petitioners have established the existence of a lawful nonconforming use with respect to the RC8 zoned portion of the site. B.C.Z.R. §104.

THEREFORE, IT IS ORDERED this **3rd** day of March 2016, by this Administrative Law Judge, that the Petition for Special Hearing as follows: (1) to approve amendments to the special hearing plan approved in Case No. 1974-0251-SPH and the special exception plan approved in

ORDER RECEIVED FOR FILING
Date 3/3/16
By DLN

Case No. 1969-205-X to permit 225 campsites (existing), accessory building and uses (existing); and (2) with respect to the RC8 zoned portion of the site as shown on the site plan marked as Petitioners' Exhibit 1, approval of a lawful non-conforming use for a campground/camp, including day camps (existing), with accessory buildings and uses (existing), be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Exception pursuant to B.C.Z.R. §1A01.2.C.4 to approve in the RC2 and RC4 zoned portions of the site as shown on the site plan marked as Petitioners' Exhibit 1, a campground/camp, including day camps, with 225 campsites (existing), accessory building and uses (existing), be and is hereby GRANTED.

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING
Date 3/3/16
By sln

KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits, Approvals & Inspections

November 16, 2015

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2016-0108-SPHX
1523 Freeland Road
S/s Freeland Road, 230 ft. s/w of centerline of Morris Road
6th Election District – 3rd Councilmanic District
Legal Owners: Lois Reithlingshoefer, Clyde Morris
Lessee: Merry Meadows Recreation Farm, LLC

Special Hearing to approve (1) Amendments to the Special Hearing Plan approved in Case 1974-0251 SPH and the Special Exception Plan approved in Case 1969-204 X to permit 225 campsites, (existing), accessory building and uses (existing) and (2) A lawful Non-Conforming Use for a campground/camp, including day camps (existing), with accessory buildings and uses (existing). **Special Exception** for a campground/camp, including day camps, with 225 campsite (existing) accessory buildings and uses (existing).

Hearing: Tuesday, January 26, 2016 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: C. William Clark, 502 Washington Avenue, Ste. 700, Towson 21204
Merry Meadows Rec. Farm, LLC, 1533 Freeland Road, Freeland 21053
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JANUARY 6, 2016**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2016-0108-SPHX

Petitioner: Lois Reithlingshoefer

Address or Location: 1523 Freeland Rd Freeland MD 21053

PLEASE FORWARD ADVERTISING BILL TO:

Name: C. William Clark, Esq.

Address: 502 Washington Ave Suite 700
Towson MD 21204

Telephone Number: 410-823-7800

RE:	PETITION FOR SPECIAL HEARING SPECIAL EXCEPTION AND VARIANCE 1523 Freeland Road; S/S Freeland Road, 230' SW of c/line Morris Road 6th Election & 3rd Councilmanic Districts Legal Owner(s): Lois Reithlingshoefer & Clyde Morris Contract Purchaser(s): Merry Meadows Recreation Farm LLC Petitioner(s)	*	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2016-108-SPHXA

* * * * * * * * * * * * *

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

RECEIVED
NOV 02 2015

Carole S Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of November, 2015, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053 and C. William Clark, Esquire, 502 Washington Avenue, Suite 700, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

B. E. Doak Consulting, LL
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

January 29, 2016

Re:
Zoning Case No. 2016-0108-SPHX
Petitioner: Lois Reithlingshoefer & Clyde Morris
Date of Hearing: February 19, 2016

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **1523 Freeland Road**.

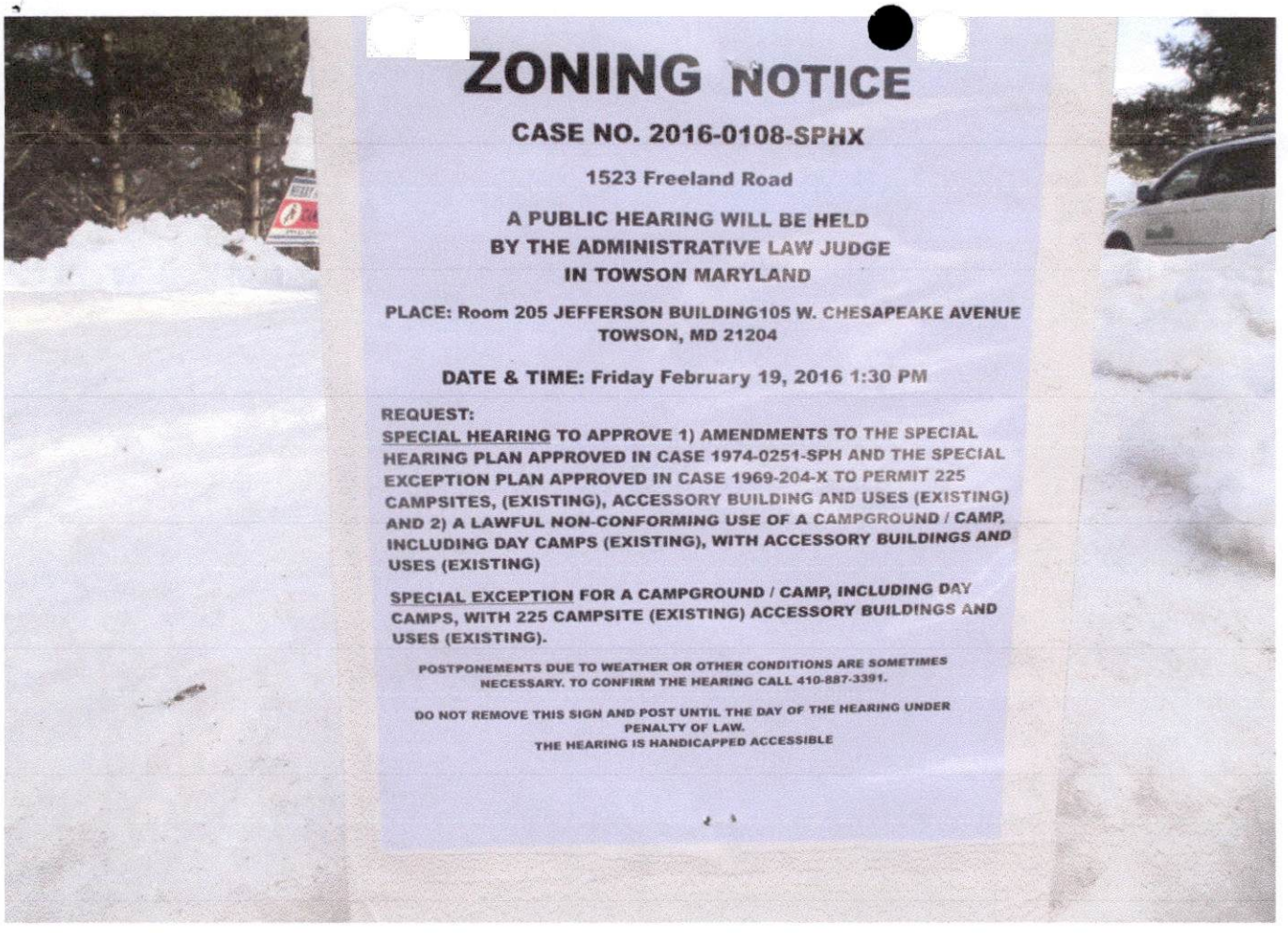
The sign was posted on **January 29, 2016**.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Land Use Expert and Surveyor


ZONING NOTICE
CASE NO. 2016-0108-SPHX
1523 Freeland Road
A PUBLIC HEARING WILL BE HELD
BY THE ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND
PLACE: Room 205 JEFFERSON BUILDING105 W. CHESAPEAKE AVENUE
TOWSON, MD 21204
DATE & TIME: Friday February 19, 2016 1:30 PM
REQUEST:
SPECIAL HEARING TO APPROVE 1) AMENDMENTS TO THE SPECIAL HEARING PLAN APPROVED IN CASE 1974-0251-SPH AND THE SPECIAL EXCEPTION PLAN APPROVED IN CASE 1969-204-X TO PERMIT 225 CAMPSITES, (EXISTING), ACCESSORY BUILDING AND USES (EXISTING) AND 2) A LAWFUL NON-CONFORMING USE OF A CAMPGROUND / CAMP, INCLUDING DAY CAMPS (EXISTING), WITH ACCESSORY BUILDINGS AND USES (EXISTING)
SPECIAL EXCEPTION FOR A CAMPGROUND / CAMP, INCLUDING DAY CAMPS, WITH 225 CAMPSITE (EXISTING) ACCESSORY BUILDINGS AND USES (EXISTING).
POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.
DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE

WELCOME
MERRY
MEADOWS
CAMPING
POOL HIKING
PICNICS GOLF
PICKLE BALL
ZONING NOTICE

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 28, 2016 Issue - Jeffersonian

Please forward billing to:
C. William Clark 410-823-7800
502 Washington Avenue, Ste. 700
Towson, MD 21204

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2016-0108-SPHX
1523 Freeland Road
S/s Freeland Road, 230 ft. s/w of centerline of Morris Road
6th Election District – 3rd Councilmanic District
Legal Owners: Lois Reithlingshoefer, Clyde Morris
Lessee: Merry Meadows Recreation Farm, LLC

Special Hearing to approve (1) Amendments to the Special Hearing Plan approved in Case 1974-0251 SPH and the Special Exception Plan approved in Case 1969-204 X to permit 225 campsites, (existing), accessory building and uses (existing) and (2) A lawful Non-Conforming Use for a campground/camp, including day camps (existing), with accessory buildings and uses (existing). **Special Exception** for a campground/camp, including day camps, with 225 campsite (existing) accessory buildings and uses (existing).

Hearing: Friday, February 19, 2016 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits, Approvals & Inspections

December 10, 2015

NEW NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2016-0108-SPHX
1523 Freeland Road
S/s Freeland Road, 230 ft. s/w of centerline of Morris Road
6th Election District – 3rd Councilmanic District
Legal Owners: Lois Reithlingshoefer, Clyde Morris
Lessee: Merry Meadows Recreation Farm, LLC

Special Hearing to approve (1) Amendments to the Special Hearing Plan approved in Case 1974-0251 SPH and the Special Exception Plan approved in Case 1969-204 X to permit 225 campsites, (existing), accessory building and uses (existing) and (2) A lawful Non-Conforming Use for a campground/camp, including day camps (existing), with accessory buildings and uses (existing). **Special Exception** for a campground/camp, including day camps, with 225 campsite (existing) accessory buildings and uses (existing).

Hearing: Friday, February 19, 2016 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: C. William Clark, 502 Washington Avenue, Ste. 700, Towson 21204
Merry Meadows Rec. Farm, LLC, 1533 Freeland Road, Freeland 21053
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 30, 2016**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 5, 2016 Issue - Jeffersonian

Please forward billing to:
C. William Clark
502 Washington Avenue, Ste. 700
Towson, MD 21204
410-823-7800

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2016-0108-SPHX
1523 Freeland Road
S/s Freeland Road, 230 ft. s/w of centerline of Morris Road
6th Election District – 3rd Councilmanic District
Legal Owners: Lois Reithlingshoefer, Clyde Morris
Lessee: Merry Meadows Recreation Farm, LLC

Special Hearing to approve (1) Amendments to the Special Hearing Plan approved in Case 1974-0251 SPH and the Special Exception Plan approved in Case 1969-204 X to permit 225 campsites, (existing), accessory building and uses (existing) and (2) A lawful Non-Conforming Use for a campground/camp, including day camps (existing), with accessory buildings and uses (existing). **Special Exception** for a campground/camp, including day camps, with 225 campsite (existing) accessory buildings and uses (existing).

Hearing: Tuesday, January 26, 2016 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

12/1/15
TO KL - OK
call Bud & have him give you date - if posted, he has to do what is rlq'd

THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
ROBERT L. HANLEY, JR.
DOUGLAS L. BURGESS
C. WILLIAM CLARK
CATHERINE A. POTTHAST*

* ALSO ADMITTED IN D.C.

Law Offices
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, NOTTINGHAM CENTRE
502 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-4528
(410) 823-7800
TELEFAX: (410) 296-2765
EMAIL: NPW@NOLANPLUMHOFF.COM
WEB SITE: WWW.NOLANPLUMHOFF.COM

J. EARLE PLUMHOFF
(1940-1988)
NEWTON A. WILLIAMS
(RETIRED 2000)
RALPH E. DEITZ
(1918-1990)

RECEIVED
NOV 30 2015
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

November 23, 2015

Arnold Jablon, Director
Department of Permits, Approvals and Inspections
111 W. Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Case No. 2016-0108-SPHX; 1523 Freeland Road
Merry Meadows Recreation Farm, LLC

Dear Mr. Jablon:

Please be advised that we have received a copy of the Notice setting the above captioned hearing for Tuesday, January 26, 2016 at 1:30 p.m. in Room 205, Jefferson Building, 105 W. Chesapeake Avenue, Towson, MD 21204. Unfortunately, that date conflicts with a previously scheduled trip my client, Lois Reithlingshoefer, who is legal owner of the part of the property and a member of Merry Meadows Recreation Farm, LLC has to Florida. She leaves January 23, 2016 and will return February 8, 2016.

Accordingly, please reschedule the above captioned matter to a date after February 8, 2016. Thank you for your anticipated cooperation.

Very truly yours,

C. William Clark

CWC/jkc
Enclosure

cc: Lois Reithlingshoefer, Merry Meadows Recreation Farm, LLC
Bruce Doak

MEMORANDUM

DATE: April 5, 2016

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2016-0108-SPHX– Appeal Period Expired

The appeal period for the above-referenced case expired on April 4, 2016. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

Election District 16
Councilmanic District 3

PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 1523 Freeland Rd.Freeland, MD **which is presently zoned** RC2 &RC8

Deed References: See Attached. 10 Digit Tax Account # See Attached.

Property Owner(s) Printed Name(s) Lois Reithlingshoefer & Clyde A. Morris

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

   See Attached.

2. X **a Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

   See Attached.

3. ____ **a Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), 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.
Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract ~~Purchaser~~/Lessee:

Merry Meadows Recreation Farm, LLC
Name- Type or Print

Lois Reithlingshoefer mgr membr
Signature

1533 Freeland Rd., Freeland, MD
Mailing Address City State

21053 / 410-343-1319 / lois1533@comcast.net
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Lois Reithlingshoefer/ Clyde A. Morris
Name #1 – Type or Print Name #2 – Type or Print

Lois Reithlingshoefer / Clyde A Morris
Signature #1 Signature # 2

1533 Freeland Rd., Freeland, MD 21053
Mailing Address City State

410-343-1319 / lois1533@comcast.r
Zip Code Telephone # Email Address

Attorney for Petitioner:

C. William Clark
Name- Type or Print

C. William Clark
Signature

502 Washington Ave., Ste. 700 Towson MD
Mailing Address City State

21204 / 410-823-7800 / cwclark@nolanplumhoff.com
Zip Code Telephone # Email Address

Representative to be contacted:

Bruce E. Doak Consulting, LLC
Name – Type or Print

Signature

3801 Baker Schoolhouse Rd. Freeland, M
Mailing Address City State

21053 / 443-900-5535 / bdoak@brucedoakconsulting.com
Zip Code Telephone # Email Address

CASE NUMBER 2016-0108-SPHX **Filing Date** 10/29/15 **Do Not Schedule Dates:** n/a 1/4 1/14 **Reviewer** KDO

ORDER RECEIVED FOR FILING
Date 3/3/16
By DLN

REV. 10/4/11

Attachment to Petition for Zoning Hearing

Merry Meadows Recreation Farm, LLC 1533 Freeland Rd., Freeland MD 21053

Special Hearing

Should approve: (1) Amendments to the Special Hearing Plan approved in Case 1974-0251-SPH and the Special Exception Plan approved in Case 69-204 X to permit 225 campsites, (existing), accessory building and uses (existing) and (2) a lawful Non-Conforming Use for a campground/camp, including day camps (existing), with accessory buildings and uses (existing)

Special Exception

a Campground/camp, including day camps, with 225 campsites (existing), accessory buildings and uses (existing). per Section 1A01.2.C.4

Deed References	Tax Account Number
Liber 27368, Folio 693	25-00-004932
Liber 30295, Folio 304	06-13-075228
Liber 26957, Folio 365	06-13-075230

Item #0108

Zoning Description

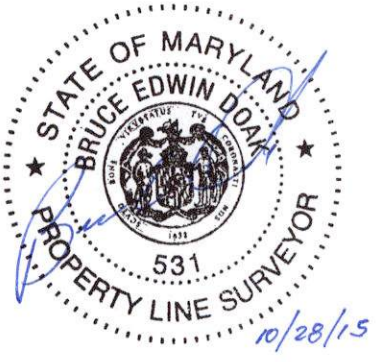
Morris & Reithlingshoefer Properties
Freeland Road
Twelfth Election District Third Councilmanic District
Sixth
Baltimore County, Maryland

Beginning at a point on the south side of Freeland Road, approximately 230 feet southerly from the center line of Morris Road, thence leaving Freeland Road and running with and binding on the outlines of the subject property, the following courses and distances, viz.

1) South 10 degrees 46 minutes 05 seconds West 9.88 feet
2) South 23 degrees 48 minutes 47 seconds East 7.86 feet
3) South 62 degrees 08 minutes 07 seconds East 8.03 feet
4) South 73 degrees 01 minute 02 seconds East 24.88 feet
5) South 74 degrees 50 minutes 18 seconds East 76.13 feet
6) South 79 degrees 27 minutes 57 seconds East 71.43 feet
7) South 69 degrees 37 minutes 39 seconds East 26.88 feet
8) South 50 degrees 03 minutes 29 seconds East 22.60 feet
9) South 21 degrees 43 minutes 11 seconds East 25.66 feet
10) South 02 degrees 40 minutes 49 seconds East 24.69 feet
11) South 02 degrees 53 minutes 21 seconds West 57.34 feet
12) South 04 degrees 09 minutes 24 seconds West 73.63 feet
13) South 04 degrees 41 minutes 23 seconds West 77.85 feet
14) South 04 degrees 05 minutes 35 seconds West 77.35 feet
15) South 04 degrees 56 minutes 35 seconds West 51.43 feet
16) South 02 degrees 50 minutes 09 seconds West 35.79 feet
17) South 03 degrees 10 minutes 15 seconds East 35.66 feet
18) South 09 degrees 17 minutes 00 seconds East 37.64 feet
19) South 12 degrees 57 minutes 15 seconds East 37.68 feet
20) South 18 degrees 17 minutes 11 seconds East 41.83 feet
21) South 20 degrees 57 minutes 20 seconds East 39.79 feet
22) South 17 degrees 36 minutes 47 seconds East 40.89 feet
23) South 14 degrees 14 minutes 49 seconds East 39.16 feet
24) South 09 degrees 57 minutes 39 seconds East 37.34 feet
25) South 06 degrees 11 minutes 19 seconds East 38.60 feet
26) South 02 degrees 10 minutes 38 seconds West 30.88 feet
27) South 08 degrees 33 minutes 26 seconds West 46.60 feet
28) South 13 degrees 33 minutes 55 seconds West 46.51 feet
29) South 15 degrees 07 minutes 34 seconds West 51.25 feet
30) South 08 degrees 54 minutes 11 seconds West 50.31 feet
31) South 00 degrees 41 minutes 38 seconds East 11.58 feet
32) South 08 degrees 55 minutes 33 seconds East 23.07 feet

Item #0108

33) South 25 degrees 08 minutes 32 seconds East 23.53 feet
34) South 43 degrees 01 minute 05 seconds East 23.25 feet
35) South 57 degrees 02 minutes 18 seconds East 7.89 feet
36) South 55 degrees 20 minutes 55 seconds East 13.64 feet
37) South 40 degrees 09 minutes 06 seconds East 16.32 feet
38) South 01 degree 41 minutes 48 seconds West 8.22 feet
39) South 82 degrees 26 minutes 50 seconds West 224.40 feet
40) South 30 degrees 26 minutes 50 seconds West 85.80 feet
41) North 59 degrees 33 minutes 10 seconds West 136.27 feet
42) South 30 degrees 13 minutes 21 seconds West 647.00 feet
43) South 58 degrees 43 minutes 16 seconds East 263.32 feet
44) South 39 degrees 20 minutes 38 seconds West 321.40 feet
45) South 62 degrees 12 minutes 15 seconds West 340.82 feet
46) South 27 degrees 56 minutes 43 seconds West 796.45 feet
47) South 33 degrees 15 minutes West 16 1/2 perches
48) South 62 degrees 30 minutes West 29 perches
49) West 20 perches
50) South 61 degrees West 30 perches
51) North 8 degrees West 75 1/2 perches
52) North 50 degrees East 11 perches
53) North 21 degrees East 5 perches
54) North 48 degrees East 131 1/4 perches
55) North 45 degrees 55 minutes 50 seconds East 571.43 feet
56) North 22 degrees 38 minutes 16 seconds West 136.12 feet
57) North 84 degrees 17 minutes 09 seconds East 154.18 feet
58) South 07 degrees 09 minutes 49 seconds West 140.25 feet
59) South 85 degrees 20 minutes 11 seconds East 248.31 feet
60) North 08 degrees 39 minutes 49 seconds East 171.60 feet
61) North 06 degrees 20 minutes 11 seconds West 85.80 feet
62) North 22 degrees 20 minutes 11 seconds West 47.85 feet
63) North 64 degrees 09 minutes 49 seconds East 7.00 feet
64) South 24 degrees 50 minutes 11 seconds East 49.50 feet
65) South 08 degrees 50 minutes 11 seconds East 89.10 feet
66) South 79 degrees 20 minutes 11 seconds East 257.40 feet
67) North 00 degrees 50 minutes 11 seconds West 189.75 feet
68) North 81 degrees 20 minutes 11 seconds West 111.37 feet
69) North 77 degrees 20 minutes 11 seconds West 108.90 feet and
70) North 58 degrees 39 minutes 49 seconds East 45.38 feet



10/28/15

Containing 101.1 acres of land, more or less.

This description is compiled from the following recorded deeds:
SM 27368/ 693, SM 30295/304 & SM 26957/365.

This description is part of a zoning petition and is not intended for any conveyance purposes.

Item #0108

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

No. 127344

Date: 10/29/15

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				$1000 00

Total: $1000 00

Rec From:

For: Zoning hearing - case # 2016-0108-SPHX

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

PAID RECEIPT
BUSINESS ACTUAL TIME DAN
10/30/2015 10/29/2015 11:17:14 1
MEDI WILKIN LBAS LJR
RECEIPT # 421197 10/29/2015 OFLN
5 538 ZONING VERIFICATION
No. 127344
Rcpt Tot $1,000.00
$1,000.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits, Approvals & Inspections

February 4, 2016

Lois Reithlingshoefer
Clyde A Morris
1533 Freeland Road
Freeland MD 21053

RE: Case Number: 2016-0108 SPHX, Address: 1523 Freeland Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 29, 2015. 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: jaw

Enclosures

c: People's Counsel
Merry Meadows Recreation Farm, LLC, 1533 Freeland Road, Freeland MD 21053
C William Clark, Esquire, 502 Washington Avenue, Suite 700, Towson MD 21204
Bruce E Doak Consulting LLC, 3801 Baker Schoolhouse Road, Freeland MD 21053

Larry Hogan, *Governor*
Boyd K. Rutherford, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

Pete K. Rahn, *Secretary*
Gregory C. Johnson, P.E., *Administrator*

Date: 11/2/15

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

RE: Baltimore County
Item No. 2016-0108-SPHXA
Special Hearing Special Exception
Lois Reithling Shoefer and Clyde A. Morris
1528 Freeland Road.

Dear Ms. Lewis:

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. 2016-0108-SPHXA

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

for David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

1-26-16

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: November 18, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 16-108

RECEIVED
NOV 23 2015
OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 1523 Freeland Road
Petitioner: Lois Reithlingshoefer, Clyde A. Morris
Zoning: RC 2, RC 6
Requested Action: Special Hearing, Special Exception

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve amendments to the plans approved in Case 1974-0251-SPH and Case 69-204 X and also the petition for special exception to use the property for a Campground/camp, including day camps, with 225 campsites, accessory buildings and uses.

The Department has no objection to granting the petitioned zoning relief. The Department understands that all features and uses represented on the accompanying site plan currently exist and no new construction or expansion is proposed.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka

c: Joseph Wiley
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

1/26

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

NOV 06 2015

OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: November 5, 2015

SUBJECT: DEPS Comment for Zoning Item # 2016-0108-SPHXA
Address 1523 Freeland Road
(Morris Property)

Zoning Advisory Committee Meeting of November 2, 2015.

X The Department of Environmental Protection and Sustainability has no comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 11-05-2015

C:\Users\snuffer\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\WPHS9SSK\ZAC 16-0108-SPHXA 1523 Freeland Road.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: November 4, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For November 2, 2015
Item No. 2016-0103, 0104, 0105 and 0108

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

DAK
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC11022015.doc

Zoning

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: November 18, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED
NOV 24 2015
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 16-108

INFORMATION:

Property Address: 1523 Freeland Road
Petitioner: Lois Reithlingshoefer, Clyde A. Morris
Zoning: RC 2, RC 6
Requested Action: Special Hearing, Special Exception

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve amendments to the plans approved in Case 1974-0251-SPH and Case 69-204 X and also the petition for special exception to use the property for a Campground/camp, including day camps, with 225 campsites, accessory buildings and uses.

