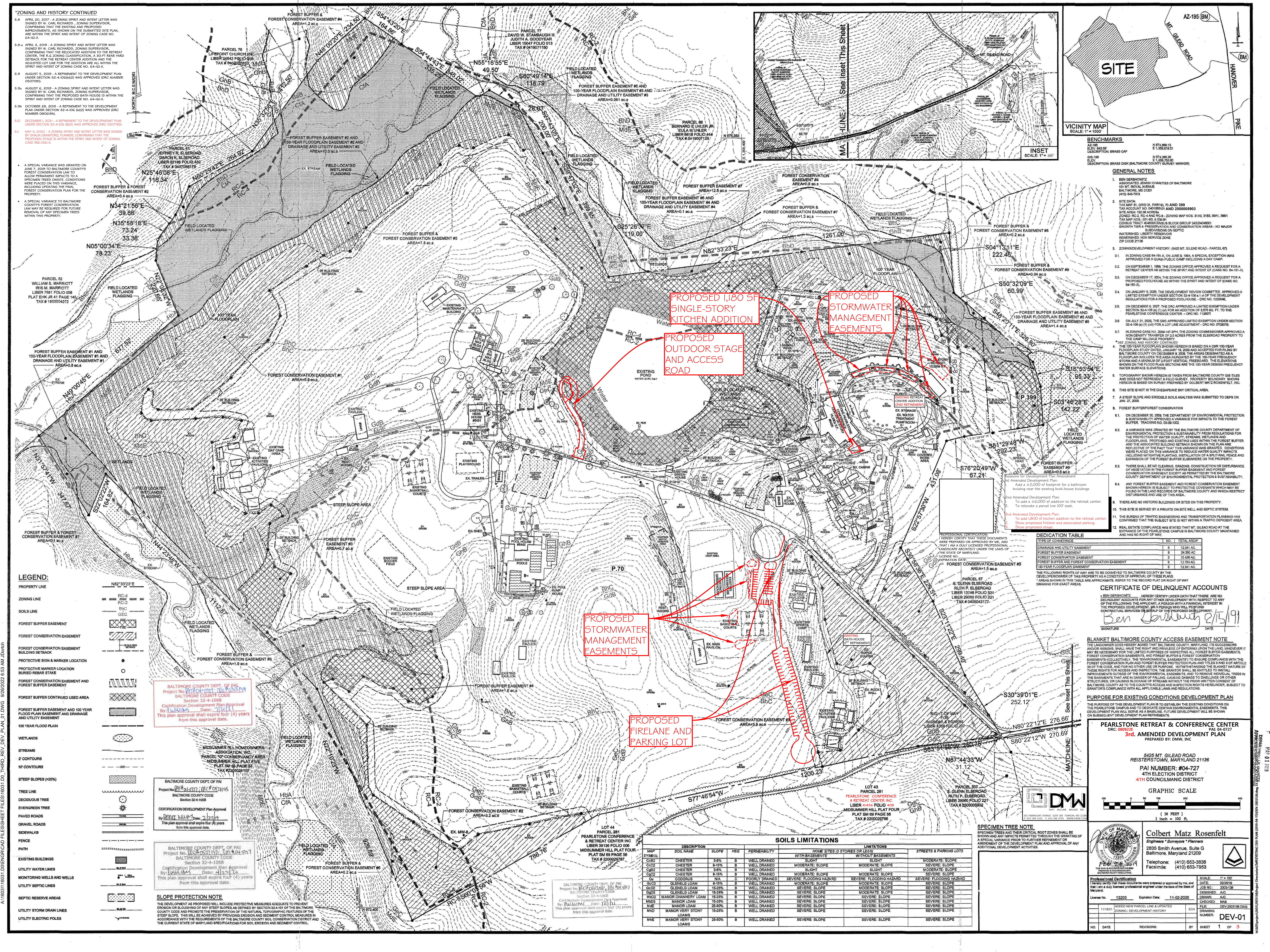




ZONING AND HISTORY CONTINUED

1. APRIL 30, 2017 - A ZONING SPRT AND INTENT LETTER WAS SIGNED BY W. CARL RICHARDS, ZONING SUPERVISOR, CONFIRMING THAT THE EXISTING AND PROPOSED IMPROVEMENTS, AS SHOWN ON THE SUBMITTED SITE PLAN, ARE WITHIN THE SPRT AND INTENT OF ZONING CASE NO. 64-161X.

2. APRIL 4, 2019 - A ZONING SPRT AND INTENT LETTER WAS SIGNED BY W. CARL RICHARDS, ZONING SUPERVISOR, CONFIRMING THAT THE RELOCATED ADDITION TO THE RETREAT CENTER, THE 6.6 ZONING CLASSIFICATION, A 30' EASEMENT SETBACK FOR THE RETREAT CENTER ADDITION AND THE ADJUSTED LOT LINE FOR THE ADDITION ARE ALL WITHIN THE SPRT AND INTENT OF ZONING CASE NO. 64-161X.

3. AUGUST 5, 2019 - A REFINEMENT TO THE DEVELOPMENT PLAN UNDER SECTION 32-4-106(B)(2) WAS APPROVED (DRC NUMBER 050709).

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

5. OCTOBER 29, 2019 - A REFINEMENT TO THE DEVELOPMENT PLAN UNDER SECTION 32-4-106(B)(2) WAS APPROVED (DRC NUMBER 050709).

6. DECEMBER 1, 2019 - A REFINEMENT TO THE DEVELOPMENT PLAN UNDER SECTION 32-4-106(B)(2) WAS APPROVED (DRC 050709).

7. MAY 5, 2022 - A ZONING SPRT AND INTENT LETTER WAS SIGNED BY SHAWN GRANTON, ZONING SUPERVISOR, CONFIRMING THAT THE PROPOSED STAGE IS WITHIN THE SPRT AND INTENT OF ZONING CASE 190-0301X.

A SPECIAL VARIANCE WAS GRANTED ON JUNE 7, 2019 TO BALTIMORE COUNTY'S FOREST CONSERVATION PLAN TO ALLOW PERMANENT IMPACTS TO A FOREST BUFFER EASEMENT. CONDITIONS WERE PLACED ON THIS VARIANCE, INCLUDING THE INSTALLATION OF A FOREST CONSERVATION PLAN FOR THE PROPERTY.

A SPECIAL VARIANCE TO BALTIMORE COUNTY'S FOREST CONSERVATION PLAN MAY BE REQUIRED FOR THE REMOVAL OF ANY SPECIMEN TREES WITHIN THIS PROPERTY.

LEGEND:

PROPERTY LINE

ZONING LINE

SOILS LINE

FOREST BUFFER EASEMENT

FOREST CONSERVATION EASEMENT

BUILDING SETBACK

PROTECTIVE SIGN & MARKER LOCATION

PROTECTIVE MARKER LOCATION

BURIED REBAR STATE

FOREST CONSERVATION EASEMENT AND FOREST BUFFER EASEMENT

FOREST BUFFER CONTINUED USED AREA

FOREST BUFFER EASEMENT AND 100 YEAR FLOOD PLAN EASEMENT AND DRAINAGE AND UTILITY EASEMENT

100 YEAR FLOOD PLAN

WETLANDS

STREAMS

2' CONTOURS

10' CONTOURS

STEEP SLOPES (>25%)

TREE LINE

DECIDUOUS TREE

EVERGREEN TREE

PAVED ROADS

GRAVEL ROADS

SIDEWALKS

PATH

EXISTING BUILDINGS

UTILITY WATER LINES

MONITORING WELLS AND WELLS

UTILITY SEPTIC LINES

SEPTIC RESERVE AREAS

UTILITY STORM DRAIN LINES

UTILITY ELECTRIC POLES

BALTIMORE COUNTY DEPT. OF PAI
Project No. 190-0301X
BALTIMORE COUNTY CODE
Certification Development Plan Approval
By: [Signature]
Date: 11/11/22
This plan approval shall expire four (4) years from this approval date.

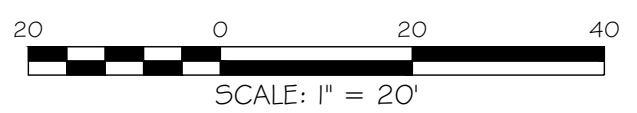
BALTIMORE COUNTY DEPT. OF PAI
Project No. 190-0301X
BALTIMORE COUNTY CODE
Certification Development Plan Approval
By: [Signature]
Date: 11/11/22
This plan approval shall expire four (4) years from this approval date.

SLOPE PROTECTION NOTE

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

BALTIMORE COUNTY DEPT. OF PAI
Project No. 190-0301X
BALTIMORE COUNTY CODE
Certification Development Plan Approval
By: [Signature]
Date: 11/11/22
This plan approval shall expire four (4) years from this approval date.