The Department has no objection to granting the petitioned zoning relief. The Department understands that all features and uses represented on the accompanying site plan currently exist and no new construction or expansion is proposed.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

AVA/KS/LTM/ka

c: Joseph Wiley
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

THE BALTIMORE SUN MEDIA GROUP

501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3912270

Sold To:
C. William Clark - CU00515714
502 Washington Ave
Ste 700
Towson,MD 21204-4517

Bill To:
C. William Clark - CU00515714
502 Washington Ave
Ste 700
Towson,MD 21204-4517

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jan 28, 2016

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2016-0108-SPHX
1523 Freeland Road
S/s Freeland Road, 230 ft. s/w of centerline of Morris Road
6th Election District - 3rd Councilmanic District
Legal Owner(s) Lois Reithlingshoefer, Clyde Morrs
Lessee: Merry Meadows Recreation Farm, LLC

Special Hearing: to approve (1) Amendments to the Special Hearing Plan approved in Case 1974-0251-SPH and the Special Exception Plan approved in Case 1969-204 X to permit 225 campsites, (existing), accessory building and uses (existing) and (2) A lawful Non-Conforming Use for a campground/camp, including day camps, (existing), with accessory buildings and uses (existing). Special Exception for a campground/camp, including day camps, with 225 campsites (existing) accessory buildings and uses (existing).
Hearing: Friday, February 19, 2016 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

1/251 Jan. 28 3912270

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

PLEASE PRINT CLEARLY

CASE NAME 2016-0108-SPHX
CASE NUMBER
DATE 2/19/16

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Bruce E. Doak	3891 Baker Schoolhouse Road	Freeland MD 21053	
		BDOAK@BRUCEDOAKCONSULTING.COM	
Lois Reithlingshoefer	1533 Freeland Road	Freeland, Md. 21053	lois1533@comcast.net
Leonard Reithlingshofer	1533 Freeland Rd	Freeland MD. 21053	lois1533@comcast.net
C. William Clark	502 Washington Ave	Towson MD 21204	cwclark@cwilliamclarklaw.com

PLEASE PRINT CLEARLY

CASE NAME 2016-0108
CASE NUMBER
DATE 2/19/2016

CITIZEN'S SIGN - IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
Wallace Reidt	21144 Rail Road Ave.	Freeland, md 21053	N/A
Robert MORRIS	1400 MORRIS Rd	Freeland Md 21053	N/A

CASE NO. 2016-0108-SPHX

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
11/4	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	N/C
11/5	DEPS (if not received, date e-mail sent _____)	N/C
_____	FIRE DEPARTMENT	_____
11/18	PLANNING (if not received, date e-mail sent _____)	no Obj
11/2	STATE HIGHWAY ADMINISTRATION	no Obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 1974-0251-SPH)

NEWSPAPER ADVERTISEMENT Date: 1/28/16

SIGN POSTING Date: 1/29/16 by DCAK

PEOPLE'S COUNSEL APPEARANCE Yes ☑ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search (w1) | Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: District - 06 Account Number - 2500004932

Owner Information

Owner Name:	MORRIS CLYDE A MORRIS VIRGINIA B	**Use:**	AGRICULTURAL
		Principal Residence:	NO
Mailing Address:	1523 FREELAND RD FREELAND MD 21053-9576	**Deed Reference:**	/27368/ 00693

Location & Structure Information

Premises Address:	1523 FREELAND RD 0-0000	**Legal Description:**	17.06355AC SES FREELAND RD 400FT SW OF MORRIS RD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0006	0017	0348		0000				2014	Plat Ref:

Special Tax Areas: | **Town:** NONE | **Ad Valorem:** | **Tax Class:**

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
			17.0600 AC	05

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

Value Information

	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	4,900	4,900		
Improvements	3,400	3,400		
Total:	8,300	8,300	8,300	8,300
Preferential Land:	4,900			4,900

Transfer Information

Seller: MORRIS CLYDE A/VIRGINIA B	Date: 10/03/2008	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: /27368/ 00693	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt: | **Special Tax Recapture:**
Exempt Class: AGRICULTURAL TRANSFER TAX

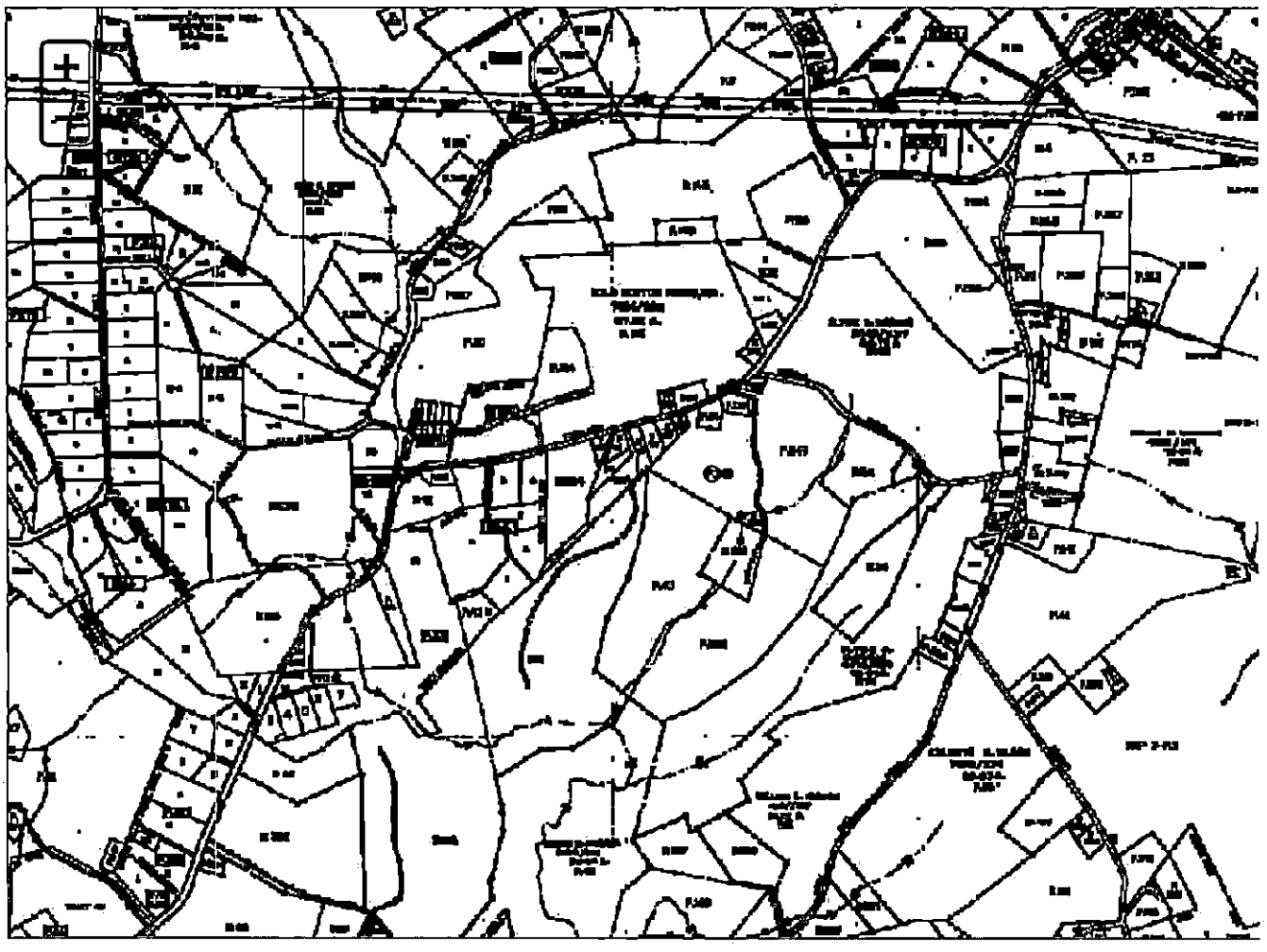
Homestead Application Information

Homestead Application Status: No Application

Baltimore County

New Search (http://sdat.dat.maryland.gov/RealProperty)

District: 06 Account Number: 2500004932



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (http://www.plats.net).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (http://www.mdp.state.md.us/OurProducts/OurProducts.shtml).

Real Property Data Search (w1) | Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: District - 06 Account Number - 0613075230

Owner Information

Owner Name:	MORRIS CLYDE A MORRIS VIRGINIA B	Use:	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	1523 FREELAND RD FREELAND MD 21053-9576	Deed Reference:	/26957/ 00365

Location & Structure Information

Premises Address:	1523 FREELAND RD 0-0000	Legal Description:	54 AC SSR 400 FT SS FREELAND RD 1300 W MORRIS RD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0006	0016	0115		0000				2016	Plat Ref:

Special Tax Areas:		Town:	NONE
		Ad Valorem:	
		Tax Class:	

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1983	4632		54.0000 AC	06

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		OFFICE BUILDING				

Value Information

	Base Value	Value As of 01/01/2016	Phase-in Assessments As of 07/01/2015	Phase-in Assessments As of 07/01/2016
Land:	312,000	312,000		
Improvements	453,900	462,400		
Total:	765,900	774,400	765,900	768,733
Preferential Land:	0			0

Transfer Information

Seller: MORRIS CLYDE A	Date: 05/05/2008	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: /26957/ 00365	Deed2:
Seller: BOHLAYER MORRIS L	Date: 08/06/1969	Price: $12,000
Type: ARMS LENGTH IMPROVED	Deed1: /05023/ 00122	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

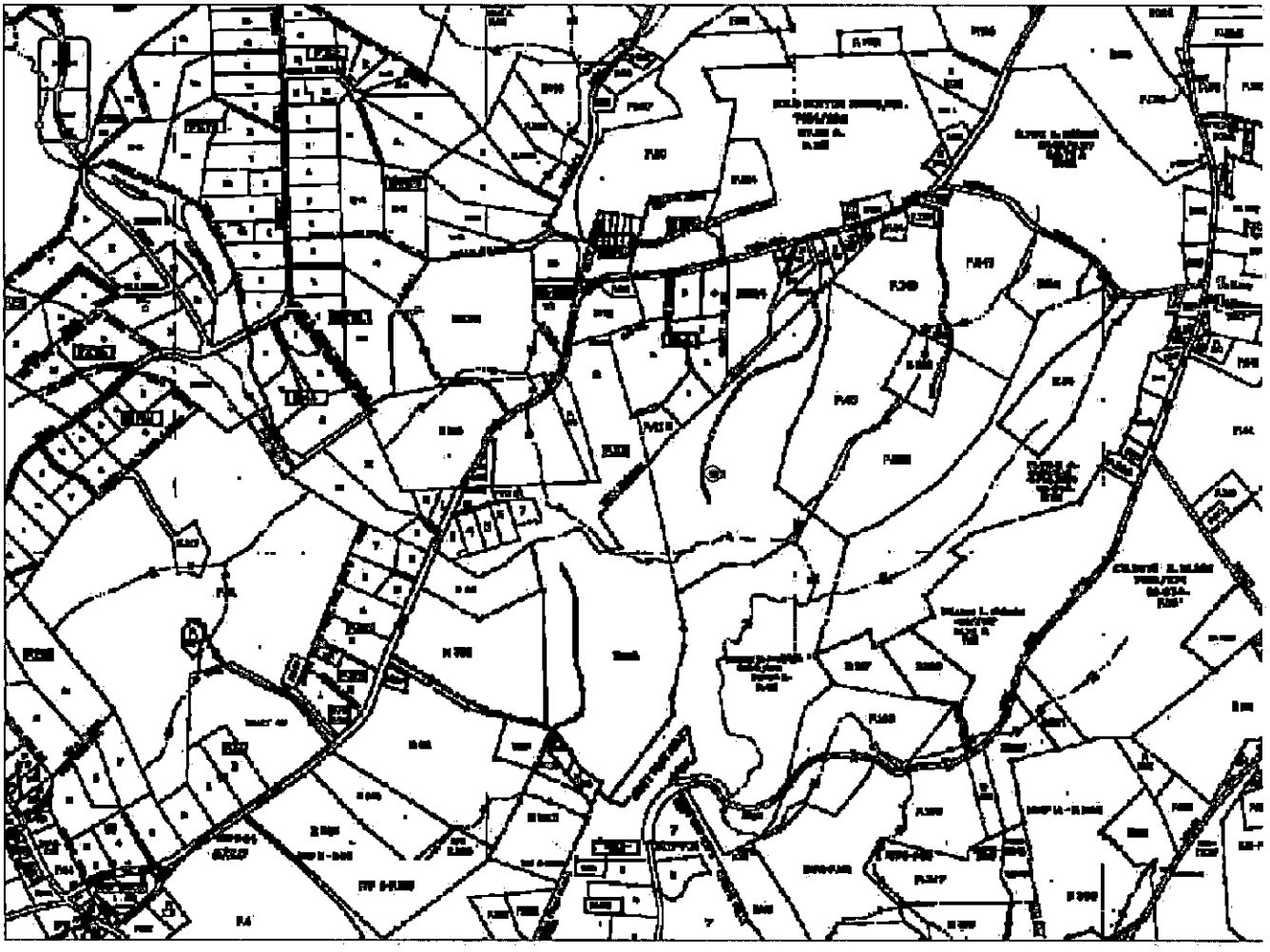
Homestead Application Information

Homestead Application Status: No Application

Baltimore County

New Search (http://sdat.dat.maryland.gov/RealProperty)

District: 06 Account Number: 0613075230



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (http://www.plats.net).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (http://www.mdp.state.md.us/OurProducts/OurProducts.shtml).

Real Property Data Search (w1) | Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: District - 06 Account Number - 0613075290

Owner Information

Owner Name:	MORRIS ROBERT A	**Use:**	AGRICULTURAL
		Principal Residence:	NO
Mailing Address:	1400 MORRIS RD FREELAND MD 21063-	**Deed Reference:**	/35768/ 00475

Location & Structure Information

Premises Address:	1523 FREELAND RD 0-0000	**Legal Description:**	29.2619AC 1523 FREELAND RD 100 FT W MORRIS RD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0006	0017	0249		0000				2014	Plat Ref:

Special Tax Areas: | **Town:** NONE | **Ad Valorem:** | **Tax Class:**

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
			29.2600 AC	05

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

Value Information

	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	103,100	93,600		
Improvements	132,700	132,700		
Total:	235,800	226,300	226,300	226,300
Preferential Land:	8,100			8,100

Transfer Information

Seller: MORRIS CLYDE A	Date: 02/13/2013	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: /35768/ 00475	Deed2:
Seller: MORRIS CLYDE A	Date: 10/23/2008	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: /27409/ 00584	Deed2:
Seller: MORRIS ERNEST A AG USE 83-84	Date: 09/17/1968	Price: $0
Type: NON-ARMS LENGTH OTHER	Deed1: /04920/ 00029	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt: | **Special Tax Recapture:**
Exempt Class: AGRICULTURAL TRANSFER TAX

Homestead Application Information

Homestead Application Status: No Application

Case No.: 2016-0108-SPHX

Exhibit Sheet

3-3-16 Den

DW A-5-16

Petitioner/Developer Protestants

No. 1	site plan	2011 aerial photo showing forest harvest area
No. 2	plan w/ accompanying photos A-BB	
No. 3	3A-3B campground mgt. certif.	
No. 4	Certified park operator	
No. 5	member handbook ARVC	
No. 6	2011 Certification ARVC	
No. 7	Good Sam and AAA certs.	
No. 8	2016 Good Sam Rating	
No. 9	Thumb drive w/ video of campground tour	
No. 10	Order in No. 69-204-X	
No. 11	Order in No. 74-251	
No. 12	Camp License 2016	

Case No.: _____

Exhibit Sheet - Continued

	Petitioner/Developer	Protestants
No. 13	Camp License 2015	
No. 14	License Appl. 2013	
No. 15	Food Service permit 2015	
No. 16	Swimming Pool permit 2016	
No. 17	Fire Inspection 2015	
No. 18	Trader's License 2014 + 2015	
No. 19	Letters of Support	
No. 20	Petition of Support	
No. 21	BCZR § 101.1	
No. 22	BCZR § 1A01.2 + 101.1	
No. 23	BCZR § 502.1	
No. 24	BCZR § 101.1	

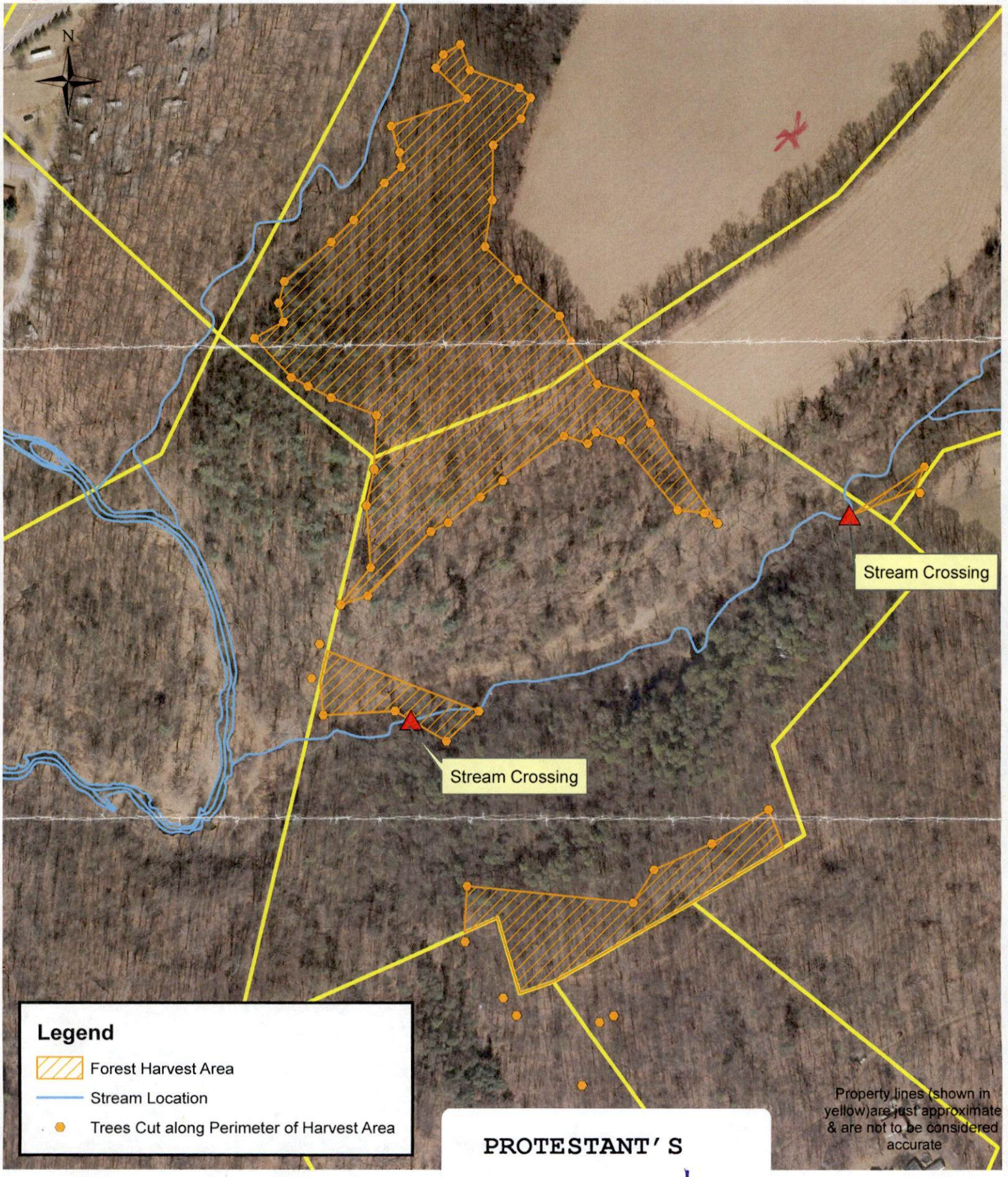
Case No.: _____

Exhibit Sheet - Continued

	Petitioner/Developer	Protestant
No. 25	BCZR § 104	
No. 26	Letter dated Feb. 4, 2016 w/ enclosures ZAC comments	
No. 27	2015 Activity Schedule	
No. 28		
No. 29		
No. 30		
No. 31		
No. 32		
No. 33		
No. 34		
No. 35		
No. 36		

campsites

Morris Property Forest Harvest Area - 10.3 Acres



PROTESTANT'S

EXHIBIT NO. 1

2011 aerial photo

PAYMENT

A

EXHIBIT
tabbies
Pet 2 A-BB

B

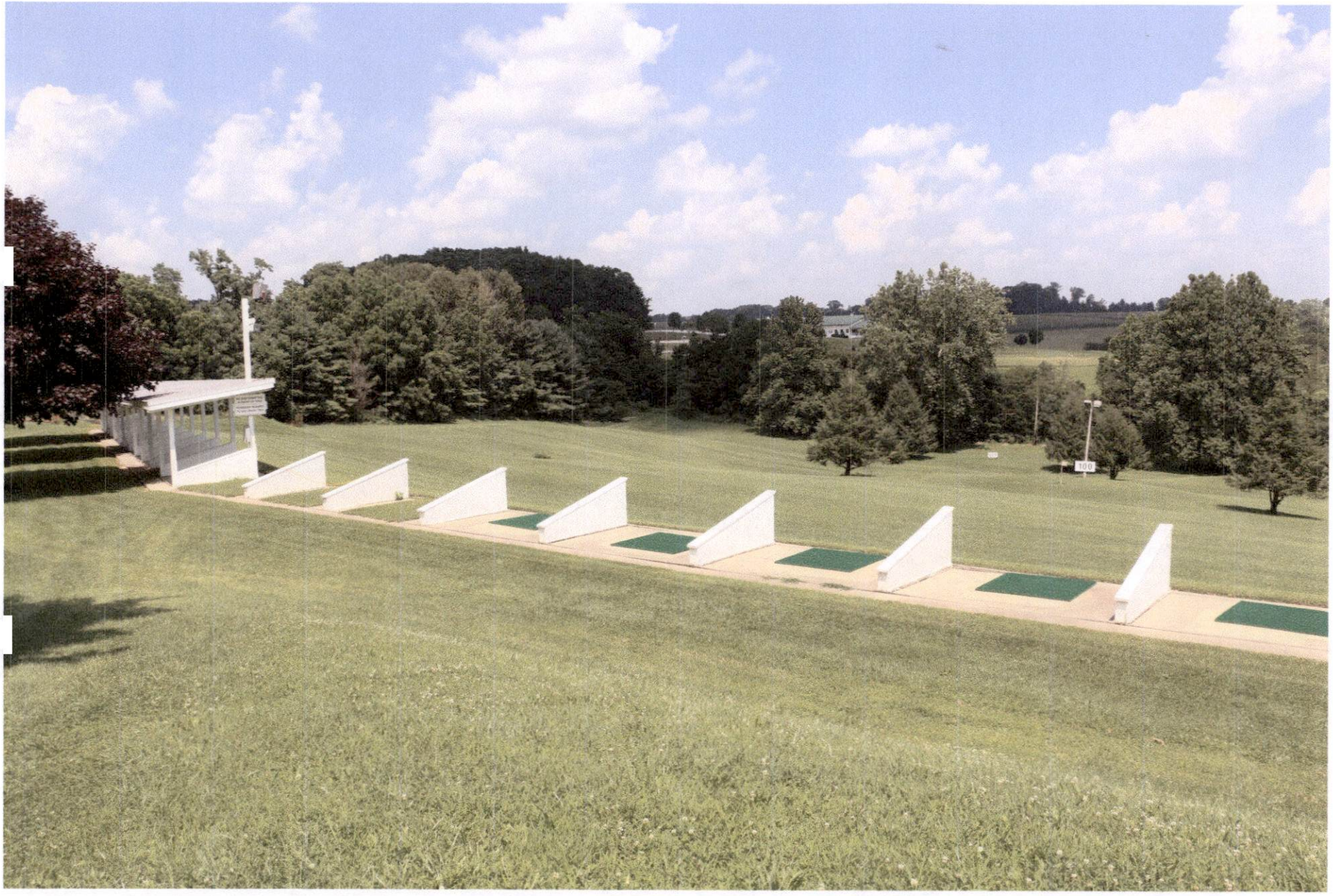
LOW
EXTREME
FIRE DANGER TODAY
OFFICE
REGISTRATION
LANE
STOP HERE

C

D

F

G


100

4

MINI GO

Tours For Small Groups
May Be Scheduled at the Main Office

M

N

PHONE

D

R

SPORT SHOP
VISIT
FAMILY FUN CENTER
PIZZA
PINBALL
GOLF
RANGE

5

7

U

CABIN 1
CHIPMUNK CHALET

BIGHORN

Good Sam

RV TRAVEL & SAVINGS GUIDE

2016 RATING GUIDELINES

CAMPGROUND NAME: Merry Meadows

CITY: _____ STATE: MD ZIP: _____

CONTACT: Lois DATE: 5/26/2015

4- Secured, porch, table, fire rings

230 Total Sites

Pull-Thru

floors behind toilets need attention

30 Amps

Internet

take pond fees, if gets kicked back

IMPORTANT NOTICE: Good Sam's exclusive triple rating is copyrighted and may not be used on any other promotional material, including billboards, signs, brochures and the like without written permission from the publisher. If permission is granted, the rating must be used in its entirety. When the conditions at the park warrant a rating change, the park is responsible for any and all costs involved in posting the corrected rating, which must correspond to the rating published in the most current edition of the Good Sam RV Travel & Savings Guide.

In order to maintain Good Sam status, campground rates must be posted and clearly visible or provided on pre-printed rate sheets.