SOILS LIMITATIONS									
HOME SITES (3 STORIES OR LESS)					STREETS & PARKING LOTS				
WITH BASEMENTS					WITHOUT BASEMENTS				
MAP SYMBOL	SOIL NAME	SLOPE	HSO	PERMEABILITY	WITH BASEMENTS	WITHOUT BASEMENTS	STREETS & PARKING LOTS	WITHOUT BASEMENTS	WITHOUT BASEMENTS
CB1	CHESTER	3-8%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB2	CHESTER	8-16%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB3	CHESTER	3-8%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB4	CHESTER	8-16%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB5	CHESTER	16-25%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB6	CHESTER	25-35%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB7	CHESTER	35-45%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB8	CHESTER	45-55%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB9	CHESTER	55-65%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB10	CHESTER	65-75%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB11	CHESTER	75-85%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB12	CHESTER	85-95%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB13	CHESTER	95-100%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB14	CHESTER	100-110%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB15	CHESTER	110-120%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB16	CHESTER	120-130%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB17	CHESTER	130-140%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB18	CHESTER	140-150%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB19	CHESTER	150-160%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB20	CHESTER	160-170%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB21	CHESTER	170-180%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB22	CHESTER	180-190%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB23	CHESTER	190-200%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB24	CHESTER	200-210%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB25	CHESTER	210-220%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB26	CHESTER	220-230%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB27	CHESTER	230-240%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB28	CHESTER	240-250%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB29	CHESTER	250-260%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB30	CHESTER	260-270%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB31	CHESTER	270-280%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB32	CHESTER	280-290%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB33	CHESTER	290-300%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB34	CHESTER	300-310%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB35	CHESTER	310-320%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB36	CHESTER	320-330%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB37	CHESTER	330-340%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB38	CHESTER	340-350%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB39	CHESTER	350-360%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB40	CHESTER	360-370%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB41	CHESTER	370-380%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB42	CHESTER	380-390%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB43	CHESTER	390-400%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB44	CHESTER	400-410%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB45	CHESTER	410-420%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB46	CHESTER	420-430%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB47	CHESTER	430-440%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB48	CHESTER	440-450%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB49	CHESTER	450-460%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB50	CHESTER	460-470%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB51	CHESTER	470-480%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB52	CHESTER	480-490%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB53	CHESTER	490-500%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB54	CHESTER	500-510%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB55	CHESTER	510-520%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB56	CHESTER	520-530%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB57	CHESTER	530-540%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB58	CHESTER	540-550%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB59	CHESTER	550-560%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB60	CHESTER	560-570%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB61	CHESTER	570-580%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB62	CHESTER	580-590%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB63	CHESTER	590-600%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB64	CHESTER	600-610%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB65	CHESTER	610-620%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB66	CHESTER	620-630%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB67	CHESTER	630-640%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB68	CHESTER	640-650%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB69	CHESTER	650-660%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB70	CHESTER	660-670%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB71	CHESTER	670-680%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB72	CHESTER	680-690%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB73	CHESTER	690-700%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB74	CHESTER	700-710%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB75	CHESTER	710-720%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB76	CHESTER	720-730%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB77	CHESTER	730-740%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB78	CHESTER	740-750%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB79	CHESTER	750-760%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB80	CHESTER	760-770%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB81	CHESTER	770-780%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB82	CHESTER	780-790%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB83	CHESTER	790-800%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB84	CHESTER	800-810%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB85	CHESTER	810-820%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB86	CHESTER	820-830%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB87	CHESTER	830-840%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB88	CHESTER	840-850%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB89	CHESTER	850-860%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB90	CHESTER	860-870%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB91	CHESTER	870-880%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB92	CHESTER	880-890%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB93	CHESTER	890-900%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB94	CHESTER	900-910%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB95	CHESTER	910-920%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB96	CHESTER	920-930%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB97	CHESTER	930-940%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB98	CHESTER	940-950%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB99	CHESTER	950-960%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB100	CHESTER	960-970%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CB101	CHESTER	970-980%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODER



M E M O R A N D U M

DATE: April 27, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0021-SPHX – Appeal Period Expired

The appeal period for the above-referenced cases expired on April 16, 2020. 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

**IN RE: PETITIONS FOR SPECIAL HEARING *
AND SPECIAL EXCEPTION**

(5425, 5427 & 5429 Mt. Gilead Road) *
4th Election District
3rd Council District *
Associated Jewish Charities of Baltimore,
Pearlstone Conference and Retreat *
Center, Inc. *
Legal Owner *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2020-0021-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 Associated Jewish Charities of Baltimore, Pearlstone Conference and Retreat Center, Inc., legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to amend the special exception approved in case number 1964-0161-X to expend the special exception area to include two (2) existing dwelling on two (2) adjacent lots. A Petition for Special Exception seeks to allow camps, including day camps, on the properties known as 5427 and 5429 Mr. Gilead Road.