These are only rating guideline excerpts. Your Consultant's determination of your rating is final. Good Sam Park affiliation is a privilege, not a right, and membership is the sole decision of the consultant.

CAMPGROUNDS & RV PAI

A full point should be awarded in a category o the amenity is outstanding.
If not best in each category, rate down 1/2 poin.

0 Points ▼ | 1/2 point ▼ | 1 point ▼

DEFINTION OF ALL-WEATHER SURFACE: *Unpaved surface that is constructed of crushed concrete, crushed stone, crushed shell, brick or gravel, compacted materials, deep enough that does not create mud during rainfall or kicks up dust in dry conditions.*

1 INTERIOR ROADS (Assessing roads used by overnight RV's in park.) :

Grass, dirt, pine needles, sand or gravel/dirt. Narrow, steep or hazardous. In poor condition (potholes, ruts, or tree roots.)

Gravel, stone, shell or highly compacted sand or all weather surface. Reasonably mud/dust free with good drainage and the surface is in good condition and/or less than 12' wide. 14' overhead clearance across the full width of the road.

Paved (asphalt, concrete, or chip seal) or all-weather roads professionally constructed with good drainage and the surface is in superior condition (very few potholes or cracks in surface pavement). That is dust/mud free. Roads have adequate maneuverability. Roads are a minimum 12' wide for one-way, or 18' for two-way. 14' overhead clearance across the full width of the road.

1 REGISTRATION (Assessing how customers register, check in and pay for sites):

Self-service registration or part-time staff. Unsheltered outside pay window for office and registration, or no office exists. No registration procedure for off-hours.

Part-time staff with regular posted hours of business. Enclosed office in residence or sheltered outside pay window. Signage clearly directs where to register. Registration procedure for off-hours.

Separate business office with full time staff and regular posted hours of business. Signage clearly directs where to register. Registration procedures for off-hours.

.5 SITES (An assessment of RV site construction, preparation and drainage.):

Greater than 50% of sites not level. Undesignated or unidentifiable sites with no prepared surface. Poor site drainage that may create mud/dust buildup in adverse weather conditions.

Greater than 50% of sites are level and have easy access. Clearly designated or identifiable sites with a graded prepared surface of gravel, grass, dirt, shell, or all-weather surface in reasonable condition. Site drainage that is reasonably dust free of mud/dust buildup in adverse weather conditions.

100 % of sites have easy access and 14' overhead clearance. Clearly designated or identifiable sites with paved (asphalt, concrete, or chip seal) or All-weather surface professionally constructed with good drainage and the surface is in good condition that is dust/mud free. Minimal leveling needed for RV.

1 HOOKUPS (An assessment of water, electric and sewer hookups, pedestals and dump stations. Tent sites excluded):

Less than 50% of sites have water and electric hookups. Sub-standard, non-professional water, sewer or electric hookups. Hookups in poor condition. No dump station.

FULL	W	S	E

Greater than 50% of sites with 30 amp electric service and water hookups professionally constructed and in very good condition. Dump station in good repair with faucet, hose, capped receptacle and surrounding catch basin located within the park.

Underground utilities with all hookups professionally constructed and in good repair. 100% full hookups, no dump station required OR majority of sites with full hookups and remaining sites having water and electricity plus a dump station with faucet, hose, capped receptacle and surrounding basin available within the park. All hookups on driver's side. Majority of overnight/short term sites have electric receptacles with 30 or 50 amp service, with a minimum of 25% having 50 amps.

1 RECREATION (circle applicable items, bold items = major):

No Minors/No Majors | Two Items with a Minimum of One Major | Four Items with a Minimum of Two Majors

Badminton, basketball, bicycle rentals, billiard room (min. 2 tables), boat marina, boat dock, boat rentals, bocce ball, bounce pillow, children's activities, driving range, exercise room (enclosed, min. 200 sq. ft. w/varied equipment), fishing, Frisbee golf, game room (enclosed, min. 200 sq. ft. w/varied equipment), golf, horseback riding, horseshoes, ladder ball, lawn bowling, lawn chess, mini-golf (non-professional construction), mini-golf (professionally constructed), nature trails, outdoor games (any 3 outdoor games = 1 major), paddle boats, pavilion (min. 200 sq. ft.), pedal carts, pickle ball, planned activities, playground, pool room (one table), putting green, rec hall (enclosed min. 500 sq. ft.), sauna, shuffleboard court, shuffleboard courts (2 or more), softball, splash pad, tennis, things to see and do nearby, tourist attraction (owned by and adjacent to park), volleyball, wading pool, water slide, water umbrella, whirlpool (spa or hot tub).

Other minors: Dis K Golf | Other majors (Director approval required): Cr. Mining C/B

1 SWIMMING:

Poorly maintained swimming pool or designated swimming area.

Well-maintained above ground pool or designated, well-maintained beach area on lake, river or ocean.

Well maintained in-ground swimming pool. Fence and concrete around pool in excellent condition.

1 SECURITY:

Park not enclosed. No daytime staff. No public or private phone available for emergency use.

Park partially enclosed by a man-made or natural boundary with part-time or daytime staff on site. Lighted office area. Emergency phone available but not posted.

Park fully enclosed by a man made or natural boundary including a controlled access gate. If there is no controlled access gate, staff resides or is present in the park 24/7. Emergency phone or night staff location is posted at the office and/or in park brochure. The area around the office, restrooms and laundry are well lighted.

.5 LAUNDRY:

Outside location or laundry equipment located inside only one restroom. Area and washers/dryers are not clean and/or not operational. Washers/Dryers have excessively worn appearance. Only 1 washer and 1 dryer for the entire park.

Machines operational but require some minor cleaning and/or maintenance. Minimum of 2 washers and 2 dryers (25 sites or less OK for 1 washer/1 dryer). Excessively worn appearance. Area needs some minor cleaning or attention. Semi-enclosed location or incomplete interior construction. EXPOSED pipes, drum tops, hinges, ground money holder

Commercial quality washers/dryers clean and all are operational, in superior condition with very little wear and tear with a minimum of 2 washers and 2 dryers. Fully enclosed clean facility, finished interior construction with vinyl or tiled floors and painted or tiled walls. Must have a folding table and a hanging rack (or hooks).

1 SERVICES (circle applicable items, bold items = major):

No Minors/No Majors | Any Two Items | Four Items with a Minimum of Two Majors

Arrange appointments (e.g. for doctor, dentist, hair dresser, nail salon, pet grooming, restaurant reservations, RV repair, tour show tickets, veterinarian, other_____), ATM Machine, boat storage, BBQ at site, car rentals, cable/TV service (25+ channels), cable/TV service (less than 25 channels), church services (in season), cocktail lounge, complimentary breakfast (daily), dog run (fenced), dog park, DVD rentals, entertainment, fax/copy service, fire rings, firewood, fishing guides, golf cart rentals, groceries, guest services (minimum of 3 to list), horse corral, ice, library/book exchange, LP bottles only, LP gas (metered), mail delivery, newspaper (delivered free to site weekdays), newspaper available, patios, personal escort to site, pet boarding, pet grooming, public phone available 24/7, rental units, restaurant, RV storage (secured), RV storage (unsecured), RV supplies, RV wash (self-service at site), shuttle service, snack bar, Staffed RV wash (on site), spa services, table at site, trash pickup at site (daily).

Other minors: _____ | Other majors (Director approval required): _____

1 INTERNET ACCESS:

Office or pay phone access or no internet access.

Minimum of 25% of overnight sites have at least one of the following: Wi-Fi, a designated central hot spot, or 2 or more central modem hookups (DSL or phone).

Minimum of 50% of available sites have WiFi.

_____ TOTAL RATING

MUST HAVE 5 POINTS OVERALL TO QUALIFY FOR GOOD SAM PARK MEMBERSHIP.

9

Good Sam

RV TRAVEL & SAVINGS GUIDE

2016 RATING GUIDELINES

CAMPGROUND NAME: Merry Meadows

CITY: _____ STATE: MD ZIP: _____

CONTACT: Lois DATE: 5/26/2015

4- Secured, porch, table, fire rings

230 Total Sites

Pull-thrus

floors behind toilets Need attention

50 Amps

Internet

take pond offs, if gets kicked Back

IMPORTANT NOTICE: Good Sam's exclusive triple rating is copyrighted and may not be used on any other promotional material, including billboards, signs, brochures and the like without written permission from the publisher. If permission is granted, the rating must be used in its entirety. When the conditions at the park warrant a rating change, the park is responsible for any and all costs involved in posting the corrected rating, which must correspond to the rating published in the most current edition of the Good Sam RV Travel & Savings Guide.

In order to maintain Good Sam status, campground rates must be posted and clearly visible or provided on pre-printed rate sheets.

These are only rating guideline excerpts. Your Consultant's determination of your rating is final. Good Sam Park affiliation is a privilege, not a right, and membership is the sole decision of the consultant.

VISUAL APPEARANCE/ ENVIRONMENTAL QUALITY

A full point should be awarded in a category if the amenity is outstanding.
If not best in each category, rate down 1/2 point.

	0 Points	1/2 point	1 point
1	**FUNCTION & IDENTIFICATION OF SIGNAGE AND ENTRANCE TO PARK (Assessing sign and entrance to access the park.):**		
	Entrance is difficult to see. Access into or out of the park is dangerous. No sign or sign difficult to identify, poorly maintained or difficult to read. Not illuminated and not readable at night.	Entrance is clearly visible with safe access into and out of park. Sign that is well-maintained, easily seen and read from distance and at night, illuminated by street lights or reflective material.	Entrance is clearly visible with safe wide easy access in and out of park. Well maintained professional quality sign that is easily seen and read from distance and is illuminated with flood lights or back lights.
1	**APPEARANCE OF ENTRANCE AREA (An assessment of the area and frontage extending 50' each side of entrance way):**		
	Park entrance is not landscaped, or landscaping is minimal and/or poorly maintained with excessive litter or roadside debris is present.	Park entrance is reasonably landscaped with a ground cover (grass, decorative rock or bark) **plus one of the following:** trees, shrubs, flowers, landscaping timbers, or ornamental vegetation appropriate to climate, free of most litter and/or roadside debris and well-maintained.	Park entrance has an invitingly landscaped appearance with a ground cover (grass, decorative rock or bark) **Plus at least two of the following:** trees, shrubs, flowers, landscaping timbers, or ornamental vegetation appropriate to climate, free of litter and roadside debris and carefully manicured.
1	**APPEARANCE OF PARK GROUNDS (An assessment of common areas excluding RV Sites):**		
	Common areas (non-campsite) of park sporadically landscaped or poorly landscaped. Not maintained or overgrown with weeds or other vegetation.	Landscaping of common areas (non-campsite) is consistent throughout the park, includes a ground cover (grass, gravel, decorative rock or bark), and a **limited quantity** of trees, shrubs, flowers, landscaping timbers, or ornamental vegetation appropriate to climate. Landscaping is well-maintained (grass mowed, leaves raked, trees trimmed).	Landscaping of common areas (non-campsite) is consistent throughout the park, includes a ground cover (grass, gravel, decorative rock or bark), and a **significant** quantity of trees, shrubs, flowers, landscaping timbers, or ornamental vegetation appropriate to climate. Landscaping is carefully manicured (trees and plants trimmed and pruned, grass is mowed, edged and weeded, leaves raked; no grass, weeds or ground cover growing or creeping onto RV parking area).
5	**APPEARANCE OF SITES (An assessment of overnight RV sites only):**		
	Sites not landscaped or poorly or minimally landscaped, or unmaintained (overgrown with weeds or other vegetation).	Site landscaping is consistent throughout the park in all overnight-type sites. Landscaping is regularly scheduled and maintained (grass mowed or between regular cuttings, leaves raked, trees trimmed). And includes a ground cover (grass, gravel, pavement, decorative rock or bark) **plus one of the following:** trees, shrubs, flowers, landscaping timbers, privacy screens, or ornamental vegetation appropriate to climate.	Site landscaping is consistent throughout the park in all overnight-type sites and includes a ground cover (grass, gravel, pavement, decorative rock or bark) and **at least two of the following:** trees, shrubs, flowers, landscaping timbers, privacy screens, ornamental vegetation appropriate to climate, patio, table or fire pit (all in good condition). Landscaping shows evidence of constant maintenance and is carefully manicured (trees and plants trimmed and pruned, grass is mowed, edged and weeded, leaves raked; no grass, weeds or ground cover growing or creeping onto RV sites).
1	**LITTER AND DEBRIS AROUND PARK GROUNDS AND SITES, INCLUDING FIRE PITS (An assessment of litter and debris around entire park and sites):**		
	Park grounds area around buildings and/or sites (including fire pits) are littered with refuse, clutter, or debris. Seasonal or long term sites are in view of overnight sites and have an unacceptable amount of refuse, clutter & debris.	Park grounds area around buildings and/or sites (including fire pits) are reasonably free of refuse, clutter, or debris. Seasonal or long term sites are in view of overnight sites are reasonably free of refuse, clutter & debris.	Park grounds area around buildings and/or sites (including fire pits) and RV's are free of all refuse, clutter and debris. Seasonal or long term sites are in view of overnight sites are free of refuse, clutter & debris.
1	**OVERALL EXTERIOR BUILDING MAINTENANCE (An assessment of all buildings except bathroom buildings:**		
	Buildings including doorways and windows require major repair or painting or web removal or cleaning or maintenance. Roof and gutters require major repair. Walkways around buildings are unsafe and require major repair.	Some or all buildings including doorways and windows require some cleaning or web removal or painting or minor repair. Roof and gutters require some minor repair. Walkways around buildings safe but require some minor repair.	All buildings including doorways and windows, clean in appearance, free of webs and in good repair. No repair required to roof or gutters. Walkways around buildings, safe and no repair required.
1	**TRASH DISPOSAL:**		
	No trash receptacles or trash receptacles overflowing. Receptacles not regularly emptied.	Trash receptacles of ample capacity, well maintained, regularly emptied, located more than 500' from 50% of overnight sites.	Trash pickup at site daily and/or receptacles of ample capacity, well-maintained, regularly emptied, located less than 500' from 50% of overnight sites.
1	**NOISE:**		Dumpsters
	Park is located in flight path of nearby major airport or active military airstrip. It borders an active railroad track, interstate or heavily traveled major highway or industrial or commercial area which results in frequent, major noise pollution.	Park is close enough to one of the following: airport, active railroad track, interstate or heavily traveled major highway or industrial or commercial area which results in occasional, moderate noise pollution.	Park is distant enough from one of the following: airport, active railroad tracks, interstate or other heavily traveled major highways, industrial or commercial areas which results in minimal noise pollution. People are able to converse in a normal tone of voice.
1	**PARK SETTING:**		
	Park and sites have no natural or man-made visual barrier that shield park from commercial, industrial, or residential surroundings on all four sides and is a major detraction from the parks setting.	Park and sites are shielded from commercial, industrial or residential surroundings by a manmade or natural visual barrier on at least two sides and has some impact on the parks setting.	Park and sites are shielded from commercial or industrial or residential surroundings by a manmade or natural visual barrier on all four sides and does not detract the parks setting.
1	**SITE LAYOUT:**		
	Greater than 50% of sites have side-by-side hookups or sites measure less than 20' between RV parking space from pedestal to pedestal, perpendicular to the site. Entry and exit into and from the site is difficult with some obstacles such as rocks or trees.	Less than 50% of sites have side-by-side hookups. Distance between majority of parking space from pedestal line to pedestal line, perpendicular to the site is minimum of 20'. Entry and exit into and from the site allows easy access but with some obstacles such as rocks or trees.	No side-by-side hookups. All sites measure greater than 30' between parking space from pedestal line to pedestal line, perpendicular to the site. Entry and exit into and from the site allows easy access with minimum obstacles such as rocks or trees.
9.5	**TOTAL RATING**		

GS-21

MUST HAVE 5 POINTS OVERALL TO QUALIFY FOR GOOD SAM PARK MEMBERSHIP.

5

RESTROOMS & SHOWERS

A full point should be awarded in a category only if the amenity is outstanding. If not best in each category, rate down 1/2 point.

	0 Points ▼	1/2 point ▼	1 point ▼
	CLEANLINESS		
1	**TOILETS:** Cleaning required on interior/exterior surfaces and/or exterior pedestals on all or most toilets. Or multiple toilet seats cracked or missing.	Clean interior and most or all toilets are fully operational. Cleaning is required on some interior/exterior surfaces and/or exterior pedestals. No cracked or missing toilet seats.	Clean interior/exterior surfaces and/or exterior pedestals and all are fully operational. No cracked or missing toilet seats.
1	**SHOWERS:** Showers have unacceptable amount of dirt, mildew, or soap buildup on floors, walls, shower curtains or around drains. Shower floor mats have unacceptable dirt or grime underneath them.	Showers have some dirt, mildew or soap buildup on floors, walls, shower curtains or around drains. Shower floor mats have some dirt or grime underneath them.	All showers are clean and free of dirt, mildew and soap buildup on floors, walls, shower curtains and around drains. Shower floor mats have no dirt or grime underneath them.
1	**FLOORS:** Floors have unacceptable amount of dirt, mildew, litter or insects.	Floors have some dirt, mildew, litter or insects.	Floors clean and free of dirt, mildew, litter and insects.
1	**WALLS:** Unacceptable amount of dirt, mildew, insects or webs on walls, ceilings, light fixtures, vents, dividers or window sills.	Have some dirt, mildew, insects or webs on walls, ceilings, light fixtures, vents, dividers, window sills or doors.	Clean and free of mildew, insects and webs on walls, ceilings, light fixtures, vents, dividers, window sills and doors. Upper pod Behind toilets Need attention
1	**SINKS/COUNTERS/MIRRORS/HARDWARE:** Unacceptable amount of dirt, mildew, or soap buildup on sinks, counters, hardware or mirrors.	Have some dirt, mildew or soap buildup on sinks, counters or hardware. Mirrors require cleaning.	Clean and free of dirt, mildew and soap buildup. Clean mirrors.
	PHYSICAL CHARACTERISTICS		
.5	**INTERIOR CONSTRUCTION:** No doors/curtains on toilet or shower stalls. Dividers between toilets, showers or dressing rooms are curtains or an unpainted porous surface. Incomplete construction on interior walls or ceilings. Non-professional utility installation. Cold water only in showers or sinks. Semi-enclosed restrooms or not fully enclosed.	Fully enclosed restrooms. Privacy in toilets and shower areas. Toilet stalls have lockable doors. No dressing rooms. Painted partitions for shower walls. Dividers between toilets and dressing rooms have a solid, water resistant surface. Concrete block, plaster, painted, wallpapered, or marlite-type walls. Floors are concrete (bare, painted or un-sealed stain) or carpeted. Counters or shelves for toiletries are unpainted, or no counters or shelves for toiletries. Professional utility installation. Hot water in sinks and showers.	Hardware, fixtures, & construction of professional quality. Privacy in toilets, showers & dressing rooms with clothes hooks and seating and toilet stall doors must be solid material and lockable. Adequate electrical outlets conveniently located. Hot water in sinks and showers. **FLOORS:** Surface of ceramic tile (no missing tile or grout) or vinyl floor covering, or epoxy painted or sealed concrete. **WALLS:** Surface of ceramic tile (no missing tiles or grout) Formica-type, fiberglass, cultured marble (minimum 3' high for all). **SHOWERS:** Surface of ceramic tile (no missing tiles or grout), Formica-type, fiberglass, cultured marble, stainless steel. No exposed plumbing. **COUNTERS, SHELVES FOR TOILETRIES:** Surface of ceramic tile (no missing tile or grout), Formica-type, cultured marble, Corian, stainless steel, glass or shelac wood.
1	**SUPPLIES/ODOR FREE:** No venting or odor is noticeable. No paper products or trash disposal.	Minimum open air venting that is sufficient to keep room odor free, or no access to switch for power venting. Toilet paper available, but no hand drying materials available. Free of trash with adequate trash disposal containers.	Power exhaust fans or AC run continuously during peak hours (6am-10pm) or they are available on demand (switch or motion sensor only). Odor free. Toilet paper and hand drying materials available and are in proper supply. Free of trash with clean and adequate trash disposal containers.
	AMOUNT OF FACILITIES (Men & Women):		
	PARKS WITH LESS THAN 100% FULL HOOKUPS		
	One toilet & one shower for entire park.	Minimum of 2 showers & 2 toilets each for men & women (or 2 showers, 1 toilet & 1 urinal for men).	Minimum of 3 showers & 3 toilets each for men & women (or 3 showers, 2 toilets & 1 urinal for men).

	MAIN		SATELLITE	
	MEN	WOMEN	MEN	WOMEN
TOILETS	3	3	6	5
SHOWERS	3	3	2	2

U / / Lots of Dust on ceiling fan

	PARKS WITH 100% FULL HOOKUPS		
	One toilet & one shower for entire park.	Minimum of 1 shower & 1 toilet each for men & women.	Minimum of 2 showers & 2 toilets each for men & women (or 2 showers, 1 toilet & 1 urinal for men).
.5	**EXTERIOR APPEARANCE AND CONDITION BATHROOM BUILDINGS:** Non-professional construction. Building exterior, doorways and windows require major repair or painting or needs web removal or cleaning or roof and gutters require major repair. Walkways around buildings are unsafe and require major repair.	Semi-professionally construction. Building exterior, doorways and windows require some cleaning or web removal or painting or minor repair. Roof and gutters require some minor repair. Walkways around buildings safe but require some minor repair. Entry, Paint Wood Rot	Professional construction (skirting required if off ground). Building exterior is well maintained including doorways and windows, clean in appearance, free of webs and in good repair. No repairs required to roof or gutters. Walkways around buildings, safe and no repair required.
.5	**INTERIOR APPEARANCE:** Needs remodeling or overall repair. Excessive hard water deposits, pitting, rusting, chipping or cracking of dividers, hardware, vents, sinks or toilets. Floor surface in poor condition with excessive cracks, missing tiles or chips. Excessive graffiti. Poor lighting throughout the restroom. No lighting in shower stalls.	Adequate appearance but has some hard water deposits, pitting, rusting, chipping or cracking of vents, dividers, hardware, sinks or toilets. Floor surface in fair condition with some cracks, missing tiles or chips. Some minor graffiti throughout the restroom and shower stalls. Mirror loose/coating paint chipping on pipes	Superior appearance with no hard water deposits, pitting, rusting, chipping or cracking of vents, dividers, hardware, sinks or toilets. Floor surface in superior condition without cracks, missing tiles or chips. No graffiti. Well lighted throughout the restroom and shower stalls.
8.5	**TOTAL RATING**		

MUST HAVE 1 POINT IN 4 OUT OF 5 OF THESE ■ AREAS, AND 7 POINTS TOTAL TO QUALIFY FOR GOOD SAM PARK MEMBERSHIP.

VISUAL APPEARANCE/ ENVIRONMENTAL QUALITY

A full point should be awarded in a category only if the amenity is outstanding. If not best in each category, rate down 1/2 point.