Yakir Manela, the Chief Executive Officer of the Pearlstone Conference and Retreat Center, attended the public hearing in support of the requests. Christopher D. Mudd, Esq. represented Petitioner. Mitch Kellman, who prepared the site plan, also attended. The site plan was marked and admitted as Petitioners' Exhibit 1A and 1B. A neighbor, Glenn Elseroad also testified in support of the request and an "Agreement" between he and his wife and Pearlstone was admitted as Petitioner's Exhibit 3. George Harmon and Teresa Moore attended as interested citizens. The Petition was advertised as required by the Baltimore County Zoning Regulations. Substantive

ORDER RECEIVED FOR FILING

Date 3/17/2020

By sen

Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Sustainability ("DEPS") and the Department of Planning ("DOP"). Neither agency opposed the request.

The subject property is approximately 152.36 acres in size and is split- zoned RC-2, RC-4 and RC-8. Mr. Manela testified that beginning in 1964 the property was used, by special exception, as a summer youth camp. They provided all the typical camp activities, such as sports, archery, swimming, and arts and crafts. Some of the campers stayed overnight in cabins on the site. In recent years the site has been used as a retreat and conference center with overnight accommodations. They are also providing "hands on" training there in organic farming. Pearlstone has purchased the residences at 5427 and 5429 Mt. Gilead Road to use as housing for staff and for conference attendees. As shown on the site plan, and in aerial and ground level photos (Petitioner's Exhibits 2, and 5, respectively), the two residences are immediately adjacent to the Pearlstone Conference Center. Mr. Manela explained that there are walking paths between the existing Pearlstone property and the two houses. He noted that persons staying in these residences would not generate much vehicular traffic because they would park on arrival and then walk back and forth to the rest of the Pearlstone campus.

SPECIAL HEARING / 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 *Attar v. DMS Tollgate, LLC*, 451 Md. 272, (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized 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.

ORDER RECEIVED FOR FILING

Date

3/17/2020

By

sen

Mr. Elseroad testified that he and his wife own the adjoining properties and that the camp and now the conference center have been good neighbors. He testified that he and Mr. Manela negotiated the terms of the Agreement (Petitioner's Exhibit 3) and that based on that agreement he and his wife support the request for special exception.

Both Mr. Manela, and Mr. Kellman testified that the proposed use of these residences in conjunction with the camp/conference center, would conform to all of the factors in BCZR § 502.1. Both these witnesses were questioned by Mr. Harman about the proposed use of these residences and whether the use would be appropriate under the BCZR. Mr. Harmon also questioned the validity of some of the provisions of the Agreement (Petitioner's Exhibit 3) and he lamented that the Hanover Road Community Association was not made a party to the Agreement.¹

Based on the evidence and testimony at the hearing, I find Petitioners have satisfied the requirements of BCZR § 502.1 and the Maryland case law interpreting that provision. I further find that the special hearing and special exception relief can be granted within the spirit and intent of the BCZR and without causing any harm to the general health, safety, and welfare.

THEREFORE, IT IS ORDERED this 17th day of **March, 2020**, by this Administrative Law Judge, that the Petition for Special Hearing to amend the special exception approved in case number 1964-0161-X to expend the special exception area to include two (2) existing dwelling on two (2) adjacent lots, be and is hereby GRANTED.

¹ Paragraph 4 of the Agreement states, in relevant part, that "If Pearlstone seeks to construct any improvements on the Subject Property for which a building permit is required it shall first file a Petition for Special Hearing to amend the approved special exception, *unless Elseroad otherwise agrees in writing.*" This language seems to suggest that Mr. Elseroad has the authority to excuse Pearlstone from complying with the Baltimore County Code and the BCZR. This, of course, is not the case and any such agreement is unenforceable vis a vis the County, or other citizens.