	0 Points	1/2 point	1 point
1	**FUNCTION & IDENTIFICATION OF SIGNAGE AND ENTRANCE TO PARK (Assessing sign and entrance to access the park.):** Entrance is difficult to see. Access into or out of the park is dangerous. No sign or sign difficult to identify, poorly maintained or difficult to read. Not illuminated and not readable at night.	Entrance is clearly visible with safe access into and out of park. Sign that is well-maintained, easily seen and read from distance and at night, illuminated by street lights or reflective material.	Entrance is clearly visible with safe wide easy access in and out of park. Well maintained professional quality sign that is easily seen and read from distance and is illuminated with flood lights or back lights.
1	**APPEARANCE OF ENTRANCE AREA (An assessment of the area and frontage extending 50' each side of entrance way):** Park entrance is not landscaped, or landscaping is minimal and/or poorly maintained with excessive litter or roadside debris is present.	Park entrance is reasonably landscaped with a ground cover (grass, decorative rock or bark) **plus one of the following**: trees, shrubs, flowers, landscaping timbers, or ornamental vegetation appropriate to climate, free of most litter and/or roadside debris and well-maintained.	Park entrance has an invitingly landscaped appearance with a ground cover (grass, decorative rock or bark) **Plus at least two of the following:** trees, shrubs, flowers, landscaping timbers, or ornamental vegetation appropriate to climate, free of litter and roadside debris and carefully manicured.
1	**APPEARANCE OF PARK GROUNDS (An assessment of common areas excluding RV Sites):** Common areas (non-campsite) of park sporadically landscaped or poorly landscaped. Not maintained or overgrown with weeds or other vegetation.	Landscaping of common areas (non-campsite) is consistent throughout the park, includes a ground cover (grass, gravel, decorative rock or bark), and a **limited quantity** of trees, shrubs, flowers, landscaping timbers, or ornamental vegetation appropriate to climate. Landscaping is well-maintained (grass mowed, leaves raked, trees trimmed).	Landscaping of common areas (non-campsite) is consistent throughout the park, includes a ground cover (grass, gravel, decorative rock or bark), and a **significant** quantity of trees, shrubs, flowers, landscaping timbers, or ornamental vegetation appropriate to climate. Landscaping is carefully manicured (trees and plants trimmed and pruned, grass is mowed, edged and weeded, leaves raked; no grass, weeds or ground cover growing or creeping onto RV parking area).
.5	**APPEARANCE OF SITES (An assessment of overnight RV sites only):** Sites not landscaped or poorly or minimally landscaped, or unmaintained (overgrown with weeds or other vegetation).	Site landscaping is consistent throughout the park in all overnight-type sites. Landscaping is regularly scheduled and maintained (grass mowed or between regular cuttings, leaves raked, trees trimmed). And includes a ground cover (grass, gravel, pavement, decorative rock or bark) **plus one of the following:** trees, shrubs, flowers, landscaping timbers, privacy screens, or ornamental vegetation appropriate to climate.	Site landscaping is consistent throughout the park in all overnight-type sites and includes a ground cover (grass, gravel, pavement, decorative rock or bark) and **at least two of the following:** trees, shrubs, flowers, landscaping timbers, privacy screens, ornamental vegetation appropriate to climate, patio, table or fire pit (all in good condition). Landscaping shows evidence of constant maintenance and is carefully manicured (trees and plants trimmed and pruned, grass is mowed, edged and weeded, leaves raked; no grass, weeds or ground cover growing or creeping onto RV sites).
1	**LITTER AND DEBRIS AROUND PARK GROUNDS AND SITES, INCLUDING FIRE PITS (An assessment of litter and debris around entire park and sites):** Park grounds area around buildings and/or sites (including fire pits) are littered with refuse, clutter, or debris. Seasonal or long term sites are in view of overnight sites and have an unacceptable amount of refuse, clutter & debris.	Park grounds area around buildings and/or sites (including fire pits) are reasonably free of refuse, clutter, or debris. Seasonal or long term sites are in view of overnight sites are reasonably free of refuse, clutter & debris.	Park grounds area around buildings and/or sites (including fire pits) and RV's are free of all refuse, clutter and debris. Seasonal or long term sites are in view of overnight sites are free of refuse, clutter & debris.
1	**OVERALL EXTERIOR BUILDING MAINTENANCE (An assessment of all buildings except bathroom buildings:** Buildings including doorways and windows require major repair or painting or web removal or cleaning or maintenance. Roof and gutters require major repair. Walkways around buildings are unsafe and require major repair.	Some or all buildings including doorways and windows require some cleaning or web removal or painting or minor repair. Roof and gutters require some minor repair. Walkways around buildings safe but require some minor repair.	All buildings including doorways and windows, clean in appearance, free of webs and in good repair. No repair required to roof or gutters. Walkways around buildings, safe and no repair required.
1	**TRASH DISPOSAL:** No trash receptacles or trash receptacles overflowing. Receptacles not regularly emptied.	Trash receptacles of ample capacity, well maintained, regularly emptied, located more than 500' from 50% of overnight sites.	Trash pickup at site daily and/or receptacles of ample capacity, well-maintained, regularly emptied, located less than 500' from 50% of overnight sites.
1	**NOISE:** Park is located in flight path of nearby major airport or active military airstrip. It borders an active railroad track, interstate or heavily traveled major highway or industrial or commercial area which results in frequent, major noise pollution.	Park is close enough to one of the following: airport, active railroad track, interstate or heavily traveled major highway or industrial or commercial area which results in occasional, moderate noise pollution.	Park is distant enough from one of the following: airport, active railroad tracks, interstate or other heavily traveled major highways, industrial or commercial areas which results in minimal noise pollution. People are able to converse in a normal tone of voice. Dumpsters
1	**PARK SETTING:** Park and sites have no natural or man-made visual barrier that shield park from commercial, industrial, or residential surroundings on all four sides and is a major detraction from the parks setting.	Park and sites are shielded from commercial, industrial or residential surroundings by a manmade or natural visual barrier on at least two sides and has some impact on the parks setting.	Park and sites are shielded from commercial or industrial or residential surroundings by a manmade or natural visual barrier on all four sides and does not detract the parks setting.
1	**SITE LAYOUT:** Greater than 50% of sites have side-by-side hookups or sites measure less than 20' between RV parking space from pedestal to pedestal, perpendicular to the site. Entry and exit into and from the site is difficult with some obstacles such as rocks or trees.	Less than 50% of sites have side-by-side hookups. Distance between majority of parking space from pedestal line to pedestal line, perpendicular to the site is minimum of 20'. Entry and exit into and from the site allows easy access but with some obstacles such as rocks or trees.	No side-by-side hookups. All sites measure greater than 30' between parking space from pedestal line to pedestal line, perpendicular to the site. Entry and exit into and from the site allows easy access with minimum obstacles such as rocks or trees.
9.5	**TOTAL RATING**		

MUST HAVE 5 POINTS OVERALL TO QUALIFY FOR GOOD SAM PARK MEMBERSHIP.

9.5

EXHIBIT 34 tabbies

RV Park and Campground Management

The National Association of RV Parks and Campgrounds
and the Oglebay National Training Center

honors

Lois A. Morris-Reithlingshoefer

For successfully completing the requirements for graduation as Prescribed by the Board of Regents this 26th day of February 2005.

NATIONAL
National Association of RV Parks & Campgrounds
ARVC

Oglebay

Karen Brucchi Chair

Chair, Board of Regents

Oglebay Liaison

EXHIBIT
3B
tabbies

RV Park and Campground Management

The National Association of RV Parks and Campgrounds
and the Oglebay National Training Center

honors

Lenny A. Reithlingshoefer

For successfully completing the requirements for graduation as
Prescribed by the Board of Regents this 26th day of February 2005.

NATIONAL
National Association of
RV Parks & Campgrounds
ARVC

Karen Brandi Conner

Chair, Board of Regents

Oglebay

Oglebay Liaison

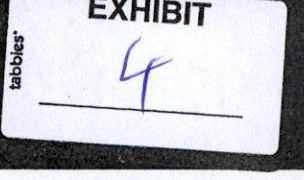
Certified Park Operator
Lifetime Certification

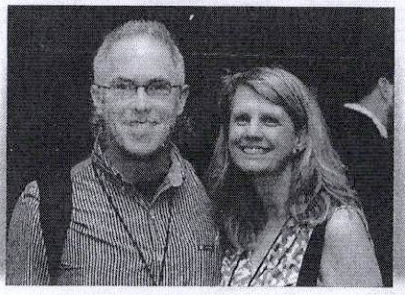
Awarded to

LOIS REITHLINGSHOEFER
2007

upon successful completion of 200 credits
and other requirements.

Presented by the
National Association of
RV Parks and Campgrounds

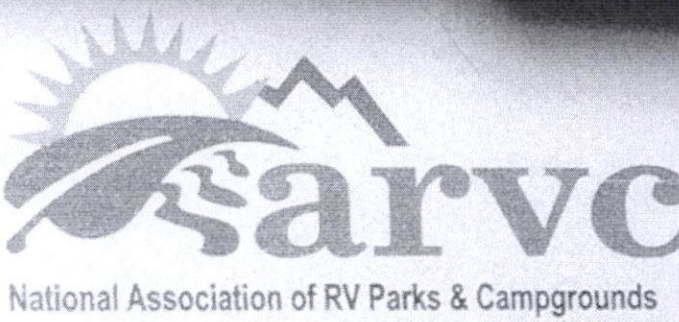




arvc®
National Association of RV Parks & Campgrounds

2015 MEMBER HANDBOOK

tabbies
EXHIBIT
5



National Association of RV Parks & Campgrounds

Certified Park Operator
Lifetime Certification

Awarded to

LENNY REITHLINGSHOEFER
2011

upon successful completion of 200 credits
and other requirements.

Presented by the
National Association of
RV Parks and Campgrounds

EXHIBIT
tabbies
6

EXHIBIT 17

tabbies

Congratulations
MERRY MEADOWS RECREATION FARM
For being a Top Rated Good Sam Park in the
2015 Good Sam RV Travel & Savings Guide
Good Sam
RV TRAVEL &
SAVINGS GUIDE
Ann Emerson Vice President & Publisher

2015
2016
Approv
Campground
INSPECTED
AND APPROVED
Congratulations
MERRY MEADOWS RECREATION FARM
For being a Top Rated Good Sam Park in the
2015 Good Sam RV Travel & Savings Guide
Good Sam
RV TRAVEL &
SAVINGS GUIDE
Ann Emerson Vice President & Publisher
CELEBRATING
30
YEARS
As a Good Sam Park
PRESENTED IN 2015 TO
MERRY MEADOWS RECREATION FARM
In recognition of your continued support and partnership
with Good Sam RV Park & Network
CELEBRATING 33 YEARS AS A GOOD SAM PARK
Good Sam
RV Park & Resort Network

EXHIBIT

tabbies

7

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Quasi-Public Camp, with outdoor recreational and social activities : COUNTY BOARD OF APPEALS
S/S Morris Road 174' W. of Mt. Zion Road, : OF
6th District
Clyde A. Morris, et al : BALTIMORE COUNTY
Petitioners
: No. 69-204-X

: :

#69-204-X
6TH DIST
MAP
SHEET
2-G
"X"

OPINION

This case comes before the Board on an appeal by the Protestants from a decision of the Zoning Commissioner granting the requested petition to develop and operate a Quasi-Public Camp, with Outdoor Recreational and Social Activities, as a special exception in an existing R-6 zone.

The subject property is located on the south side of Morris Road 174 feet west of Mt. Zion Road, in the Sixth Election District of Baltimore County, near Freeland, Maryland, just two or three miles south of the Maryland-Pennsylvania border. A plat, accepted in evidence as Petitioner's Exhibit #1, indicates that the subject comprises 321 acres of vacant land. The greater part of this tract has been owned by the Petitioner's family since 1793. The area is very rural in character, and is not serviced by public sewer or water utilities.

The Petitioner proposes to construct fifty-four camping sites, rest rooms, grills, laundry, concessions building, recreation building, five miles of trails, athletic field, swimming facilities, fish pond, and an open pavilion for dances. Hayrides, picnics, and 4-H activities are also planned to be held. Such uses are permitted in an R-6 zone within the context of a Quasi-Public Camp, by obtaining a special exception under Section 200.15 of the Zoning Regulations of Baltimore County. Also, he had intended to stable, board and lease horses, but this is not permitted in an R-6 zone. He further amended his petition by deleting item 5-C from Exhibit #1 "Camping Trailers for rent".

Mr. Charles Jackson, Superintendent of Patapsco State Park, Department of Forest and Parks, State of Maryland, testified in favor of the petition citing data that there is a real and expanding need for such facilities, and that from his experience he found

EXHIBIT 10

nothing objectionable with the Petitioner's plan.

Mr. Hugh Gelston, a qualified Real Estate Broker and Appraiser, testified that the campsite area is wooded, is completely shielded from offsite view, and that granting the petition will be a benefit to the general welfare of the neighbors since its implementation will preserve the open spaces of the area. He further concurred with the Petitioner's testimony that traffic generated would not congest the streets, and would actually be much less than if the property were developed into one acre home sites.

Mr. Marshall Pugh, who lives on fifteen acres on Morris Road which he has owned since 1940 and is nearly surrounded by the subject property, testified in favor of the petition. He stated that he has wide camping experience, having camped in forty-four States, Canada and Mexico, and that granting the petition would have no adverse effect on his property or the locality involved.

Five witnesses testified in objection to granting the petition. Mr. Robert H. Clark, whose property is completely surrounded by the subject and who has lived there five years, complained that the development of the proposed park would be an attraction that would encourage more people to move into the area, causing his taxes to increase. He believed that his privacy, general welfare, and safety would be threatened.

Other Protestants believed that there was no need for such a facility. One witness stated that he is also opposed to the establishment of the nearby Gunpowder State Park. All Protestants seemed to fear that patrons to the park would come from other areas, have no interest nor respect for the welfare of the local residents, and would tend to create noise, litter, and traffic congestion.

Before a special exception shall be granted, it must appear that the use for which the special exception is requested will comply with the requirements of Section 502.1 of the Zoning Regulations.

From the testimony given, the Board was impressed that the Petitioner intends to operate a very creditable undertaking. Mr. Morris would be the Proprietor. He has made a two year study of such activities by reading books and visiting similar installa-

tions. As business progresses he plans to hire a qualified professional manager. One of the Protestants even testified to the effect that Mr. Morris is a good neighbor, that he is a remarkable man, and that he had learned much from him regarding farming and animal husbandry, but he objected to any kind of development whatsoever, residential or otherwise, because he wanted to preserve the "Status Quo" of the area. The Board further believes, from the testimony presented, that granting the petition will not result in a use that will be detrimental to the health, safety, or general welfare of the locality involved, and that the safeguards recited in Section 502.1 will not be jeopardized.

For these reasons, the Board does hereby affirm the Zoning Commissioner's Order and will grant the requested petition for a special exception to develop and operate a Quasi-Public Camp, with Outdoor Recreational and Social Activities.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 12th day of November, 1969 by the County Board of Appeals, ORDERED that the special exception petitioned for, be and the same is hereby GRANTED, subject to the following conditions:

1. The rental of Trailers and Campers will not be permitted by this Order

2. No public discharge of firearms on site is permitted by this Order

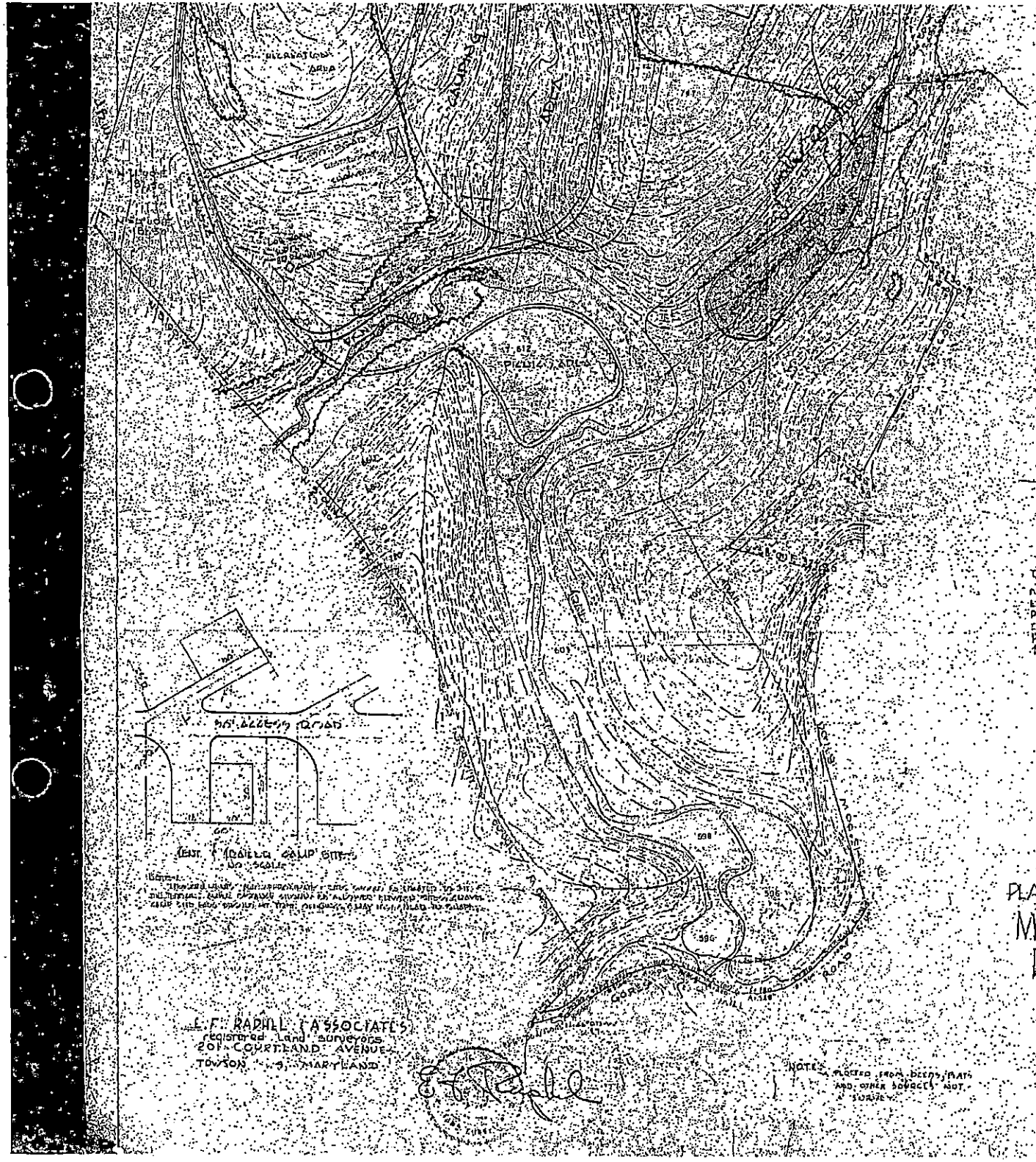
Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik, Acting Chairman

John A. Miller

Walter A. Reiter, Jr.


ADELL ROAD
PUBLIC ROAD
PROPOSED ENTRANCE
PROPOSED CAMP SITE
PROPOSED LAKE
PROPOSED LAKE
PROPOSED LAK

Swamp
Swamp

74-251-SPH

By letter of June 21, 1974, John B. Howard, Esquire, counsel for the Petitioners, requested to withdraw that portion of the Petition "to permit the construction of tanks and pumping facilities for the storing and selling of gasoline". He stated that the gasoline would not be sold to the public and that the Petitioners intend to continue the use of the gasoline pumps for the vehicles and equipment owned and operated by the Petitioners.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1974, that the herein requested Special Hearing to approve an amendment to the existing Special Exception, Case No. 69-204-X, granted by John G. Rose, the then Zoning Commissioner of Baltimore County, on April 9, 1969, to permit construction of tanks for the storage and sale of propane gas to be used only for the convenience and well being of those individuals using the camping facility, and such propane gas shall not be available to the general public; and to permit the construction of a building to be used as a convenience store, office, and information center for the convenience and well being of those camping at the facility, should be and the same is GRANTED, subject to the following restrictions.

1. The convenience store/office structure shall not exceed 750 square feet.

2. The sale of propane gas shall only be for the use and convenience of patrons of the campgrounds.

3. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

It is further ORDERED that the portion of the request "to permit the construction of tanks and pumping facilities for the storage and sale of gasoline", having been withdrawn, be and the same is hereby DISMISSED with prejudice.

EXHIBIT 11

Zoning Commissioner of

A) TRAVEL
B) ETC

5. WEEKLY OR WEEKEND CAMPING
A) CAMP SITES
B) TENT SITES
C) CAMPING TRAILERS PER DAY
6) TRAIN TRIPS
A) DAILY, WEEKENDS
B) 5 MILES OF TRAILS

GENERAL NOTES:

AREA OF PROPERTY ——— 32.0 Ac±
EXISTING USE ——— RECREATIONAL CAMP
PROPOSED USE ——— RECREATIONAL CAMP
EXISTING ZONE ——— RDP WITH S/E
PROPOSED ZONE ——— REQUESTED U/E CAMP
TOTAL NO. PICNIC CAMP SITES ——— 54

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY PLANNING
DATE
BY ZONING COMMISSIONER
DATE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY
DATE 7-11-74

74-251-SPH

PLAT TO ACCOMPANY ZONING PETITION

MORRIS MEADOWS RECREATION FARM

ELECTION DIST 6TH BALTIMORE CO. MD.

SCALE 1"=200' DATE FEB. 6TH 1974

DEEDS, PLATS
CES NOT

ADD. TANKS & BLDG. FEB 15-1974

RECREATIONAL CAMP LICENSE

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
111 WEST CHESAPEAKE AVENUE, ROOM 101
TOWSON, MARYLAND 21204
410-887-3616

LICENSE NO. 17 EXPIRES: APRIL 30, 2016

MAILING NAME & ADDRESS

MERRY MEADOWS RECREATION FARM, LLC.
1523 FREELAND RD.
FREELAND, MARYLAND 21053

CAMP NAME & LOCATION (IF DIFFERENT)

OWNERSHIP INFORMATION (NAME & ADDRESS): LOIS REITHLINGSHOEFER
1523 FREELAND RD. FREELAND, MARYLAND 21053

DIRECTOR

JULY 27, 2015
DATE ISSUED

REV 6/11

RECREATIONAL CAMP LICENSE

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
111 WEST CHESAPEAKE AVENUE, ROOM 101
TOWSON, MARYLAND 21204
410-887-3616

LICENSE NO. 06 EXPIRES: APRIL 30, 2015

[redacted]

MAILING NAME & ADDRESS
MERRY MEADOWS RECREATION FARM, LLC
1523 FREELAND ROAD
FREELAND, MD 21053

CAMP NAME & LOCATION (IF DIFFERENT)
SAME

OWNERSHIP INFORMATION (NAME & ADDRESS): LOIS REITHLINGSHOEFER
1523 FREELAND ROAD FREELAND, MD 21053

DIRECTOR

JUNE 25, 2014
DATE ISSUED

REV 6/11

RECREATIONAL CAMP LICENSE APPLICATION

BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
111 WEST CHESAPEAKE AVENUE, ROOM 101
TOWSON, MD 21204
410-887-3616

LICENSE YEAR 2013

APPLICATION DATE 3-17-13

CHECKS PAYABLE TO "BALTIMORE COUNTY, MARYLAND"

ANNUAL FEE: **$235.00** for 1 to 249 Campers **$295.00** for 250 or more Campers
50% Penalty Fee (For Renewals filed after April 30)
All first time applicants (new location and/or new owner) must submit a plot plan, with this application, showing the location of all structures on the property.

RECREATIONAL CAMP INFORMATION

CAMP TRADE NAME Merry Meadows Recreation Farm LLC TELEPHONE NO. 410-329-6636

CAMP ADDRESS 1523 Freeland Rd. Freeland, Md ZIP CODE 21053

NO. OF CAMPERS ACCOMMODATED DAILY 5 NO. OF COUNSELORS AND OTHER STAFF 2

TYPE OF FOOD SERVICE (If applicable): PREPACKAGED PREPARED VENDING MACHINES OTHER _____

SEWAGE DISPOSAL (Circle one): METRO (PRIVATE) WATER SERVICE (Circle one): METRO (PRIVATE)

PLEASE INDICATE WHEN THIS CAMP IS IN OPERATION:

DATE(S) OF OPERATION: FROM 1 / 2 / 2013 TO 12 / 30 / 2013

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
TIME OPEN	8 AM	8 AM	8AM	8AM	8AM	8AM	8 AM
TIME CLOSED	5PM	5PM	5PM	5PM	5PM	5PM	5PM

RECREATIONAL CAMP OWNER INFORMATION

MAILING NAME Merry Meadows Recreation Farm, LLC TELEPHONE NO. 410-329-6636

MAILING ADDRESS _____ (If different from camp address) ZIP CODE _____

CAMP OWNER Lois Reithling shoefer TELEPHONE NO. 410-329-6636

OWNER ADDRESS 1523 Freeland Rd. Freeland, Md ZIP CODE 21053

RESIDENT AGENT _____ TELEPHONE NO. _____

APPLICANT'S NAME Lois Reithling shoefer TELEPHONE NO. 410-329-6636

I hereby affirm, under penalty of perjury, that the above information is true and correct; I agree to abide by Baltimore County Code, Article 21, Title 6, Section 21-6-101 through Section 21-6-105, and other applicable laws, rules and/or regulations, and violation of the law, rules and/or regulations may result in the revocation, of this license and could incur additional legal action.

Lois Reithlingshoefer — APPLICANT'S SIGNATURE (use blue ink)
owner-manager — TITLE
3/18/13 — DATE

ENVIRONMENTAL HEALTH SERVICES

ENVIRONMENTAL HEALTH: APPROVAL / DISAPPROVAL _____ (SIGNATURE) (DATE)

IF DISAPPROVED, STATE REASON(S) WHY _____

CODE ENFORCEMENT

An inspection has been made to determine that the above mentioned site is in compliance with Baltimore County Zoning Regulations (BCZR) and applicable building and plumbing codes.

ZONING REVIEW: APPROVAL / DISAPPROVAL _____ (SIGNATURE) (DATE)

IF DISAPPROVED, STATE REASON(S) WHY _____

FOR OFFICE USE ONLY

PERMIT NO. _____ FEE: $235 $295 CASH RCPT. NO. _____ CASH RCPT. DATE _____

DATE ISSUED _____ PENALTY FEE $117.50 $147.50 DATE ENTERED _____ BY _____

REV 3/12

KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits
Approvals & Inspections

March 15, 2013

MERRY MEADOWS RECREATION FARM, LLC
1523 FREELAND RD
FREELAND, MD 21053

ATTENTION: RECREATIONAL CAMP LICENSEES

Enclosed is an application for the renewal of your Baltimore County Recreational Camp License for the 2013-14 license year. Your current license expires on April 30.

Please return completed original application with original signatures (sign in blue ink). Photocopies or faxes will not be accepted. The application has been revised (REV 3/12).

A 50% late fee will be required on applications received after April 30 (hand-delivered) or (postmarked). Make check or money order made payable to "Baltimore County, Maryland", in the appropriate amount as shown below.

TYPE OF FEE	REGULAR FEE	50% LATE FEE (for Renewals received after April 30)
Annual Fee (per year) *0 – 249 campers*	$ 235.00	Additional $ 117.50
Annual Fee (per year) *250 or more campers*	$ 295.00	Additional $ 147.50

Mail or hand-carry applications to:

Miscellaneous Permits and Licenses
111 West Chesapeake Avenue, Room 101
Towson, MD 21204

If you have any questions regarding fees or the application, call 410-887-3616.