IT IS FURTHER ORDERED that the Petition for Special Exception to allow camps, including day camps, on the properties known as 5427 and 5429 Mr. Gilead Road, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must comply with the ZAC comment submitted by DEPS and DOP, copies of which are attached hereto and made a part hereof.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:sln

ORDER RECEIVED FOR FILING

Date

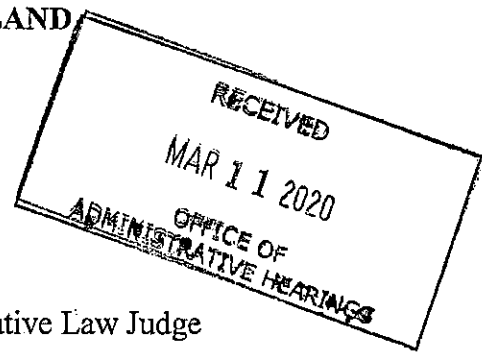
3/17/2020

By

sln

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: March 10, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0021-SPHX - **REVISED**
Address 5425, 5427, 5429 Mt. Gilead Road
(Associated Jewish Charities of
Baltimore, Pearlstone Property)

Zoning Advisory Committee Meeting of **February 10, 2020.**

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

The applicants have responded to our (EPS) prior comments, dated February 18, 2020, regarding their request to modify the special exception by providing a revised plan (attached) that shows the entirety of both parcels of land and the existing Forest Buffer and Forest Conservation easements.

EPS recommends that the attached, revised plan be included as part of the Special Exception file and also that the Hearing Officer condition the order to require that the applicant's file for and receive a change-of-occupancy permit from Baltimore County prior to utilizing the properties as part of the Pearlstone Conference and Retreat Center. The change-of-occupancy permit process will allow EPS's Groundwater Management section to properly assess the suitability of the wells and septic systems currently on site to support the proposed usage.

Reviewers: *Jeff Livingston, Development Coordination - Supervisor*

ORDER RECEIVED FOR FILING

Date 3/17/2020

By Sen

RECEIVED
MAR 06 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 3/5/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-021

INFORMATION:

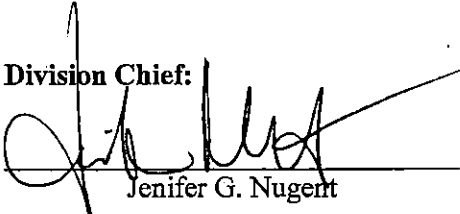
Property Address: 5425, 5427, 5429 Mt. Gilead Road
Petitioner: Jakir Manela
Zoning: RC 2, RC 4, RC 8
Requested Action: Special Hearing to amend the Special Exception

The Department of Planning has reviewed the petition for a special hearing to amend the special exception to expand the special exception area to include two (2) existing dwellings on two (2) adjacent lots.

The area is a rural agricultural area that includes a significant amount of land under land preservation and the location of the Associated Jewish Charities Conference Center. The area drains to a stream system that flows to the metropolitan reservoir system. The area to be added includes a portion of two lots that were part of the Midsummer Hill Subdivision. The location is accessed by a narrow road originating at Hanover Pike. Efforts are currently under way to improve the safety of the Mt. Gilead and Hanover Road intersection.

The Department of Planning does not oppose this request; however, it would like to see the proposed inclusion of these lots incorporated into a Master Plan for the conference center.

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

Division Chief:

Jenifer G. Nugent

CPG/JGN/kma/

c: Wally Lippincott
Christopher D. Mudd, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 3/17/2020
By sen



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 5425, 5427, 5429 Mt. Gilead Rd., Reisterstown, MD 21136 which is presently zoned RC 2, RC 4, RC 8
 Deed References: 04278/06, 41456/408, 39136/06 10 Digit Tax Account # 0401085101, 2200029786, 2200029787
 Property Owner(s) Printed Name(s) Associated Jewish Charities of Baltimore, Pearlstone Conference and Retreat Center Inc

(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)

TO BE PRESENTED AT HEARING.

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:

Name- Type or Print _____
 Signature _____
 Date _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Christopher D. Mudd, Esq.

Name- Type or Print _____
 Signature _____
 210 W. Pennsylvania Ave. Towson MD
 Mailing Address _____ City _____ State _____
 21204 4104946365 cdmudd@venable.com
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

See Attached
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
 Signature #1 _____ Signature #2 _____
 5425 Mt Gilead Rd Reisterstown MD
 Mailing Address _____ City _____ State _____
 21136 410500-5366 jakir@pearlstonecenter.org
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Christopher D. Mudd, Esq.