Enclosure

Merry Meadows Recreation Farm, LLC

2334

Baltimore County, Md

3/17/2013

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
3/17/2013	Bill	camp license	295.00	295.00		295.00
					Check Amount	295.00

PAYMENT RECORD

Cash in Bank - Checki 295.00

633341 (9/12)

005421

Rev 3/11

Food Service Facility Permit
Baltimore County Government
Department of Health
Eastern Family Resource Center, 9100 Franklin Square Drive, Suite 230
Baltimore, Maryland 21237
410-887-FOOD (3663)

Permit Number: PT0000116 - PT0001743

Catering Id No.:

Record Information
OW0005394-FA0001732-PR0101646

Date Permit Issued: 03/27/2015

Permit Valid From Date: 04/01/2015

7002-Food-Medium Priority Facility

Annual Expiration Date: 03/31/2016

Type of Facility: Snack Bar

Mailing Name and Address of Owner/Operator
Lois Reithlingshoefer
1523 Freeland Rd
Freeland , MD 21053

Facility Name and Address
Merry Meadows Recreation Farm LLC
1523 Freeland Rd
Freeland, MD 21053

Certified Food Manager? Yes

Approval Authority

This hereby certifies that the above Food Service Facility is granted permission to operate in Baltimore County in accordance with the laws and regulations of Baltimore County.

Gregory Wm. Branch, M.D., MBA, CPE
Health Officer and Director

PERMIT IS NON-TRANSFERABLE AND
SHALL BE POSTED IN A CONSPICUOUS PLACE

Food Service Facility Permit
Baltimore County Government
Department of Health
Eastern Family Resource Center, 9100 Franklin Square Drive, Suite 230
Baltimore, Maryland 21237
410-887-FOOD (3663)

Permit Number: 01 - PT0001742

Catering Id No.:

Record Information
OW0005394-FA0001732-PR0104027

Date Permit Issued: 03/27/2015

Permit Valid From Date: 04/01/2015

7003-Food-Low Priority Facility

Annual Expiration Date: 03/31/2016

Type of Facility: Convenience Store

Mailing Name and Address of Owner/Operator
Lois Reithlingshoefer
1523 Freeland Rd
Freeland , MD 21053

Facility Name and Address
Merry Meadows Recreation Farm LLC
1523 Freeland Rd
Freeland, MD 21053

Certified Food Manager? Yes

Approval Authority

This hereby certifies that the above Food Service Facility is granted permission to operate in Baltimore County in accordance with the laws and regulations of Baltimore County.

Gregory Wm. Branch, M.D., MBA, CPE
Health Officer and Director

PERMIT IS NON-TRANSFERABLE AND
SHALL BE POSTED IN A CONSPICUOUS PLACE

PUBLIC SWIMMING POOL/BATHING BEACH PERMIT

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
111 WEST CHESAPEAKE AVE, ROOM 101
TOWSON, MD 21204
410-887-3616

PERMIT NO. 338

EXPIRES: APRIL 30, 2016

In accordance with Sections 13-6-101 to 13-6-208 of the Baltimore County Code, 2003 and as amended, this facility has been approved by the Department of Health to operate at the location described below.

MAILING NAME AND ADDRESS	FACILITY NAME AND ADDRESS (If different from mailing address)
MERRY MEADOWS RECREATION FARM, LLC 1523 FREELAND RD FREELAND, MD 21053	SAME *52,000 GALLONS*

DIRECTOR, PERMITS, APPROVALS AND INSPECTIONS

MAY 8, 2015
DATE ISSUED

This permit is not transferable
POST PERMIT CONSPICUOUSLY

REV 2/13

BUSINESS OWNER'S COPY

BALTIMORE COUNTY, MARYLAND
FIRE INSPECTION CERTIFICATE

DETACH AND RETAIN
FOR DISPLAY BY BUSINESS

MERRY MEADOWS REC. FARM
OR CURRENT OCCUPANT
1523 FREELAND RD.
FREELAND MD 21053

INSPECTION MONTH
10

INSPECTION STATION
HQ

PAYMENT DUE
$17.00

PAYMENT DUE BY
OCTOBER 1, 2015

OWNER:

MERRY MEADOWS REC. FARM
OR CURRENT OCCUPANT
1523 FREELAND RD.
FREELAND MD 21053

LOIS REITHLINGSHOEFER

PERMIT NUMBER
012-2291

INSPECTOR'S SIGNATURE: _____

SEE BACK FOR DETAILED INSTRUCTIONS

Fold and tear along perforation

90 County

State of Maryland
License

03832157
03730126
14233205

14

MERRY MEADOWS RECREATION FARM LLC
1523 FREELAND RD
FREELAND MD 21053

MERRY MEADOWS RECREATION FARM LLC
1523 FREELAND RD
FREELAND MD 21053

CODE	UNIT	TYPE OF LICENSE	NO OF LIC	COST
71	080	TRADER'S LICENSE	1	80.00

DATE OF ISSUE
MO DAY YR
04/03/2014

MONTHS PAID
12

ISSUING FEES	2.00
TOTAL	82.00

AMOUNT PAID
82.00

THIS LICENSE MUST BE PUBLICLY DISPLAYED
AND EXPIRES ON **APRIL 30, 2015**

ISSUED BY
JULIE L. ENSOR, CLERK OF CIRCUIT COURT
401 BOSLEY AVENUE
TOWSON, MARYLAND 21204-6754 (410)887-2607

CSH

---

90 County

State of Maryland
License

03937892
03730126
14233205

15

MERRY MEADOWS RECREATION FARM LLC
1523 FREELAND RD
FREELAND MD 21053

MERRY MEADOWS RECREATION FARM LLC
1523 FREELAND RD
FREELAND MD 21053

CODE	UNIT	TYPE OF LICENSE	NO OF LIC	COST
71	080	TRADER'S LICENSE	1	80.00

DATE OF ISSUE
MO DAY YR
04/09/2015

MONTHS PAID
12

ISSUING FEES	2.00
TOTAL	82.00

AMOUNT PAID
82.00

EXHIBIT
TAXSIDE
18

THIS LICENSE MUST BE PUBLICLY DISPLAYED
AND EXPIRES ON **APRIL 30, 2016**

ISSUED BY
JULIE L. ENSOR, CLERK OF CIRCUIT COURT
401 BOSLEY AVENUE
TOWSON, MARYLAND 21204-6754 (410)887-2607

JMK

State of Maryland

License

03538660

03730126

01842108

12

Baltimore County

MERRY MEADOWS RECREATION FARM LLC
15321 FREELAND RD
FREELAND, MD 21053

MERRY MEADOWS RECREATION FARM LLC
15321 FREELAND RD
FREELAND, MD 21053

CODE	CLASS	TYPE OF LICENSE	NO. OF LIC	AMOUNT
71	000	TRADER'S LICENSE	1	80.00
		ISSUING FEES		2.00
		TOTAL		82.00

DATE OF ISSUE
MO. DA. YR.
04/04/2012

MONTHS PAID
12

AMOUNT PAID
82.00

ISSUED BY JULIE L. ENSOR, CLERK OF CIRCUIT COURT
401 BOSLEY AVENUE
TOWSON, MARYLAND 21204-6754 (410) 887-2607

TKR

EXHIBIT

90 County

State of Maryland
License

03376003
03730126

10

MERRY MEADOWS RECREATION FARM LLC
1523 FREELAND RD
FREELAND MD 21053

MERRY MEADOWS RECREATION FARM LLC
1523 FREELAND RD
FREELAND MD 21053

CODE	UNIT	TYPE OF LICENSE	NO OF LIC	COST
71	8.0	TRADER'S LICENSE	1	

DATE OF ISSUE
MO DAY YR
10/20/2010

MONTHS PAID
12

ISSUING FEES	2.00
TOTAL	2.00

AMOUNT PAID
2.00

THIS LICENSE MUST BE PUBLICLY DISPLAYED
AND EXPIRES ON: APRIL 30, 2011

TRF

ISSUED BY
RICHARD D. ARNOLD, JR. CLERK OF CIRCUIT COURT
401 BOSLEY AVENUE
TOWSON, MARYLAND 21204-6754 (410)887-2607

JPE

---

90 County

State of Maryland
License

03428047
03730126
01842108

11

MERRY MEADOWS RECREATION FARM LLC
1523 FREELAND RD
FREELAND MD 21053

MERRY MEADOWS RECREATION FARM LLC
1523 FREELAND RD
FREELAND MD 21053

CODE	UNIT	TYPE OF LICENSE	NO OF LIC	COST
71	8.0	TRADER'S LICENSE	1	40.00

DATE OF ISSUE
MO DAY YR
04/06/2011

MONTHS PAID
12

ISSUING FEES	2.00
TOTAL	42.00

AMOUNT PAID
42.00

THIS LICENSE MUST BE PUBLICLY DISPLAYED
AND EXPIRES ON: APRIL 30, 2012

ISSUED BY
JULIE L. ENSOR, CLERK OF CIRCUIT COURT
401 BOSLEY AVENUE
TOWSON, MARYLAND 21204-6754 (410) 887-2607

JPE

EXHIBIT

90 County

State of Maryland
License

03321253
03730126
01842108

09

MORRIS MEADOWS REC FARM INC
1222 MORRIS RD
FREELAND MD 21053

MORRIS MEADOWS REC FARM INC
1222 MORRIS RD
FREELAND MD 21053

CODE	UNIT	TYPE OF LICENSE	NO OF LIC	COST
71	8.0	TRADER'S LICENSE	1	40.00

DATE OF ISSUE
MO DAY YR
04/07/2009

MONTHS PAID
12

ISSUING FEES	2.00		
TOTAL	42.00		AMOUNT PAID 42.00

THIS LICENSE MUST BE PUBLICLY DISPLAYED
AND EXPIRES ON **APRIL 30, 2010**

ISSUED BY
SUZANNE MENSH, CLERK OF CIRCUIT COURT
401 BOSLEY AVENUE
TOWSON, MARYLAND 21204-6754 (410)887-2607

JMK

Circuit Court for
BALTIMORE COUNTY
Clerk of the Court
SUZANNE MENSH
COUNTY COURTS BUILDING
401 BOSLEY AVE. P.O. BOX 6754
TOWSON, MD 21285-6754
(410) 887-2601

Transaction Blocks 391
Locality: COUNTY
License Numbers 253
License Years 09
1 TRADERS 40.00
Issue Fee 2.00
SUBTOTAL: 42.00
TOTAL CHARGES: 42.00
PAYMENTS
CHECK 42.00
TOTAL TENDERED: 42.00

Cashier: JPM Reg # 0010
Rcpt # 66965
Date: Apr 07, 2009 Time: 02:53 pm

EXHIBIT

Maryland Line Volunteer Fire Company

P.O. Box 70 • Maryland Line, Maryland 21105-0070 • Phone: 410-887-1932 • Fax: 410-343-0906

February 18, 2016

TO WHOM IT MAY CONCERN:

This letter is to inform you that the Maryland Line Volunteer Fire Company has had numerous events involving Merry Meadows and we have maintained a great working relationship with them over a period of many years. For instance, they have allowed us to bring equipment onto their grounds for fund-raising activities involving their campers and their staff. A few years also they encouraged us to have a "Haunted House" type of hay-ride on their property for the enjoyment of their campers.

We have also enjoyed doing fire safety activities with the campers and their families which included everything from child fire safety activities, to the burning an actual RV trailer to demonstrate the tremendous need for Smoke Alarms and the extremely rapid progress of fires in recreation vehicles.

They have also invited our members to use their facilities at times for "a day in the park" with free admission. Numerous members and guests at Merry Meadows come to Maryland Line Volunteer Fire Company to support our activities such as pit beef sales, quarter auctions, yard sales, and numerous other activities.

We are helped by Merry Meadows and we also try to help them. We consider Merry Meadows to be an extremely important part of the community which we serve and we certainly hope that this relationship will last far into the future for both organizations.

Sincerely,

Carolyn Rosier,
Secretary

Cc: file
President

EXHIBIT 19

To whom this may concern.

Me and my family have lived across from the campgrounds for 30 years. In relationship to the campground we have never had a problem with the daily operations of campers coming and going from the campground. We have been friends with the entire family. We have always respected each other as good neighbors. Our family has enjoyed the golf driving range, the game room and the swimming pool over the years. The family of the campground has welcomed our church to participate in events over the years that allowed us to cater food at these events. I have never had to deal with trash in my yard from the traffic going in and out. The entrance to the campground which is directly across from our property has always been well maintained and kept clean. This is important to me and my family because we take a lot of pride in the maintenance and appearance of our home and property. The only thing that has really concerned me over the years was when they changed the campground name from the family name Morris Meadows to Merry Meadows. I have been very fond of Clyde Morris and how he has always cherished the history of the area where he and my family grew up in and that he loves to share with the campers.

Regards, Glen Neal

1526 Freeland Rd

To whom It may Concern 2/15/16

As a resident of Freeland Maryland for 20+ years. I have had the Pleasure to have Merry Meadows Campground a Neighbor. I have found this business to be a landmark of Freeland Maryland. as well as a delightful way to bring the Community together. As President of Sons of the American Legion a Nonprofit organization I have found Merry Meadows to be very generous with there donations. I'm quite sure other local business Such as Pretty boy Market, filler up, Freeland whine and spirit, and growls appreciate all of the the business they receive from Merry Meadows. As we All Now over the years businesses grow and are fortunate to get more Customers. With this being Said I have Not Noticed much difference in traffic on Freeland Road even with all of the New developments that have been added to are Community. Not once in the 20+ years have I ever been inconvenienced by traffic on freeland road. Nor have I ever had a Concern about going for a walk on Freeland Road due to traffic.

I truly Consider Merry Meadow's to be a Wonderful Neighbor and a great asset to Freeland Maryland.

Greg Finnyfrock
410-274-9088
Freeland Rd. Freeland MD.

February 17, 2016

Ladies and Gentlemen:

I have been a resident of Northern Baltimore County since 1985. In that time, I have visited Merry Meadows campground and pool (formerly known as Morris Meadows), for school events and private parties with my children. The campground and pool areas are always well maintained and clean and promote a fun and safe atmosphere for the kids. It is wonderful to have a place to take the family like Merry Meadows which is just a short drive from home. It is also a great, and inexpensive, alternative for end of year school trips. As a parent, I knew my children would have lots of fun, but more importantly, would be safe and close to home. In this day and age, you can't over exaggerate the need for our children to be safe.

I currently live within 2 miles of the Merry Meadows campground. I was very upset when I recently heard about an anonymous complaint regarding the campsites. Like many of those who reside in close proximity to the campground, I have heard about the family squabbles regarding the land, museum and campground. Please don't allow one vindictive family member to ruin this wonderful oasis for the residents of Northern Baltimore County.

Even though I live so close, I have never experienced any inconvenience due to additional RVs or campers on the road. I rarely even see them going by. And I live on Freeland Road.

Thank you for taking the time to read my letter and let me know if I can answer any additional questions that you may have.

Sincerely,

Judy Baseman

(410) 382-8791

2-14-16

To whom it may concern:

I Larry Tunney Jr have lived and raised my family in Freeland Md for over 23 years. Living just a 1/4 of a mile from Merry Meadow camp grounds. During those 23 years I have never experience any problems with traffic or any customers of the camp ground. Just to the contary, the camp ground has been a business that has brought the community together with arts, apple festivals, a drawing range, car shows, tractor shows and summer pool activities for my whole family. I have found Merry Meadows camp grounds to be an anchor of stability for our whole community.

For any other assistance in this matter feel free to call me @ 443-463-7467.

Larry Tunney Jr
1132 Reefcrest Rd
Freeland Md 21053

Febuary 16, 2016

To whom It Moy Concern

I Jeffrey Abel Living at 1120 Freeland Rd, Freeland, Md for over 25 years would Like to express that I have nothing but positive words about Merry Meadows. (Morris Meadows)

I have Never experienced traffic due to the Compgrounds even during its events or shows over the past 28 years. Yes, I see motor homes and campers Since I Live on Freeland Road, but the numbers are few and far between.

I have attended multiple events on the property and they were always of the most family oriented atmosphere. I have never heard of anything but positive comments regarding Merry Meadows. I know two friends from past employment who had families with young children and raved to me about the weekends they spent at Morris Meadows not Knowing I Lived within 3/4 mile of the Location.

I have never heard of any disturbances from the campers OR the people who visit during the day to enjoy the pool, museum or driving range. It is a wonderful community asset to still have the pool and driving range. The museum is gone but during past times it hosted many great events.

I am availble for clarification of any of the above if you so desire

Sincerely

Jeffrey W. Abel

As a business owner, Merry Meadows has trusted in my work and Company to provide service. I take pride in my work and enjoy making the Camp Ground look good and safe for all their Guests. Its nice to give back to our Community and have local business's working together to help one another

Owner of Camp Tree lawn Care LLC

William Brady Camp.

Parkton MD.

2/5/2016

TO Whom This May Concern:

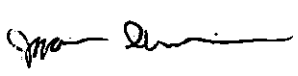
Merry Meadows is a wonderful contribution to our community. As a resident of Northern Baltimore County & the Hereford Zone for over 20 years, merry meadows has always been very important to our neighborhood. Looking back as a Hereford High School graduate, there were several school functions that were held at the camp Ground. This aloud our class to stay within our wonderful area to attend events & field trips. Now as a new parent I am excited to have a camp ground and learning center close to my home, making it very convenient for me. It is also comforting knowing that merry meadows is family and Children oriented. Traffic has never been an issue or concern to the area, it only adds positive retributions to our local businesses. I enjoy watching the familys spend their vacations with the camp Graund & proud that merry meadows is a part of our Community.

Sincerely,

Residents at:
18934 Middletown Road
Parkton MD

2/12/2016

I have been a life long resident on Freeland Road and I now reside near the entrance to Merry Meadows Campground. I have never experienced any problems with noise, campground traffic or any other situation that may occur when living near a business. I do see campers coming and going but it has never affected me in a negative manner or caused me any issues in all the years I have lived on Freeland Rd. I like where I live, I like my neighbors and that also includes the Merry Meadows Campground owners and guests.

Jacob Shaver  1530 Freeland RD

2/12/2016

I am a fairly new resident on Freeland Road (6 months), purchasing a home near the entrance of Merry Meadows Campground. In the time that I have lived here I have had no problems what so ever concerning camper traffic, noise or any other problems associated with living here. I find the area to be peaceful, enjoyable and the campground owners are friendly and conscious of their neighbors needs and well being. It is a pleasure to live here.

Kristen Amspacher
1530 Freeland Rd
Freeland, MD 21053

To Whom This May Concern:

My name is Thomas Neal and I was born and raised at 1607 Freeland Road, where my parents continued to live until my Mother passed away two months ago. I have a lot of good memories of all the neighbors who I played with in my early years and rode the school bus with. Most all of us went to Mt. Zion United Methodist Church and belonged to the MYF groups. We had paper drives, ballgames, and church picnics in the woods. All of the neighbors, parents and children, were pretty close. I remember the Clyde & Virginia Morris Family were always involved in church and community activities. Later, Mr. Morris built a campground for travelers and visitors from the big cities who wanted to get away and enjoy some leisure time away from the hustle and bustle of everyday life. Merry Meadows, (formerly known as Morris Meadows), provided just the thing with all of the campground activities such as ; golf, swimming, horseshoes, volleyball, basketball, softball, pet park, hiking on nature trails, entertainment center, live music, and much more.

Merry Meadows has been a welcome addition to the Freeland Community, well run, and well kept, where safety comes first. Many friends and fond memories have been made at Merry Meadows with the intermingling and meeting of the different people, from all walks of life, who visit and stay at the campground.

Kudos to Lois Reithlingshoefer and the Staff for managing Merry Meadows Campsite and Recreation Farm. Wishing you many more years of success and enjoyment, we need you in the community!

Sincerely,

Thomas W. Neal

Thomas W. Neal

February 16, 2016

I, Robert Clark, have lived at 1507 Freeland Road for 51 years. I have never had a problem with Merry Meadows.

Robert H Clark

February 12, 2016

To whom it may concern,

My family and I have lived on Freeland Rd. for 28 years. Merry Meadows Campground has never been a problem for us in any way. My three children enjoyed activities and summer employment opportunities at Merry Meadows for many years, since 1996.

Sincerely,
Denise Hensehen
Denise Henschen

1983 Freeland Road
Freeland, MD 21053
(resident 1988–present)

February 18, 2016
Good Morning and
To Whom It May Concern,

It is my pleasure to write this letter in support of Merry Meadows in the Freeland, Maryland area. I am writing on behalf of the PrettyBoy MiddleTown Market in same location.

Being located at the near the intersection of Freeland Road and Middletown Road, Merry Meadow campers have been frequent shoppers at this market. While these campers stimulate business for the market during the spring until the early fall, never has there been a time when the market was so flooded that customers were waiting to have their orders completed in a timely manner.

The reason for this explanation is in support of Merry Meadows knowing that there are two ways to approach the camp grounds. One from the east coming off of York Road and the other off of Middletown Road. Either way, there has never been a traffic accident, traffic issue or traffic delay at the market's intersection of Freeland Road and Middletown Road. This intersection is in plain sight of the market and while campers and mobile homes can be seen turning onto Freeland Road, I would like to reiterate that there has never been a traffic jam or accident caused by the vehicles and families traveling to Merry Meadows.

With the visitors traveling Freeland Road from either direction, the market has the privilege of chatting with them and their vacation experiences. These campers help to stimulate business for the market as well as the market referring passersby about the camp grounds. Thus, both Merry Meadows and PrettyBoy Market are in support of one another and bring a sense of community to all.

Your writer has been an employee at the market for the last four years and never once has witnessed any kind of traffic issue. And it is my hope that Merry Meadows will continue to have its doors open to both the residences as well as to the businesses in the area.

Do have a good day.
Most sincerely,

William A. Keimig, Jr.
Manager

2-18-16

To whom it may concern:

I have been as resident of Freeland, MD for the past 12+ years residing on Freeland Rd. I have never been bothered by Merry Meadows; formerly Morris Meadows, customers or traffic. I think the campground is a great way to preserve land while families enjoy time together.

Thank you for your time.

Mark Bryson
1975 Freeland Rd
Freeland MD 21053

To Whom It May Concern:

We, as a Freeland community and its neighboring towns, have not been affected by Merry Meadows, formerly Morris Meadows, over the years of its operation. We support the business.

Joseph Tanneyhill	1132 Freeland Rd Freeland Md 21053
T. L. Stuffler	19239 Middleton Rd Parkton Md 21120
John L. Kelly	9 GLEN DAIRY CT. 21120
Joseph Amos	819 Miller Rd PARKTON Md. 21120
Morris McHale	609 MONKTON Rd MONKTON Md 21111
Ruby Barron	18737 Spooks Alley Rd Parkton md 21120
	601 FREELAND RD. FREELAND MD. 21053
Don Wallace	21603 Middleton FRELAND MD 21053
Richard Fuchs	20231 Middletown Rd Freeland MD 21053
Jon C Meadowcroft	20234 MIDDLETOWN RD FREELAND, MD 21053
	21309 Middletown Rd freeland Md. 21053

Jon C. Mallard
20234 MIDDLETOWN RD 2053

Paul Spansler
20235 Middletown rd. 21053
Sue Lam
20200 Middletown, Freeland MD 21053
Karen Kemig
Old Rte 1 Court, Freeland MD 21053
Bill Cole
20800 MILLER MILL RD FREELAND MD 21053
Charles M. Heater
20,800 Millers Mill Rd Freeland, Md 21053
Thomas McCarthy
1730 Freeland Rd Freeland, Md 21053
Amy Robinson
1124 Freeland Rd Freeland Md 21053
TEILA RAYHART
20108 MIDDLETOWN RD. FREELAND MD 21053

restaurant with a state Class 7 license shall be defined as a Class 7 brewery. **[Bill No. 185-1995]**

BUILDING — A structure enclosed within exterior walls or fire walls for the shelter, support or enclosure of persons, animals or property of any kind.

BUILDING HEIGHT — The height of the highest point on a building or other structure as measured by the vertical distance from the highest point on the structure to the horizontal projection of the closest point at exterior grade. In instances where it is obvious that the exterior grade has been artificially built up above natural or surrounding finished grade, the vertical distance will be measured by projecting the natural or surrounding finished exterior grade to the closest point (foundation wall). **[Bill No. 151-1988]**

BUILDING LINE — The line established by law beyond which a building shall not extend.

BUILDING MATERIALS STORAGE AND SALES YARD — The use of any space, whether inside or outside a building used principally for the storage or sale of building materials or supplies. **[Bill No. 149-1987]**

BUS SHELTER, CLASS A — A transit facility without advertising that is an inherent part of the Maryland Transit Administration's bus system that protects users from the weather while waiting for a bus. **[Bill No. 32-2004]**

BUS SHELTER, CLASS B — A transit facility with advertising that is an inherent part of the Maryland Transit Administration's bus system that protects users from the weather while waiting for a bus. **[Bill No. 32-2004]**

BUS TERMINAL — A station for common carrier vehicles having a carrying capacity of 10 or more passengers. In addition to providing passenger services such as ticket sales, boarding and alighting, a bus terminal has areas for short-term storage of busses during layover periods not exceeding one night. This definition does not include mass transit administration vehicles or Baltimore County public school busses. **[Bill No. 91-1990]**

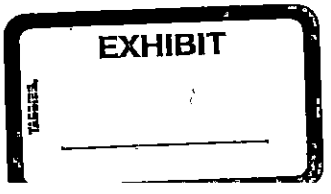
CAMPGROUND — A tract of land upon which two or more campsites are located, established or maintained for occupancy by camping units as temporary living quarters for recreation, education or vacation purposes. **[Bill Nos. 73-2000; 74-2000]**

CAMPING UNIT — A tent, cabin, lean-to, recreational vehicle or similar structure established or maintained and operated in a campground as temporary living quarters for recreation, education or vacation purposes. **[Bill Nos. 73-2000; 74-2000]**

CAMPSITE — Any plot of land within a campground intended for exclusive occupancy by a camping unit or units, occupied by a camper. **[Bill Nos. 73-2000; 74-2000]**

CAR WASH — An area of land and/or a structure with machine or hand-operated facilities used for the cleaning, washing, polishing or waxing of motor vehicles as a principal or accessory use. **[Bill Nos. 108-1964; 172-1993]**

CAR WASH, FULL-SERVICE — A car wash providing automated exterior washing or waxing services, or which provides cleaning, washing, waxing, drying or interior cleaning by hand. For the purpose of these regulations, a facility which provides complete interior and



CONTRACTOR'S EQUIPMENT STORAGE YARD — The use of any space, whether inside or outside a building, for the storage or keeping of contractor's equipment or machinery, including building materials storage, construction equipment storage or landscaping equipment and associated materials. **[Bill No. 149-1987]**

CONTRACTOR'S OFFICE — A room or group of rooms for conducting the business affairs of a building trade. **[Bill No. 149-1987]**

CONTRACTOR'S SHOPS — Establishments for trades involved in the installation and servicing of items whose use is related to the construction, improvement or maintenance of buildings or landscaping of grounds. **[Bill No. 149-1987]**

CONTROLLED-ENVIRONMENT STRUCTURE — A temporary or permanent structure enclosed by glass or plastic, utilized exclusively to cultivate plants, to protect plants from the elements or to produce plants out of season. **[Bill No. 41-1992]**

CONVENIENCE STORE — A retail establishment which primarily sells refrigerated products, household items, carry-out food products or prepackaged frozen, chilled or scaled foods and meals, that may be heated by the customer at the premises, but are generally eaten off-site. A convenience store does not exceed a gross floor area of 5,000 square feet and is usually open for at least 12 hours in a twenty-four-hour period. **[Bill No. 86-1994]**

COUNTRY CLUB — A nine- or eighteen-hole golf course with a clubhouse and other appropriate facilities, which may include other recreational facilities (see Section 406A). **[Bill No. 62-1978]**[12]

COUNTY TRUCKING-FACILITIES-DEVELOPMENT OFFICIALS — A committee consisting of the County Administrative Officer, as Chairman, the Director of Planning, the Director of Public Works, the Director of Permits, Approvals and Inspections and the Director of Economic and Workforce Development, or their respective designees. **[Bill Nos. 18-1976; 122-2010; 71-2013]**

DAY CAMP — A plot of ground upon which children may engage in supervised recreational, educational, cultural or artistic activities outdoors during daylight hours, but day camp does not include schools or child care centers. **[Bill Nos. 73-2000; 74-2000]**

DENSITY UNIT — An expression of extent or density of dwelling use as related to number of rooms in, or type of, dwelling unit, so that:

Each efficiency apartment is equivalent to 0.50 density unit;

Each one-bedroom dwelling unit is equivalent to 0.75 density unit;

Each two-bedroom dwelling unit is equivalent to 1.00 density unit; and

Each dwelling unit with three or more bedrooms is equivalent to 1.50 density units. **[Bill No. 100-1970]** [13]

---

12. **Editor's Note: The former definition of "county inn," which immediately followed, was repealed by Bill No. 130-2005.**

13. **Editor's Note: For definitions of "density, gross residential" and "density, net," see the Zoning Commissioner's Policy Manual, Section 101.**

EXHIBIT

tabbies

21

KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits, Approvals & Inspections

February 4, 2016

Lois Reithlingshoefer
Clyde A Morris
1533 Freeland Road
Freeland MD 21053

RE: Case Number: 2016-0108 SPHX, Address: 1523 Freeland Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 29, 2015. 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: jaw

Enclosures

c: People's Counsel
Merry Meadows Recreation Farm, LLC, 1533 Freeland Road, Freeland MD 21053
C William Clark, Esquire, 502 Washington Avenue, Suite 700, Towson MD 21204
Bruce E Doak Consulting LLC, 3801 Baker Schoolhouse Road, Freeland MD 21053

EXHIBIT
16

Larry Hogan, *Governor*
Boyd K. Rutherford, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

Pete K. Rahn, *Secretary*
Gregory C. Johnson, P.E., *Administrator*

Date: 11/2/15

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

RE: Baltimore County
Item No. 2016-0108-SPHXA
Special Hearing Special Exception
Lois Reithlingshoefer and Clyde A. Morris
1523 Freeland Road.

Dear Ms. Lewis:

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. 2016-0108-SPHXA

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

for David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: November 4, 2015

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

SUBJECT: Zoning Advisory Committee Meeting
For November 2, 2015
Item No. 2016-0103, 0104, 0105 and 0108

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

DAK
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC11022015.doc

Zoning

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: November 18, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 16-108

NOV 2 4 2015

INFORMATION:

Property Address: 1523 Freeland Road
Petitioner: Lois Reithlingshoefer, Clyde A. Morris
Zoning: RC 2, RC 6
Requested Action: Special Hearing, Special Exception

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve amendments to the plans approved in Case 1974-0251-SPH and Case 69-204 X and also the petition for special exception to use the property for a Campground/camp, including day camps, with 225 campsites, accessory buildings and uses.

The Department has no objection to granting the petitioned zoning relief. The Department understands that all features and uses represented on the accompanying site plan currently exist and no new construction or expansion is proposed.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Kathy Schlabach

Kathy Schlabach

AVA/KS/LTM/ka

c: Joseph Wiley
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

2015 ACTIVITY SCHEDULE

All Paid Campers Are Welcome To Voluntarily Participate. Every weekend will offer fun at The Hub: on the Jump Pad & on the RC Car Track, Crazy Bike Races, Mining for Rocks & Gems, Sluicing for minerals, Mini Golf, and Practice Range.

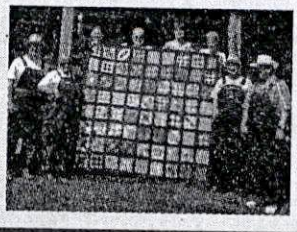
APRIL

April 3- 5 Easter Weekend
There will be Bingo- .25 a card, 2 Mile Walks, Homestead Tour of the Log Cabin, Mill, Barn, and Caboose and Hayride; and Mexican Train. Weekend Specials include: Volleyball, Geometrical Egg Adult Gourd Craft- $5, Small Bunny Children's Gourd Craft; $5, Softball, Jelly Bean Guessing contest, Egg Hunt for 12 & under, Easter Craft with Miss Vicki, Friday night the 2015 Charity will be picked after Bingo, Easter Bunny Hop by Rock 'N Double MM Entertainment plus Game Night. Wear your best Easter Bonnet to the Parade- Prizes. **Church Service by Mr. Bushie.**

April 10- 12 American Hero's, Clean Up & 15% Discount Off Site Fee Weekend
There's 20% off all active military who show their card upon registering. There will be Bingo- .25 a card, 2 Mile Walks, Homestead Tour of the Log Cabin, Mill, Barn, and Caboose and Hayride; Hub Open for Mining, Jump Pad, Sluicing, Remote Control Car Races, Crazy Bike Races, and Rummy. Weekend Specials include: , Patriotic Bear Adult Gourd Craft; $8, Small Patriotic Bear Children's Gourd Craft; $5; Clean Up – bring rakes, Soup & Hot Dog Supper- $5- bring own drink- free for those who helped clean up, Military Memories Program followed by a Glow in the dark Parade in memory of all who lost their lives- bring your glow stick. **Church Service by Mr. Fred Sipes.**

April 17- 19 Battle of the Sexes & 15% Discount Off Site Fee Weekend
There will be Bingo- .25 a card, 2 Mile Walks, Homestead Tour of the Log Cabin, Mill, Barn, and Caboose and Hayride; Hub Open for Mining, Sluicing, Jump Pad, Remote Control Car Races, Crazy Bike Races, and Mexican Train. Weekend Specials include: Watermelon Birdfeeder w/Mice Adult Gourd Craft; $8, Small Mouse Children's Gourd Craft- $5., Afternoon Men Vs Women events, Take Mr. Morris Out to Eat, Saturday night name That Tune Game Show- between men vs women featuring Rock n DJ MM Entertainment. **Church Service by Mr. Bushie.**

April 24- 26 Quilt Makers Campout & Spring Bike Ride Weekend
15% Discount Off Site Fee. Cruise Night at the Markets of Shrewsbury- 5- 9pm. There will be Bingo- .25 a card, 2 Mile Walks, Hub Open for Mining, Sluicing, Jump Pad, Remote Control Car Races, Crazy Bike Races, and Rummy. Weekend Specials include: Afternoon Quilting Workshops and Evening Show- Prizes!, Quilted Dipper Ornament Adult Gourd Craft- $5, Quilt Pattern Wall Hanging Children's Gourd Craft; $5, Tie Dye with Miss Terry- $5- $8- limit to 15, Bikers meet outside office and bring two drinks and lunch, **Church Service by Mr. Fred Sipes.**



MAY

May 1- 3 Arts and Craft Show & 15% Discount off site fee Weekend
There will be Bingo- .25 a card, 2 Mile Walks, Homestead Tour of the Log Cabin, Mill, Barn, and Caboose and Hayride; Hub is Open, Ceramic Painting with Miss Theresa- $5- $10, Take Mr. Morris Out to Eat, and Mexican Train. Weekend Specials include: Fan Pulls Gourd Crafts for Adults and Children- $5;Homemade Arts/Crafts/Baked Goods Show- Prizes include Free Nights of Camping. Meeting for all interested in being in the Play in July, **Church Service by Doug Koch.**

May 8- 10 Mothers Get pampered and 15 % Discount Off Site Fee Weekend
Free Flowers for Moms;
There will be Bingo- .25 a card, 2 Mile Walks, Homestead Tour of the Log Cabin, Mill, Barn, and Caboose and Hayride; Hub is Open, and Rummy. Weekend Specials include: Mothers get pampered with massages and nails polished, Hanging Basket with Flower- Adult Gourd Craft- $8; Gourd Flower on a Stick Children's Craft - $5, Tie Dye with Miss Terry- $5- $8- limit to 15. **Church Service outside by New Season- bring a chair**

May 15- 17 Old Time Farm Days/Open House/ Gourd Crafters Campout & 15% Discount Weekend
There will be Bingo- .25 a card, 2 Mile Walks, Homestead Tour of the Log Cabin, Mill, Barn, and Caboose; Hub is Open and Mexican Train. Weekend Specials include: Invite all your friends to spend the day at the Meadows from 10am- 4pm. Homestead Festival begins 11am and includes Log Cabin, Mill, Barn, & Caboose Tours, Hayrides, Demonstrations featuring a Frontiersman making gourd utensils and gourd banjo, Colonial Period Presentation by Bob Fleck with a 1770 covered farm wagon in the background, Homemade popcorn, butter, Ice Cream, Corn Grinding, Lantern Adult Gourd Craft- $10; Corn Husk Doll Children's Gourd Craft- $5, Potato sack Races, Saturday night includes a Campfire by Frontiersmen Seth and Bob with Songs from the 1700's and 1800's some played with their gourd banjo. **Church Service with Brad Rineholt.**

Exh 27

2015 FUN AT MERRY MEADOWS

May 22- 25 Memorial Day Weekend
Friday night features Cruise Night at Shrewsbury Markets from 5pm- 9pm. There will be Bingo- .25 a card, 2 Mile Walks, Homestead Tour of the Log Cabin, Mill, Barn, and Caboose; Hub is Open, Hayrides, and Rummy. Weekend Specials include: Patriotic Snowman Luminaire Adult Gourd Craft- $8; Patriotic Snowman Shelf-sitter Children's Gourd Craft- $5; Volleyball Tourney, Catch & Release Fishing Contest, Patriotic Craft with Miss Vicki, Bubbles Blow Up, Merry Meadows' Got Talent Show- bring your talent and music- Prizes include Free Nights of Camping, Softball Tourney, Closest to Pin Contest- $5 to enter- $50 to the winners, **Tom Crowl- Ventriloquist.** Meeting to help with the July 4th Carnival for Charity, Flag Pole Ceremony. **Church Service- The Chapelmen.**

May 29- 31 Car and Motorcycle Show with Josh and the Good Stuff and 50's Weekend
Wear your poodle skirt, white t shirt, rolled up jeans, pony tail, greased back hair. There will be Bingo- .25 a card, 2 Mile Walks, Hub is Open, and Mexican Train. Weekend Specials include: The band **Josh and the Good Stuff** will be here to play from 11am- 3pm in the Band Wagon. Bring your Motorcycle or old Car for the show in the field, food by many vendors, Adult and Child Gourd Craft- Bobblehead Turtle- $10; Saturday night features 50's Night with MM Rock n Roll Entertainment and Best 50's Costume and Best 50's haircut Contests. **Church Service outside by Randy Simpson- bring a chair.**

JUNE

June 5- 7 Cowboy vs Indian Water Wars Weekend
There will be Friday night Cowboy DJ in the Band Wagon, 2 Mile Walks, Homestead Tour of the Log Cabin, Mill, Barn, and Caboose and Hayride; Hub is Open, and Rummy. Week Specials include: The Over the Hill Gang is on the lookout for Chief Running Bear and his Braves on the Wet Hayride around the Territory, Bubbles Blow Up, Tie Dye with Miss Terry- $5- $8- limit to 15, Drive In Movie- featuring John Wayne, Adult Shelf-sitter Gourd craft- $8, Children Coonskin Cap Gourd Craft- $8, Play Rehearsal, **Church Service Outside with Jim and Wendy Ministries- bring a chair.**

June 12- 14 Scrapbooking Campout
There will be Rock n MM DJ Entertainment in the Band Wagon, 2 Mile Walks, Homestead Tour of the Log Cabin, Mill, Barn, and Caboose and Hayride; Hub is Open, and Mexican Train. Week Specials include Scrapbooking Workshop in the afternoon and an Evening Show with prizes. Take Mr. Morris Out to Eat, Adult Scrapbook Shelf- sitter Gourd Craft-$8 Children Scribble Gourd Craft- $5. **Church Service by Doug Koch - bring a chair.**

Week Long Activities All Summer
June 19- August 23
Pirates Have Overtaken the Meadows- bring out your Parrots, Eye Patches, Wooden legs and Treasure Chests full of gold and Decorate your sites all summer! Be sure to check online for all the detailed daily activities

June 15- 21 Yo Ho Ho, It's a Father's Life for Me and Ladew Gardens Trip
There will be a Pirate Party DJ in the Band Wagon, 2 Mile Walks, Homestead Tour of the Log Cabin, Mill, Barn, and Caboose and Hayride; and Rummy. Weekly Specials include: Bingo in the Tiki Jar- .25 a card, Drive In Movies, , Adult Bee Hive Birdhouse Gourd Craft $8, Children's House Birdbouse Gourd Craft- $8, Hub is Open, Trip to Ladew Gardens- entry fee, Bubble Go Wild, Big screen Movie- "Hook". **Church Service outside by Randy Simpson- bring a chair.**

June 22- 28 Welcome to the 12th Annual Jungle Safari Rafting Trip Down the Gunpowder- Ahoy Matie!
Bring your raft for the biggest adventure that's so close to home and free, but remember, the water never gets much above 60 degrees. Friday night is Cruise Night at the Markets of Shrewsbury. There will be a Pirate DJ Party in the Band Wagon, 2 Mile Walks, Bingo in the Tiki Jar- .25 a card, Homestead Tour of the Log Cabin, Mill, Barn, and Caboose; Hub is Open, and Mexican Train. Week Specials include: Drive In Movie featuring 'Pirates of the Caribbean', Ceramic Painting with Miss Theresa- $5- $10, Adult and Children's Gourd Giraffes Craft- $5 and $8, **Church Service outside with March Forth- bring a chair.**

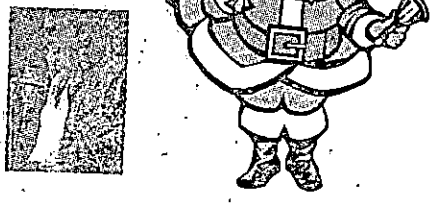
JULY

June 29- July 5 Red, White, and Bluegrass Carnival for Charity and July 4th Weekend
There will be 2 Mile Walks, Bingo in the Tiki Jar- .25 a card, Homestead Tour of the Log Cabin, Mill, Barn, and Caboose and Hayride, Hub is Open; and Rummy. Weekend Specials include: Adult and Children's Clown with Balloons Gourd Craft- $10, Volleyball & Softball Tournaments, Bubbles Go Wild, and the area's famous bluegrass band live on our stage- **"Bluestone"**, Carnival for Charity. **Church Service outside with New Season- bring a chair.**

2015 FUN AT MERRY MEADOWS

July 6- 12 Super Hero vs. Fairy Tale Weekend I
There will be a Super Hero movie Thursday night, Friday night Super Hero & Fairy Tale Costume contest with the Super Hero DJ at the Band Wagon, 2 Mile Walks, Bingo in the Tiki Jar- .25 a card, Homestead Tour of the Log Cabin, Mill, Barn, and Caboose and Hayride, Hub is Open; and Mexican Train. Week Specials include: Ceramic Painting with Miss Theresa- $5- $10, Basketball, Treasure Dive, Adult Beaded Lamp Gourd Craft- $15, Children's Fairy Night Light Gourd Craft- $10, Saturday night features a Play by the campers- Cinderella and Snow White. **Church Service outside with Randy Simpson- bring a chair.**

July 13- 19 Super Hero vs. Fairy Tale Weekend II
There will be a Super Hero movie Thursday night, Friday night Super Hero & Fairy Tale Costume contest with the Super Hero DJ at the Band Wagon, 2 Mile Walks, Bingo in the Tiki Jar- .25 a card, Homestead Tour of the Log Cabin, Mill, Barn, and Caboose and Hayride, Hub is Open; and Rummy. Week Specials include: Tie Dye with Miss Terry- $5- $8- limit to 15, Adult Sunflower Wall Hanging Gourd craft- $8, Children's Super Hero Ornament-Gourd Craft- $5, Saturday night features a Play by the campers- Cinderella and Snow White, **Church Service with WitnesSing.**



July 20- 26 Christmas with Elvis
There will be the Jolly Old DJ Friday night in the Band Wagon playing some holiday favorites, 2 Mile Walks, Bingo in the Tiki Jar- .25 a card, Homestead Tour of the Log Cabin, Mill, Barn, and Caboose and Hayride; Hub is Open, and Mexican Train. Friday night is Cruise Night at the Markets of Shrewsbury. Week Specials include: Drive In Movies, Decorate Pool Fence with Lights, Decorate front bushes with lights, Take Mr. Morris Out to Eat, Adult Lit Christmas tree with Birds Gourd Craft- $20, Children's Small Luminaire Tree Gourd Craft- $8, Christmas Parade with decorated Strollers, Golf Carts, Wagons, Bikes, and or Yourself, and Christmas with Elvis by the Pool. **Church Service with Baltimore North Cluster Dance Choir.**

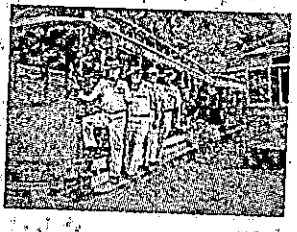
AUGUST

July 27- August 2 Tropical Summer Nights
There will be Tropical Sounds coming from the new Pool with the Tropical DJ at the Pool Party Saturday night, 2 Mile Walks, Bingo in the Tiki Jar- .25 a card, Homestead Tour of the Log Cabin, Mill, Barn, and Caboose and Hayride; Hub is Open and Rummy. Weekly Specials include: Volleyball, Ceramic Painting with Miss Theresa- $5- $10, Drive In Movie, Adult Daisy Cover for Vase Gourd Craft- $8, Children's Owl Shelf-sitter Gourd Craft- $5, **Church Service outside with Doug Kock- bring a chair.**

August 3- 9 Vacation Days
There will be Rock 'N Double MM Entertainment in the Band Wagon, 2 Mile Walks, Hub is Open, and Mexican Train, Drive In Movies, Tie Dye with Miss Terry- $5- $8- limit to 15, Softball, Adult Crackled Bowl Gourd Craft- $10, Children's Sheep Shelf- sitter Gourd Craft- $8, **Church Service outside with March Forth- bring a chair.**

August 10- 16 Valentine's Day Lovers Retreat
There will be lover's music in the Band Wagon with DJ, 2 Mile Walks, Hub is Open, and Rummy,. Week Specials include: Drive In Movie, Decorate Pool Fence with Red Solo cups, Make a Valentine Card, Adult Heart Mosiac Vase Gourd Craft - $10, Children's Spinner Necklace Gourd Craft- $5. **Church Service with Doug Koch.**

August 17- 23 Barbershop Holiday
There will be a DJ with Harmony in the Band Wagon Friday night, 2 Mile Walks, Homestead Tour of the Log Cabin, Mill, Barn, and Caboose and Hayride; Hub is Open, and Mexican Train,. Weekend Specials include: a **Barbershop Quartet- "Calliope"** on our stage Saturday night, Adult Singing Angel Shelf- sitter Gourd craft- $10. Children's Kopekanic Flute Player- Gourd Craft- $5. Take Mr. Morris Out to Eat. **Church Service outside with Jim and Wendy Ministries- bring a chair.**



August 28 - 30 Back to Pirate School
There will be Bingo- .25 a card, 2 Mile Walks, Homestead Tour of the Log Cabin, Mill, Barn, and Caboose and Hayride; Hub Open for Mining, Jump Pad, Sluicing, Remote Control Car Races, Crazy Bike Races, and Rummy. Weekend Specials include: Adult Pirate Ornament Gourd Craft- $5; Children's Pirate Ornament Gourd Craft- $5, and Drive in Movie. **Church Service with Mason Dixon Quartet.**

2015 FUN AT MERRY MEADOWS

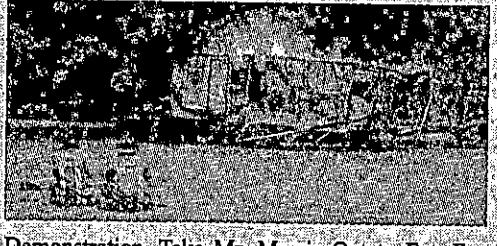
SEPTEMBER
(the pirates and parrots have all flown away for another year)

September 4- 7 Labor Day, Puppet Show & Auction for Charity Weekend
Friday night is Cruise Night at the Markets of Shrewsbury. There will be Bingo- .25 a card, 2 Mile Walks, Homestead Tour of the Log Cabin, Mill, Barn, and Caboose and Hayride, Hub is Open, and Mexican Train,. Weekend Specials include: Adult Rag Doll Gourd Craft- $5, Children's Finger Puppet Gourd Craft- $3, Volleyball and Softball Tourneys, Closest to Pin Contest- $5 to enter- $50 in Cash Prizes to winners, **Blue Sky Puppet Theater presents "The Jester's Box"** in the Entertainment Center, Auction for Charity- bring new donated items to the office during July and August such as ball game tickets, DVDs, Small TVs, camping supplies, toys, gift certificates, homemade items, baskets of joy, etc. 100% of the proceeds goes to this year's charity.. Meeting for Apple Fest help, **Church Service- The Chapelmen.**

September 11- 13 Repeat Customer Appreciation Weekend
There will 25% off for all who camped 5 or more weekends since April 1st and 50% off for all who camped 10 or more weekends since April 1st. There will be Bingo- .25 a card, 2 Mile Walks, Hub is Open, and Rummy,. Weekend Specials include: Adult Elegance Bowl Gourd Craft- $8, Children's Small Frog Shelf- sitter Gourd Craft- $5, Tie Dye with Miss Terry- $5- $8- limit to 15, **Church Service with Mr. Bushie.**

September 18- 20 Fall Bike Ride & 15% Discount Off Site Fee Weekend
Bring your bike to ride the North Central Rail Trail south- bring lunch and 2 drinks. There will be Bingo- .25 a card, 2 Mile Walks, and Mexican Train, and Hub is Open. Weekend Specials include: Adult Santa Owl Shelf- sitter Gourd Craft- $8, Children's Santa Owl Ornament Gourd craft- $5, Bikers leave for bike ride- bring two drink bottles and lunch, Ceramic Painting with Miss Theresa- $5- $10, Bon fire, **Church Service with Mr. Fred Sipes.**

September 25- 27 Fire Prevention & 15% Discount Off Site Fee Weekend
There will be Bingo- .25 a card, 2 Mile Walks, Homestead Tour of the Log Cabin, Mill, Barn, and Caboose and Hayride; Hub is Open, and Mexican Train and Rummy Championship, Weekend Specials include: Adult Fireman Ornament Gourd Craft- $6, Children's Fire Fighter Bank Gourd craft- $5, Fire



Demonstration, Take Mr. Morris Out to Eat, Forest Ranger Talk and Smokey the Bear, **Church Service with Mr. Bushie.**

OCTOBER

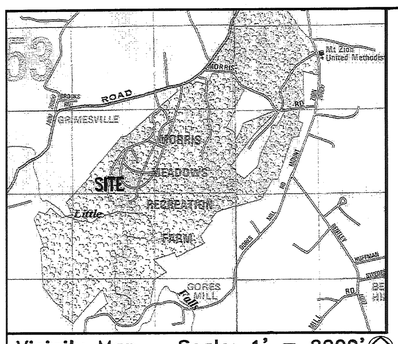
Oct. 2- 4 26th Annual Apple Festival, Flea Market & Open House Weekend
Demonstrations on making Cider, Apple Butter, Old Fashion Ice Cream, Butter, and Popcorn. Hayrides, Old fashion meat slicing and salad making, Antique household and farm machines will be on display; Bring your Crafts to Sell, Food by Bentley Springs UM Church; Apple Games & Music. Adult and Children Hobgoblin Gourd Craft- $8 Ceramic Painting with Miss Theresa- $5- $10. Check presented to this year's charity. Campfire.

Oct. 9- 11 Halloween I Weekend
Weekend Specials include: Adult Fall Pumpkin Necklace Gourd Craft- $8, Children's Teddy Bear Pumpkin Gourd Craft- $5, Halloween Site Decorating Contest,. Trick or Treating, Saturday night features a Costume Party with prizes for all ages, games, and refreshments. Other weekend activities include: Bingo- .25 a card & 2 Mile Walks.

Oct. 16- 18 Halloween II Weekend
Weekend Specials include: Adult Ghost in Pumpkin Candy Dish Gourd Craft- $10, Children's Fall Fellow Gourd Craft- $5, Halloween Site Decorating Contest, Costume Party with prizes for all ages, games, and refreshments. Trick or Treating, Saturday night features a Costume Party with prizes for all ages, games, and refreshments. Other weekend activities include: Bingo- .25 a card & 2 Mile Walks.

Oct. 23- 25 Halloween III and Adult Masquerade Ball Weekend
Weekend Specials include: Adult Pumpkin Oil Lamp Gourd Craft- $13, Children's Apple Witch Gourd Craft- $Adult Pumpkin Oil Lamp Gourd Craft- $13, Children's Apple Witch Gourd Craft- $8, Halloween Site Decorating Contest, Costume Party with prizes for all ages, games, and refreshments. Trick or Treating. Saturday night features an **Adult Masquerade Ball featuring the live band "Together"**- Adults wear a costume for some real unusual fun! Other weekend activities include: Bingo- .25 a card & 2 Mile Walks.

October 30- Nov. 1 Veteran's Appreciation Weekend
Sunday will be the 17th annual Veteran's Appreciation Day Ceremony



Vicinity Map – Scale: 1' = 2000'

ADC The Map People – Permitted Use # 20612205

PROPERTY OWNERSHIP & INFORMATION

(per current SDAT records)

1) #1509 Freeland Road Tax acc. # 17-00-005878
William L. Copenhaver, Sr. & Dorothy C. Copenhaver
Deed ref. 8804/ 674 1.05 ac. (residential)

2) #1523 Freeland Road Tax acc. #06-13-075290
Robert A. Morris
Deed ref. 35768/ 475 29.26 ac. (agricultural)

3) #1505 Freeland Road Tax acc. #06-03-047251
Helen May Dix
Deed ref. 5715/ 852 1 ac. (residential)

4) #1523 Freeland Road Tax acc. #25-00-004932
Clyde A. Morris & Virginia B. Morris
Deed ref. 27368/ 693 17.06 ac. (agricultural)

5) #1507 Freeland Road Tax acc. #06-03-037120
Robert H. Clark & Marilyn E. Clark
Deed ref. 4430/ 398 7.25 ac. (agricultural)

6) Freeland Road Tax acc. #25-00-007525
Robert A. Morris
Deed ref. 30011/ 199 33.7676 ac. (agricultural)

7) Freeland Road Tax acc. #06-13-075228
Lois A. Reithlingshoefer
Deed ref. 30295/ 304 30.0369 ac. (agricultural)

8) Gores Mill Road Tax acc. #06-13-075229
Lois Ann Reithlingshoeffer
Deed ref. 22917/ 603 73.19 ac. (residential)

9) #1523 Freeland Road Tax acc. #06-13-075230
Clyde A. Morris & Virginia B. Morris
Deed ref. 26957/ 365 54 ac. (commercial)

10) #1975 Freeland Road Tax acc. #06-13-040175
Lois Ann Reithlingshoefer
Deed ref. 18113/ 656 53.5 ac. (agricultural)

11) #1815 Freeland Road Tax acc. #22-00-029653
Ronald G. Shock & Cynthia A. Shock
Deed ref. 32.855 ac. (agricultural)

12) #1635 Freeland Road Tax acc. #17-00-013983
James L. O'Connor & Dorothy A. O'Connor
Deed ref. 5818/ 735 3.0 ac. (residential)

13) #1633 Freeland Road Tax acc. #17-00-013984
John T. Olszewski & Sandra L. Olszewski
Deed ref. 10942/ 477 3.564 ac. (residential)

14) Freeland Road Tax acc. #22-00-001206
Robert A. Morris
Deed ref. 0.70 ac. (residential)

15) #1615 Freeland Road Tax acc. #06-03-000470
Dennis R. Carter & Gail Voight Carter
Deed ref. 5261/ 836 10.166 ac. (residential)

16) #1605 Freeland Road Tax acc. #20-00-005270
Lois Ann Reithlingshoefer
Deed ref. 14700/ 526 2.405 ac. (residential)

17) #1601 Freeland Road Tax acc. #06-19-071200
Deborah Maude
Deed ref. 25422/ 554 1.145 ac. (residential)

18) #1539 Freeland Road Tax acc. #06-13-055335
Vincent J. Lana & Patricia J. Lana, Trustees
Deed ref. 19090/ 497 1.538 ac. (residential)

19) #1533 Freeland Road Tax acc. #06-19-091075
Leonard A. Reithlingshoefer, Jr.
Deed ref. 26428/ 592 1.2875 ac. (residential)

20) #1527 Freeland Road Tax acc. #06-19-091200
Bernice Ann Swan, Trustee
Deed ref. 31253/ 348 0.487 ac. (residential)

21) #1526 Freeland Road Tax acc. #06-18-047251
Glen S. Neal & Lory S. Neal
Deed ref. 8536/ 433 1.5 ac. (residential)

22) #1515 Freeland Road Tax acc. #06-23-075075
Matthew Baker & Jessica Maaswinkel
Deed ref. 28449/971 ac. (residential)

GENERAL SITE INFORMATION

1. Election District: 7 Councilmanic District: 3
   ADC Map: 4007J10 GIS tiles: 006B2, 006B3, 006C2, 006C3
   Position sheets:142NW16, 142NW17, 143NW16, 143NW17, 144NW16, 144NW17, 145NW16, 145NW17, 146NW16
   Census tract: 406000 Census block: 240054060003
   Schools: Prettyboy ES Hereford MS Hereford HS
2. The boundary and the other items shown hereon are from the Baltimore County GIS tiles referenced above and provided by Baltimore County on the internet.
3. Improvements: The main improvements are shown hereon and have been field verified.

ZONING

Zoning: R.C. 2 & R.C. 8

ENVIRONMENTAL

Watershed: Loch Raven Reservoir URDL land type: 1 Growth Tier: 4

1. All of the improvements are serviced by a private well and septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

PLANNING

Regional Planning District: Hereford / Maryland Line District Code: 301

1. None of the improvements are historic. The subject properties are not in a historic district.

ZONING POINT OF BEGINNING
230' TO C. MORRIS ROAD
FREELAND ROAD
LOG BUILDING (STORAGE)
WOOD SHED
TAX MAP 6 / PARCEL 348
PK
DRIVING RANGE
(1) STORY WOOD FRAME BUILDING (OFFICE)
(1) STORY METAL BUILDING (INDOOR RECREATION) CONCESSION STAND
TENNIS COURTS (MISC. REC. USE)
PROPANE STATION
CAMP STORAGE AREA
DUMPSTERS
POND
PICNIC SHELTER
MAINTENANCE AREA
BASEBALL FIELD
LAWN
TENNIS COURTS
PLAYGROUND PICNIC SHELTERS
SHED
PLAYGROUND
POOL AREA
MINIATURE GOLF AREA
PARKING
WOOD SHED (1) STORY METAL BLDG.
MAINTENANCE BLDG (1) STORY METAL
DUMPSTERS
PAVILION
(1) STORY BUILDING POOL HOUSE CHANGING ROOMS CONCESSION
(1) STORY WOOD FRAME BUILDING ENTERTAINMENT CENTER
(1) STORY WOOD FRAME CABINS
(1) STORY CONC. BLOCK BATHHOUSE
PICNIC SHELTER
TAX MAP 6 / PARCEL 115
TAX MAP 6 / PARCEL 45
POND
RC 2 RC 8
RC 2 RC 8

BEARINGS & DISTANCES FOR THE SUBJECT PROPERTIES

1) South 23 degrees 48 minutes 47 seconds East 7.86 feet
2) South 62 degrees 08 minutes 07 seconds East 8.03 feet
3) South 73 degrees 01 minute 02 seconds East 24.88 feet
4) South 74 degrees 50 minutes 18 seconds East 76.13 feet
5) South 79 degrees 27 minutes 57 seconds East 71.43 feet
6) South 69 degrees 37 minutes 39 seconds East 26.88 feet
7) South 50 degrees 03 minutes 29 seconds East 22.60 feet
8) South 21 degrees 43 minutes 11 seconds East 25.66 feet
9) South 02 degrees 40 minutes 49 seconds East 24.69 feet
10) South 02 degrees 53 minutes 21 seconds West 57.34 feet
11) South 04 degrees 09 minutes 24 seconds West 73.63 feet
12) South 10 degrees 46 minutes 05 seconds West 9.88 feet
13) South 04 degrees 41 minutes 23 seconds West 77.85 feet
14) South 04 degrees 05 minutes 35 seconds West 77.35 feet
15) South 04 degrees 56 minutes 35 seconds West 51.43 feet
16) South 02 degrees 50 minutes 09 seconds West 35.79 feet
17) South 03 degrees 10 minutes 15 seconds East 35.66 feet
18) South 09 degrees 17 minutes 00 seconds East 37.64 feet
19) South 12 degrees 57 minutes 15 seconds East 37.68 feet
20) South 18 degrees 17 minutes 11 seconds East 41.83 feet
21) South 20 degrees 57 minutes 20 seconds East 39.79 feet
22) South 17 degrees 36 minutes 47 seconds East 40.89 feet
23) South 14 degrees 14 minutes 49 seconds East 39.16 feet
24) South 09 degrees 57 minutes 39 seconds East 37.34 feet
25) South 06 degrees 11 minutes 19 seconds East 38.60 feet
26) South 02 degrees 10 minutes 38 seconds West 30.88 feet
27) South 08 degrees 33 minutes 26 seconds West 46.60 feet
28) South 13 degrees 33 minutes 55 seconds West 46.51 feet
29) South 15 degrees 07 minutes 34 seconds West 51.25 feet
30) South 08 degrees 54 minutes 11 seconds West 50.31 feet
31) South 00 degrees 41 minutes 38 seconds East 11.58 feet
32) South 08 degrees 55 minutes 33 seconds East 23.07 feet
33) South 25 degrees 08 minutes 32 seconds East 23.53 feet
34) South 43 degrees 01 minute 05 seconds East 23.25 feet
35) South 57 degrees 02 minutes 18 seconds East 7.89 feet
36) South 55 degrees 20 minutes 55 seconds East 13.64 feet
37) South 40 degrees 09 minutes 06 seconds East 16.32 feet
38) South 01 degree 41 minutes 48 seconds West 8.22 feet
39) South 82 degrees 26 minutes 50 seconds West 224.40 feet
40) South 30 degrees 26 minutes 50 seconds West 85.80 feet
41) North 59 degrees 33 minutes 10 seconds West 136.27 feet
42) South 30 degrees 13 minutes 21 seconds West 647.00 feet
43) South 58 degrees 43 minutes 16 seconds East 263.32 feet
44) South 39 degrees 20 minutes 38 seconds West 321.40 feet
45) South 62 degrees 12 minutes 15 seconds West 340.82 feet
46) South 27 degrees 56 minutes 43 seconds West 796.45 feet
47) South 33 degrees 15 minutes West 16 1/2 perches
48) South 62 degrees 30 minutes West 29 perches
49) West 20 perches
50) South 61 degrees West 30 perches
51) North 8 degrees West 75 1/2 perches
52) North 50 degrees East 11 perches
53) North 21 degrees East 5 perches
54) North 48 degrees East 131 1/4 perches
55) North 45 degrees 55 minutes 50 seconds East 571.43 feet
56) North 22 degrees 38 minutes 16 seconds West 136.12 feet
57) North 84 degrees 17 minutes 09 seconds East 154.18 feet
58) South 07 degrees 09 minutes 49 seconds West 140.25 feet
59) South 85 degrees 20 minutes 11 seconds East 248.31 feet
60) North 08 degrees 39 minutes 49 seconds East 171.60 feet
61) North 06 degrees 20 minutes 11 seconds West 85.80 feet
62) North 22 degrees 20 minutes 11 seconds West 47.85 feet
63) North 64 degrees 09 minutes 49 seconds East 7.00 feet
64) South 24 degrees 50 minutes 11 seconds East 49.50 feet
65) South 08 degrees 50 minutes 11 seconds East 89.10 feet
66) South 79 degrees 20 minutes 11 seconds East 257.40 feet
67) North 00 degrees 50 minutes 11 seconds West 189.75 feet
68) North 81 degrees 20 minutes 11 seconds West 111.37 feet
69) North 77 degrees 20 minutes 11 seconds West 108.90 feet and
70) North 58 degrees 39 minutes 49 seconds East 45.38 feet

Containing 101.1 acres of land, more or less (addition of title deeds).

These bearing & distances were compiled from the following recorded deeds: SM 27368/ 693, SM 30295/304 & SM 26957/365.

0' 100' 200' 300'

REVISION

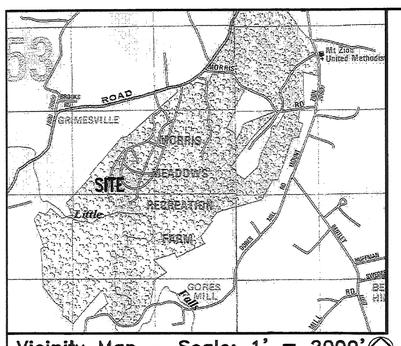
Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A ZONING PETITION
FOR THE
MORRIS & REITHLINGSHOEFER PROPERTIES
FREELAND ROAD
BALTIMORE COUNTY, MARYLAND
6th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

STATE OF MARYLAND BRUCE EDWIN DOAK NO. 521 REGISTERED PROPERTY LINE SURVEYOR
10/29/15

Date: 9/14/2015
Scale: 1"=100'

Case # 2016-0108-SPHX



Vicinity Map – Scale: 1' = 2000' N

ADC The Map People – Permitted Use # 20612205

PROPERTY OWNERSHIP & INFORMATION

(per current SDAT records)

1) #1509 Freeland Road Tax acc. # 17-00-005878
William L. Copenhaver, Sr. & Dorothy C. Copenhaver
Deed ref. 8804/ 674 1.05 ac. (residential)

2) #1523 Freeland Road Tax acc. #06-13-075290
Robert A. Morris
Deed ref. 35768/ 475 29.26 ac. (agricultural)

3) #1505 Freeland Road Tax acc. #06-03-047251
Helen May Dix
Deed ref. 5715/ 852 1 ac. (residential)

4) #1523 Freeland Road Tax acc. #25-00-004932
Clyde A. Morris & Virginia B. Morris
Deed ref. 27368/ 693 17.06 ac. (agricultural)

5) #1507 Freeland Road Tax acc. #06-03-037120
Robert H. Clark & Marilyn E. Clark
Deed ref. 4430/ 398 7.25 ac. (agricultural)

6) Freeland Road Tax acc. #25-00-007525
Robert A. Morris
Deed ref. 30011/ 199 33.7676 ac. (agricultural)

7) Freeland Road Tax acc. #06-13-075228
Lois A. Reithlingshoefer
Deed ref. 30295/ 304 30.0369 ac. (agricultural)

8) Gores Mill Road Tax acc. #06-13-075229
Lois Ann Reithlingshoeffer
Deed ref. 22917/ 603 73.19 ac. (residential)

9) #1523 Freeland Road Tax acc. #06-13-075230
Clyde A. Morris & Virginia B. Morris
Deed ref. 26957/ 365 54 ac. (commercial)

10) #1975 Freeland Road Tax acc. #06-13-040175
Lois Ann Reithlingshoefer
Deed ref. 18113/ 656 53.5 ac. (agricultural)

11) #1815 Freeland Road Tax acc. #22-00-029653
Ronald G. Shock & Cynthia A. Shock
Deed ref. 32.855 ac. (agricultural)

12) #1635 Freeland Road Tax acc. #17-00-013983
James L. O'Connor & Dorothy A. O'Connor
Deed ref. 5818/ 735 3.0 ac. (residential)

13) #1633 Freeland Road Tax acc. #17-00-013984
John T. Olszewski & Sandra L. Olszewski
Deed ref. 10942/ 477 3.564 ac. (residential)

14) Freeland Road Tax acc. #22-00-001206
Robert A. Morris
Deed ref. 0.70 ac. (residential)

15) #1615 Freeland Road Tax acc. #06-03-000470
Dennis R. Carter & Gail Voight Carter
Deed ref. 5261/ 836 10.166 ac. (residential)

16) #1605 Freeland Road Tax acc. #20-00-005270
Lois Ann Reithlingshoefer
Deed ref. 14700/ 526 2.405 ac. (residential)

17) #1601 Freeland Road Tax acc. #06-19-071200
Deborah Maude
Deed ref. 25422/ 554 1.145 ac. (residential)

18) #1539 Freeland Road Tax acc. #06-13-055335
Vincent J. Lana & Patricia J. Lana, Trustees
Deed ref. 19090/ 497 1.538 ac. (residential)

19) #1533 Freeland Road Tax acc. #06-19-091075
Leonard A. Reithlingshoefer, Jr.
Deed ref. 26428/ 592 1.2875 ac. (residential)

20) #1527 Freeland Road Tax acc. #06-19-091200
Bernice Ann Swan, Trustee
Deed ref. 31253/ 348 0.487 ac. (residential)

21) #1526 Freeland Road Tax acc. #06-18-047251
Glen S. Neal & Lory S. Neal
Deed ref. 8536/ 433 1.5 ac. (residential)

22) #1515 Freeland Road Tax acc. #06-23-075075
Matthew Baker & Jessica Maaswinkel
Deed ref. 28449/971 ac. (residential)

GENERAL SITE INFORMATION

1. Election District: 7 Councilmanic District: 3
   ADC Map: 4007J10 GIS tiles: 006B2, 006B3, 006C2, 006C3
   Position sheets:142NW16, 142NW17, 143NW16, 143NW17, 144NW16, 144NW17, 145NW16, 145NW17, 146NW16
   Census tract: 406000 Census block: 240054060003
   Schools: Prettyboy ES Hereford MS Hereford HS
2. The boundary and the other items shown hereon are from the Baltimore County GIS tiles referenced above and provided by Baltimore County on the internet.
3. Improvements: The main improvements are shown hereon and have been field verified.

ZONING

Zoning: R.C. 2 & R.C. 8

ENVIRONMENTAL

Watershed: Loch Raven Reservoir URDL land type: 1 Growth Tier: 4

1. All of the improvements are serviced by a private well and septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

PLANNING

Regional Planning District: Hereford / Maryland Line District Code: 301

1. None of the improvements are historic. The subject properties are not in a historic district.

ZONING POINT OF BEGINNING
230' TO ℄ MORRIS ROAD
FREELAND ROAD
LOG BUILDING (STORAGE)
WOOD SHED
TAX MAP 6 / PARCEL 348
DRIVING RANGE
PK
(1) STORY WOOD FRAME BUILDING (OFFICE)
(1) STORY METAL BUILDING (INDOOR RECREATION) CONCESSION STAND
TENNIS COURTS (MISC. REC./ USE)
PROPANE STATION
CAMP STORAGE AREA
DUMPSTERS
POND
PICNIC SHELTER
MAINTENANCE AREA
BASEBALL FIELD
LAWN
TENNIS COURTS
PLAYGROUND PICNIC SHELTERS
SHED
PLAYGROUND
POOL AREA
MINIATURE GOLF AREA
PARKING
WOOD SHED (1) STORY METAL BLDG
MAINTENANCE BLDG (1) STORY METAL
DUMPSTERS
PAVILION
(1) STORY BUILDING POOL HOUSE CHANGING ROOMS/ CONCESSION
(1) STORY WOOD FRAME BUILDING ENTERTAINMENT CENTER
(1) STORY CONC. BLOCK BATHHOUSE
(1 STORY) WOOD FRAME CABINS
PICNIC SHELTER
TAX MAP 6 / PARCEL 115
TAX MAP 6 / PARCEL 45
POND
RC 2
RC 8
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22

BEARINGS & DISTANCES FOR THE SUBJECT PROPERTIES

1) South 23 degrees 48 minutes 47 seconds East 7.86 feet
2) South 62 degrees 08 minutes 07 seconds East 8.03 feet
3) South 73 degrees 01 minute 02 seconds East 24.88 feet
4) South 74 degrees 50 minutes 18 seconds East 76.13 feet
5) South 79 degrees 27 minutes 57 seconds East 71.43 feet
6) South 69 degrees 37 minutes 39 seconds East 26.88 feet
7) South 50 degrees 03 minutes 29 seconds East 22.60 feet
8) South 21 degrees 43 minutes 11 seconds East 25.66 feet
9) South 02 degrees 40 minutes 49 seconds East 24.69 feet
10) South 02 degrees 53 minutes 21 seconds West 57.34 feet
11) South 04 degrees 09 minutes 24 seconds West 73.63 feet
12) South 10 degrees 46 minutes 05 seconds West 9.88 feet
13) South 04 degrees 41 minutes 23 seconds West 77.85 feet
14) South 04 degrees 05 minutes 35 seconds West 77.35 feet
15) South 04 degrees 56 minutes 35 seconds West 51.43 feet
16) South 02 degrees 50 minutes 09 seconds West 35.79 feet
17) South 03 degrees 10 minutes 15 seconds East 35.66 feet
18) South 09 degrees 17 minutes 00 seconds East 37.64 feet
19) South 12 degrees 57 minutes 15 seconds East 37.68 feet
20) South 18 degrees 17 minutes 11 seconds East 41.83 feet
21) South 20 degrees 57 minutes 20 seconds East 39.79 feet
22) South 17 degrees 36 minutes 47 seconds East 40.89 feet
23) South 14 degrees 14 minutes 49 seconds East 39.16 feet
24) South 09 degrees 57 minutes 39 seconds East 37.34 feet
25) South 06 degrees 11 minutes 19 seconds East 38.60 feet
26) South 02 degrees 10 minutes 38 seconds West 30.88 feet
27) South 08 degrees 33 minutes 26 seconds West 46.60 feet
28) South 13 degrees 33 minutes 55 seconds West 46.51 feet
29) South 15 degrees 07 minutes 34 seconds West 51.25 feet
30) South 08 degrees 54 minutes 11 seconds West 50.31 feet
31) South 00 degrees 41 minutes 38 seconds East 11.58 feet
32) South 08 degrees 55 minutes 33 seconds East 23.07 feet
33) South 25 degrees 08 minutes 32 seconds East 23.53 feet
34) South 43 degrees 01 minute 05 seconds East 23.25 feet
35) South 57 degrees 02 minutes 18 seconds East 7.89 feet
36) South 55 degrees 20 minutes 55 seconds East 13.64 feet
37) South 40 degrees 09 minutes 06 seconds East 16.32 feet
38) South 01 degree 41 minutes 48 seconds West 8.22 feet
39) South 82 degrees 26 minutes 50 seconds West 224.40 feet
40) South 30 degrees 26 minutes 50 seconds West 85.80 feet
41) North 59 degrees 33 minutes 10 seconds West 136.27 feet
42) South 30 degrees 13 minutes 21 seconds West 647.00 feet
43) South 58 degrees 43 minutes 16 seconds East 263.32 feet
44) South 39 degrees 20 minutes 38 seconds West 321.40 feet
45) South 62 degrees 12 minutes 15 seconds West 340.82 feet
46) South 27 degrees 56 minutes 43 seconds West 796.45 feet
47) South 33 degrees 15 minutes West 16 1/2 perches
48) South 62 degrees 30 minutes West 29 perches
49) West 20 perches
50) South 61 degrees West 30 perches
51) North 8 degrees West 75 1/2 perches
52) North 50 degrees East 11 perches
53) North 21 degrees East 5 perches
54) North 48 degrees East 131 1/4 perches
55) North 45 degrees 55 minutes 50 seconds East 571.43 feet
56) North 22 degrees 38 minutes 16 seconds West 136.12 feet
57) North 84 degrees 17 minutes 09 seconds East 154.18 feet
58) South 07 degrees 09 minutes 49 seconds West 140.25 feet
59) South 85 degrees 20 minutes 11 seconds East 248.31 feet
60) North 08 degrees 39 minutes 49 seconds East 171.60 feet
61) North 06 degrees 20 minutes 11 seconds West 85.80 feet
62) North 22 degrees 20 minutes 11 seconds West 47.85 feet
63) North 64 degrees 09 minutes 49 seconds East 7.00 feet
64) South 24 degrees 50 minutes 11 seconds East 49.50 feet
65) South 08 degrees 50 minutes 11 seconds East 89.10 feet
66) South 79 degrees 20 minutes 11 seconds East 257.40 feet
67) North 00 degrees 50 minutes 11 seconds West 189.75 feet
68) North 81 degrees 20 minutes 11 seconds West 111.37 feet
69) North 77 degrees 20 minutes 11 seconds West 108.90 feet and
70) North 58 degrees 39 minutes 49 seconds East 45.38 feet

Containing 101.1 acres of land, more or less (addition of title deeds).

These bearing & distances were compiled from the following recorded deeds: SM 27368/ 693, SM 30295/304 & SM 26957/365.

0' 100' 200' 300'

REVISION

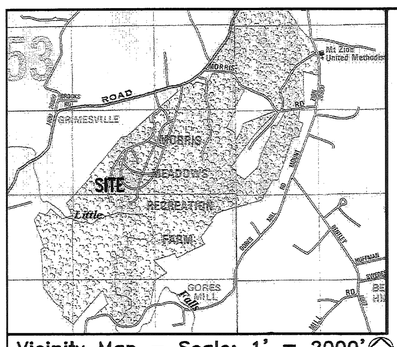
Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A ZONING PETITION
FOR THE
MORRIS & REITHLINGSHOEFER PROPERTIES
FREELAND ROAD
BALTIMORE COUNTY, MARYLAND
6th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

STATE OF MARYLAND BRUCE EDWIN DOAK NO. 531 REGISTERED PROPERTY LINE SURVEYOR 10/29/15

Date: 9/14/2015
Scale: 1"=100'

Case# 2016-0108-SPHX



Vicinity Map – Scale: 1' = 2000'

ADC The Map People – Permitted Use # 20612205

PROPERTY OWNERSHIP & INFORMATION

(per current SDAT records)

1) #1509 Freeland Road Tax acc. # 17-00-005878
William L. Copenhaver, Sr. & Dorothy C. Copenhaver
Deed ref. 8804/ 674 1.05 ac. (residential)

2) #1523 Freeland Road Tax acc. #06-13-075290
Robert A. Morris
Deed ref. 35768/ 475 29.26 ac. (agricultural)

3) #1505 Freeland Road Tax acc. #06-03-047251
Helen May Dix
Deed ref. 5715/ 852 1 ac. (residential)

4) #1523 Freeland Road Tax acc. #25-00-004932
Clyde A. Morris & Virginia B. Morris
Deed ref. 27368/ 693 17.06 ac. (agricultural)

5) #1507 Freeland Road Tax acc. #06-03-037120
Robert H. Clark & Marilyn E. Clark
Deed ref. 4430/ 398 7.25 ac. (agricultural)

6) Freeland Road Tax acc. #25-00-007525
Robert A. Morris
Deed ref. 30011/ 199 33.7676 ac. (agricultural)

7) Freeland Road Tax acc. #06-13-075228
Lois A. Reithlingshoefer
Deed ref. 30295/ 304 30.0369 ac. (agricultural)

8) Gores Mill Road Tax acc. #06-13-075229
Lois Ann Reithlingshoeffer
Deed ref. 22917/ 603 73.19 ac. (residential)

9) #1523 Freeland Road Tax acc. #06-13-075230
Clyde A. Morris & Virginia B. Morris
Deed ref. 26957/ 365 54 ac. (commercial)

10) #1975 Freeland Road Tax acc. #06-13-040175
Lois Ann Reithlingshoefer
Deed ref. 18113/ 656 53.5 ac. (agricultural)

11) #1815 Freeland Road Tax acc. #22-00-029653
Ronald G. Shock & Cynthia A. Shock
Deed ref. 32.855 ac. (agricultural)

12) #1635 Freeland Road Tax acc. #17-00-013983
James L. O'Connor & Dorothy A. O'Connor
Deed ref. 5818/ 735 3.0 ac. (residential)

13) #1633 Freeland Road Tax acc. #17-00-013984
John T. Olszewski & Sandra L. Olszewski
Deed ref. 10942/ 477 3.564 ac. (residential)

14) Freeland Road Tax acc. #22-00-001206
Robert A. Morris
Deed ref. 0.70 ac. (residential)

15) #1615 Freeland Road Tax acc. #06-03-000470
Dennis R. Carter & Gail Voight Carter
Deed ref. 5261/ 836 10.166 ac. (residential)

16) #1605 Freeland Road Tax acc. #20-00-005270
Lois Ann Reithlingshoefer
Deed ref. 14700/ 526 2.405 ac. (residential)

17) #1601 Freeland Road Tax acc. #06-19-071200
Deborah Maude
Deed ref. 25422/ 554 1.145 ac. (residential)

18) #1539 Freeland Road Tax acc. #06-13-055335
Vincent J. Lana & Patricia J. Lana, Trustees
Deed ref. 19090/ 497 1.538 ac. (residential)

19) #1533 Freeland Road Tax acc. #06-19-091075
Leonard A. Reithlingshoefer, Jr.
Deed ref. 26428/ 592 1.2875 ac. (residential)

20) #1527 Freeland Road Tax acc. #06-19-091200
Bernice Ann Swan, Trustee
Deed ref. 31253/ 348 0.487 ac. (residential)

21) #1526 Freeland Road Tax acc. #06-18-047251
Glen S. Neal & Lory S. Neal
Deed ref. 8536/ 433 1.5 ac. (residential)

22) #1515 Freeland Road Tax acc. #06-23-075075
Matthew Baker & Jessica Maaswinkel
Deed ref. 28449/971 ac. (residential)

GENERAL SITE INFORMATION

1. Election District: 7 Councilmanic District: 3
   ADC Map: 4007J10 GIS tiles: 006B2, 006B3, 006C2, 006C3
   Position sheets:142NW16, 142NW17, 143NW16, 143NW17, 144NW16, 144NW17, 145NW16, 145NW17, 146NW16
   Census tract: 406000 Census block: 240054060003
   Schools: Prettyboy ES Hereford MS Hereford HS
2. The boundary and the other items shown hereon are from the Baltimore County GIS tiles referenced above and provided by Baltimore County on the internet.
3. Improvements: The main improvements are shown hereon and have been field verified.

ZONING

Zoning: R.C. 2 & R.C. 8

ENVIRONMENTAL

Watershed: Loch Raven Reservoir URDL land type: 1 Growth Tier: 4

1. All of the improvements are serviced by a private well and septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

PLANNING

Regional Planning District: Hereford / Maryland Line District Code: 301

1. None of the improvements are historic. The subject properties are not in a historic district.

ZONING POINT OF BEGINNING
230' TO ℄ MORRIS ROAD
FREELAND ROAD
LOG BUILDING (STORAGE)
WOOD SHED
TAX MAP 6 / PARCEL 348
DRIVING RANGE
(1) STORY WOOD FRAME BUILDING (OFFICE)
(1) STORY METAL BUILDING (INDOOR RECREATION)
CONCESSION STAND
TENNIS COURTS (MISC. REC./ USE)
PROPANE STATION
CAMP STORAGE AREA
DUMPSTERS
POND
PICNIC SHELTER
MAINTENANCE AREA
BASEBALL FIELD
LAWN
PLAYGROUND PICNIC SHELTERS
PARKING
WOOD SHED (1) STORY METAL BLDG.
MAINTENANCE BLDG. (1) STORY METAL
TENNIS COURTS
SHED
PLAYGROUND
POOL AREA
MINIATURE GOLF AREA
DUMPSTERS
PAVILION
(1) STORY BUILDING POOL HOUSE CHANGING ROOMS CONCESSION
(1) STORY WOOD FRAME BUILDING ENTERTAINMENT CENTER
(1) STORY WOOD FRAME CABINS
PICNIC SHELTER
(1) STORY CONC. BLOCK BATHHOUSE
TAX MAP 6 / PARCEL 115
TAX MAP 6 / PARCEL 45
POND
RC 2 / RC 8
PK

BEARINGS & DISTANCES FOR THE SUBJECT PROPERTIES

1) South 23 degrees 48 minutes 47 seconds East 7.86 feet
2) South 62 degrees 08 minutes 07 seconds East 8.03 feet
3) South 73 degrees 01 minute 02 seconds East 24.88 feet
4) South 74 degrees 50 minutes 18 seconds East 76.13 feet
5) South 79 degrees 27 minutes 57 seconds East 71.43 feet
6) South 69 degrees 37 minutes 39 seconds East 26.88 feet
7) South 50 degrees 03 minutes 29 seconds East 22.60 feet
8) South 21 degrees 43 minutes 11 seconds East 25.66 feet
9) South 02 degrees 40 minutes 49 seconds East 24.69 feet
10) South 02 degrees 53 minutes 21 seconds West 57.34 feet
11) South 04 degrees 09 minutes 24 seconds West 73.63 feet
12) South 10 degrees 46 minutes 05 seconds West 9.88 feet
13) South 04 degrees 41 minutes 23 seconds West 77.85 feet
14) South 04 degrees 05 minutes 35 seconds West 77.35 feet
15) South 04 degrees 56 minutes 35 seconds West 51.43 feet
16) South 02 degrees 50 minutes 09 seconds West 35.79 feet
17) South 03 degrees 10 minutes 15 seconds East 35.66 feet
18) South 09 degrees 17 minutes 00 seconds East 37.64 feet
19) South 12 degrees 57 minutes 15 seconds East 37.68 feet
20) South 18 degrees 17 minutes 11 seconds East 41.83 feet
21) South 20 degrees 57 minutes 20 seconds East 39.79 feet
22) South 17 degrees 36 minutes 47 seconds East 40.89 feet
23) South 14 degrees 14 minutes 49 seconds East 39.16 feet
24) South 09 degrees 57 minutes 39 seconds East 37.34 feet
25) South 06 degrees 11 minutes 19 seconds East 38.60 feet
26) South 02 degrees 10 minutes 38 seconds West 30.88 feet
27) South 08 degrees 33 minutes 26 seconds West 46.60 feet
28) South 13 degrees 33 minutes 55 seconds West 46.51 feet
29) South 15 degrees 07 minutes 34 seconds West 51.25 feet
30) South 08 degrees 54 minutes 11 seconds West 50.31 feet
31) South 00 degrees 41 minutes 38 seconds East 11.58 feet
32) South 08 degrees 55 minutes 33 seconds East 23.07 feet
33) South 25 degrees 08 minutes 32 seconds East 23.53 feet
34) South 43 degrees 01 minute 05 seconds East 23.25 feet
35) South 57 degrees 02 minutes 18 seconds East 7.89 feet
36) South 55 degrees 20 minutes 55 seconds East 13.64 feet
37) South 40 degrees 09 minutes 06 seconds East 16.32 feet
38) South 01 degree 41 minutes 48 seconds West 8.22 feet
39) South 82 degrees 26 minutes 50 seconds West 224.40 feet
40) South 30 degrees 26 minutes 50 seconds West 85.80 feet
41) North 59 degrees 33 minutes 10 seconds West 136.27 feet
42) South 30 degrees 13 minutes 21 seconds West 647.00 feet
43) South 58 degrees 43 minutes 16 seconds East 263.32 feet
44) South 39 degrees 20 minutes 38 seconds West 321.40 feet
45) South 62 degrees 12 minutes 15 seconds West 340.82 feet
46) South 27 degrees 56 minutes 43 seconds West 796.45 feet
47) South 33 degrees 15 minutes West 16 1/2 perches
48) South 62 degrees 30 minutes West 29 perches
49) West 20 perches
50) South 61 degrees West 30 perches
51) North 8 degrees West 75 1/2 perches
52) North 50 degrees East 11 perches
53) North 21 degrees East 5 perches
54) North 48 degrees East 131 1/4 perches
55) North 45 degrees 55 minutes 50 seconds East 571.43 feet
56) North 22 degrees 38 minutes 16 seconds West 136.12 feet
57) North 84 degrees 17 minutes 09 seconds East 154.18 feet
58) South 07 degrees 09 minutes 49 seconds West 140.25 feet
59) South 85 degrees 20 minutes 11 seconds East 248.31 feet
60) North 08 degrees 39 minutes 49 seconds East 171.60 feet
61) North 06 degrees 20 minutes 11 seconds West 85.80 feet
62) North 22 degrees 20 minutes 11 seconds West 47.85 feet
63) North 64 degrees 09 minutes 49 seconds East 7.00 feet
64) South 24 degrees 50 minutes 11 seconds East 49.50 feet
65) South 08 degrees 50 minutes 11 seconds East 89.10 feet
66) South 79 degrees 20 minutes 11 seconds East 257.40 feet
67) North 00 degrees 50 minutes 11 seconds West 189.75 feet
68) North 81 degrees 20 minutes 11 seconds West 111.37 feet
69) North 77 degrees 20 minutes 11 seconds West 108.90 feet and
70) North 58 degrees 39 minutes 49 seconds East 45.38 feet

Containing 101.1 acres of land, more or less (addition of title deeds).

These bearing & distances were compiled from the following recorded deeds: SM 27368/ 693, SM 30295/304 & SM 26957/365.

0' 100' 200' 300'

REVISION

EXHIBIT

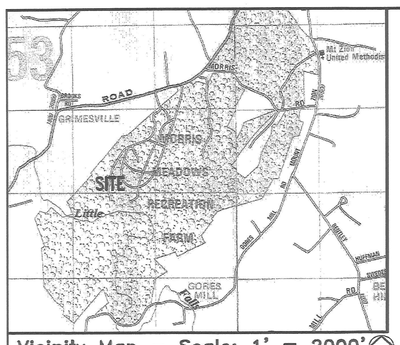
Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A ZONING PETITION
FOR THE
MORRIS & REITHLINGSHOEFER PROPERTIES
FREELAND ROAD
BALTIMORE COUNTY, MARYLAND
6th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 9/14/2015
Scale: 1"=100'

STATE OF MARYLAND BRUCE EDWIN DOAK NO. 531 REGISTERED PROPERTY LINE SURVEYOR
10/24/15

CASE # 2016-0108-SPHX



Vicinity Map – Scale: 1' = 2000'

ADC The Map People – Permitted Use # 20612205

PROPERTY OWNERSHIP & INFORMATION

(per current SDAT records)

1) #1509 Freeland Road Tax acc. # 17-00-005878
William L. Copenhaver, Sr. & Dorothy C. Copenhaver
Deed ref. 8804/ 674 1.05 ac. (residential)

2) #1523 Freeland Road Tax acc. #06-13-075290
Robert A. Morris
Deed ref. 35768/ 475 29.26 ac. (agricultural)

3) #1505 Freeland Road Tax acc. #06-03-047251
Helen May Dix
Deed ref. 5715/ 852 1 ac. (residential)

4) #1523 Freeland Road Tax acc. #25-00-004932
Clyde A. Morris & Virginia B. Morris
Deed ref. 27368/ 693 17.06 ac. (agricultural)

5) #1507 Freeland Road Tax acc. #06-03-037120
Robert H. Clark & Marilyn E. Clark
Deed ref. 4430/ 398 7.25 ac. (agricultural)

6) Freeland Road Tax acc. #25-00-007525
Robert A. Morris
Deed ref. 30011/ 199 33.7676 ac. (agricultural)

7) Freeland Road Tax acc. #06-13-075228
Lois A. Reithlingshoefer
Deed ref. 30295/ 304 30.0369 ac. (agricultural)

8) Gores Mill Road Tax acc. #06-13-075229
Lois Ann Reithlingshoeffer
Deed ref. 22917/ 603 73.19 ac. (residential)

9) #1523 Freeland Road Tax acc. #06-13-075230
Clyde A. Morris & Virginia B. Morris
Deed ref. 26957/ 365 54 ac. (commercial)

10) #1975 Freeland Road Tax acc. #06-13-040175
Lois Ann Reithlingshoefer
Deed ref. 18113/ 656 53.5 ac. (agricultural)

11) #1815 Freeland Road Tax acc. #22-00-029653
Ronald G. Shock & Cynthia A. Shock
Deed ref. 32.855 ac. (agricultural)

12) #1635 Freeland Road Tax acc. #17-00-013983
James L. O'Connor & Dorothy A. O'Connor
Deed ref. 5818/ 735 3.0 ac. (residential)

13) #1633 Freeland Road Tax acc. #17-00-013984
John T. Olszewski & Sandra L. Olszewski
Deed ref. 10942/ 477 3.564 ac. (residential)

14) Freeland Road Tax acc. #22-00-001206
Robert A. Morris
Deed ref. 0.70 ac. (residential)

15) #1615 Freeland Road Tax acc. #06-03-000470
Dennis R. Carter & Gail Voight Carter
Deed ref. 5261/ 836 10.166 ac. (residential)

16) #1605 Freeland Road Tax acc. #20-00-005270
Lois Ann Reithlingshoefer
Deed ref. 14700/ 526 2.405 ac. (residential)

17) #1601 Freeland Road Tax acc. #06-19-071200
Deborah Maude
Deed ref. 25422/ 554 1.145 ac. (residential)

18) #1539 Freeland Road Tax acc. #06-13-055335
Vincent J. Lana & Patricia J. Lana, Trustees
Deed ref. 19090/ 497 1.538 ac. (residential)

19) #1533 Freeland Road Tax acc. #06-19-091075
Leonard A. Reithlingshoefer, Jr.
Deed ref. 26428/ 592 1.2875 ac. (residential)

20) #1527 Freeland Road Tax acc. #06-19-091200
Bernice Ann Swan, Trustee
Deed ref. 31253/ 348 0.487 ac. (residential)

21) #1526 Freeland Road Tax acc. #06-18-047251
Glen S. Neal & Lory S. Neal
Deed ref. 8536/ 433 1.5 ac. (residential)

22) #1515 Freeland Road Tax acc. #06-23-075075
Matthew Baker & Jessica Maaswinkel
Deed ref. 28449/971 ac. (residential)

GENERAL SITE INFORMATION

1. Election District: 7 Councilmanic District: 3
   ADC Map: 4007J10 GIS tiles: 006B2, 006B3, 006C2, 006C3
   Position sheets:142NW16, 142NW17, 143NW16, 143NW17, 144NW16, 144NW17, 145NW16, 145NW17, 146NW16
   Census tract: 406000 Census block: 240054060003
   Schools: Prettyboy ES Hereford MS Hereford HS
2. The boundary and the other items shown hereon are from the Baltimore County GIS tiles referenced above and provided by Baltimore County on the internet.
3. Improvements: The main improvements are shown hereon and have been field verified.

ZONING

Zoning: R.C. 2 & R.C. 8

ENVIRONMENTAL

Watershed: Loch Raven Reservoir URDL land type: 1 Growth Tier: 4

1. All of the improvements are serviced by a private well and septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

PLANNING

Regional Planning District: Hereford / Maryland Line District Code: 301

1. None of the improvements are historic. The subject properties are not in a historic district.

ZONING POINT OF BEGINNING
230' TO C MORRIS ROAD
ROAD
FREELAND
LOG BUILDING (STORAGE)
WOOD SHED
DRIVING RANGE
TAX MAP 6 / PARCEL 348
(1) STORY WOOD FRAME BUILDING (OFFICE)
(1) STORY METAL BUILDING (INDOOR RECREATION)
CONCESSION STAND
TENNIS COURTS (MISC. REC. USE)
PROPANE STATION
CAMP STORAGE AREA
DUMPSTERS
POND
PICNIC SHELTER
MAINTENANCE AREA
PK
POND
BASEBALL FIELD
LAWN
PLAYGROUND PICNIC SHELTERS
WOOD SHED (1) STORY METAL BLDG
MAINTENANCE BLDG (1) STORY METAL
PARKING
TENNIS COURTS
SHED
PLAYGROUND
POOL AREA
MINIATURE GOLF AREA
DUMPSTERS
PAVILION
(1) STORY BUILDING POOL HOUSE CHANGING ROOMS CONCESSION
(1) STORY WOOD FRAME BUILDING ENTERTAINMENT CENTER
(1) STORY) WOOD FRAME CABINS
PICNIC SHELTER
(1) STORY) CONC BLOCK BATHHOUSE
POND
TAX MAP 6 / PARCEL 115
TAX MAP 6 / PARCEL 45
RC 2 RC 8
RC 2 RC 8

BEARINGS & DISTANCES FOR THE SUBJECT PROPERTIES

1) South 23 degrees 48 minutes 47 seconds East 7.86 feet
2) South 62 degrees 08 minutes 07 seconds East 8.03 feet
3) South 73 degrees 01 minute 02 seconds East 24.88 feet
4) South 74 degrees 50 minutes 18 seconds East 76.13 feet
5) South 79 degrees 27 minutes 57 seconds East 71.43 feet
6) South 69 degrees 37 minutes 39 seconds East 26.88 feet
7) South 50 degrees 03 minutes 29 seconds East 22.60 feet
8) South 21 degrees 43 minutes 11 seconds East 25.66 feet
9) South 02 degrees 40 minutes 49 seconds East 24.69 feet
10) South 02 degrees 53 minutes 21 seconds West 57.34 feet
11) South 04 degrees 09 minutes 24 seconds West 73.63 feet
12) South 10 degrees 46 minutes 05 seconds West 9.88 feet
13) South 04 degrees 41 minutes 23 seconds West 77.85 feet
14) South 04 degrees 05 minutes 35 seconds West 77.35 feet
15) South 04 degrees 56 minutes 35 seconds West 51.43 feet
16) South 02 degrees 50 minutes 09 seconds West 35.79 feet
17) South 03 degrees 10 minutes 15 seconds East 35.66 feet
18) South 09 degrees 17 minutes 00 seconds East 37.64 feet
19) South 12 degrees 57 minutes 15 seconds East 37.68 feet
20) South 18 degrees 17 minutes 11 seconds East 41.83 feet
21) South 20 degrees 57 minutes 20 seconds East 39.79 feet
22) South 17 degrees 36 minutes 47 seconds East 40.89 feet
23) South 14 degrees 14 minutes 49 seconds East 39.16 feet
24) South 09 degrees 57 minutes 39 seconds East 37.34 feet
25) South 06 degrees 11 minutes 19 seconds East 38.60 feet
26) South 02 degrees 10 minutes 38 seconds West 30.88 feet
27) South 08 degrees 33 minutes 26 seconds West 46.60 feet
28) South 13 degrees 33 minutes 55 seconds West 46.51 feet
29) South 15 degrees 07 minutes 34 seconds West 51.25 feet
30) South 08 degrees 54 minutes 11 seconds West 50.31 feet
31) South 00 degrees 41 minutes 38 seconds East 11.58 feet
32) South 08 degrees 55 minutes 33 seconds East 23.07 feet
33) South 25 degrees 08 minutes 32 seconds East 23.53 feet
34) South 43 degrees 01 minute 05 seconds East 23.25 feet
35) South 57 degrees 02 minutes 18 seconds East 7.89 feet
36) South 55 degrees 20 minutes 55 seconds East 13.64 feet
37) South 40 degrees 09 minutes 06 seconds East 16.32 feet
38) South 01 degree 41 minutes 48 seconds West 8.22 feet
39) South 82 degrees 26 minutes 50 seconds West 224.40 feet
40) South 30 degrees 26 minutes 50 seconds West 85.80 feet
41) North 59 degrees 33 minutes 10 seconds West 136.27 feet
42) South 30 degrees 13 minutes 21 seconds West 647.00 feet
43) South 58 degrees 43 minutes 16 seconds East 263.32 feet
44) South 39 degrees 20 minutes 38 seconds West 321.40 feet
45) South 62 degrees 12 minutes 15 seconds West 340.82 feet
46) South 27 degrees 56 minutes 43 seconds West 796.45 feet
47) South 33 degrees 15 minutes West 16 1/2 perches
48) South 62 degrees 30 minutes West 29 perches
49) West 20 perches
50) South 61 degrees West 30 perches
51) North 8 degrees West 75 1/2 perches
52) North 50 degrees East 11 perches
53) North 21 degrees East 5 perches
54) North 48 degrees East 131 1/4 perches
55) North 45 degrees 55 minutes 50 seconds East 571.43 feet
56) North 22 degrees 38 minutes 16 seconds West 136.12 feet
57) North 84 degrees 17 minutes 09 seconds East 154.18 feet
58) South 07 degrees 09 minutes 49 seconds West 140.25 feet
59) South 85 degrees 20 minutes 11 seconds East 248.31 feet
60) North 08 degrees 39 minutes 49 seconds East 171.60 feet
61) North 06 degrees 20 minutes 11 seconds West 85.80 feet
62) North 22 degrees 20 minutes 11 seconds West 47.85 feet
63) North 64 degrees 09 minutes 49 seconds East 7.00 feet
64) South 24 degrees 50 minutes 11 seconds East 49.50 feet
65) South 08 degrees 50 minutes 11 seconds East 89.10 feet
66) South 79 degrees 20 minutes 11 seconds East 257.40 feet
67) North 00 degrees 50 minutes 11 seconds West 189.75 feet
68) North 81 degrees 20 minutes 11 seconds West 111.37 feet
69) North 77 degrees 20 minutes 11 seconds West 108.90 feet and
70) North 58 degrees 39 minutes 49 seconds East 45.38 feet

Containing 101.1 acres of land, more or less (addition of title deeds).

These bearing & distances were compiled from the following recorded deeds: SM 27368/ 693, SM 30295/304 & SM 26957/365.

PLAN TO ACCOMPANY SITE PHOTOS

0' 100' 200' 300'

REVISION

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@brucedoakconsulting.com

PLAN TO ACCOMPANY A ZONING PETITION
FOR THE
MORRIS & REITHLINGSHOEFER PROPERTIES
FREELAND ROAD
BALTIMORE COUNTY, MARYLAND
6th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

STATE OF MARYLAND BRUCE EDWIN DOAK NO. 591 REGISTERED PROPERTY LINE SURVEYOR
10/29/15

Date: 9/14/2015
Scale: 1"=100'

EXHIBIT Pet 348 2