Name - Type or Print _____
 Signature _____
 210 W. Pennsylvania Ave. Towson MD
 Mailing Address _____ City _____ State _____
 21204 4104946365 cdmudd@venable.com
 Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2020-0021-SHIX Filing Date 1 23 2020 Do Not Schedule Dates: _____ Reviewer RJ

5425 MT. GILEAD ROAD

ATTACHMENT TO PETITION FOR SPECIAL HEARING

1. SPECIAL HEARING UNDER SECTION 500.7 OF THE BALTIMORE COUNTY ZONING REGULATIONS ("B.C.Z.R.") TO AMEND THE SPECIAL EXCEPTION APPROVED IN CASE NO. 1964-0161-X TO EXPAND THE SPECIAL EXCEPTION AREA TO INCLUDE TWO (2) EXISTING DWELLINGS ON TWO (2) ADJACENT LOTS.

5425 MT. GILEAD ROAD

ATTACHMENT TO PETITION FOR SPECIAL HEARING

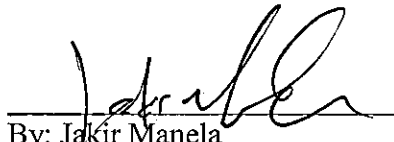
1. SPECIAL HEARING UNDER SECTION 500.7 OF THE BALTIMORE COUNTY ZONING REGULATIONS ("B.C.Z.R.") TO AMEND THE SPECIAL EXCEPTION APPROVED IN CASE NO. 1964-0161-X TO EXPAND THE SPECIAL EXCEPTION AREA TO INCLUDE TWO (2) EXISTING DWELLINGS ON TWO (2) ADJACENT LOTS.
-

2021-0021-SPHX

5425 MT. GILEAD ROAD

Legal Owners (Petitioners):

Associated Jewish Charities of Baltimore


By: Jakir Manela
Position: Authorized Person

101 W. Mount Royal Ave.
Towson, MD 21201
4105005366 jakir@pearlstonecenter.org

5427, 5429 MT. GILEAD ROAD

ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION

1. SPECIAL EXCEPTION UNDER THE BALTIMORE COUNTY ZONING REGULATIONS ("B.C.Z.R.") TO ALLOW CAMPS, INCLUDING DAY CAMPS, ON THE PROPERTIES KNOWN AS 5427, 5429 MT. GILEAD ROAD.

5427, 5429 MT. GILEAD ROAD

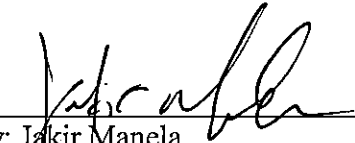
ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION

1. SPECIAL EXCEPTION UNDER THE BALTIMORE COUNTY ZONING REGULATIONS ("B.C.Z.R.") TO ALLOW CAMPS, INCLUDING DAY CAMPS, ON THE PROPERTIES KNOWN AS 5427, 5429 MT. GILEAD ROAD.
-

5427, 5429 MT. GILEAD ROAD

Legal Owners (Petitioners):

Pearlstone Conference and Retreat Center Inc.


By: Jakir Manela
Position: CEO

5425 Mt. Gilead Road
Reisterstown, MD 21136
4105005366 jakir@pearlstonecenter.org



Zoning Description
To Accompany a Petition for Special Exception,
Special Hearing, and/or Zoning Variance
159.26+/- Acre Parcel
West of Mt. Gilead Road
Baltimore County, Maryland

Commencing for the same at a point formed by the intersection of the centerline of Hanover Pike with the centerline of Mt. Gilead Road; thence leaving said point and running with the centerline of Mt. Gilead Road the following five courses and distances, and referring all courses of this description to the Maryland Coordinate System NAD 83-1991 (1) North 76 degrees 29 minutes 42 seconds West 489.29 feet; thence with a curve by a line curving to the left having a radius of 121.52 feet, for a distance of 216.45 feet (the arc of said curve being subtended by a chord bearing (2) South 53 degrees 35 minutes 12 seconds West 188.95 feet); thence (3) South 02 degrees 33 minutes 35 seconds West 114.09 feet; thence with a curve by a line curving to the right having a radius of 96.46 feet, for a distance of 82.35 feet (the arc of said curve being subtended by a chord bearing (4) South 25 degrees 18 minutes 49 seconds West 79.87 feet); thence (5) South 49 degrees 46 minutes 14 seconds West 185.86 feet to the point of beginning; thence leaving said point of beginning and running the following courses and distances: (6) South 55 degrees 09 minutes 04 seconds West 132.00 feet; thence (7) South 57 degrees 24 minutes 04 seconds West 165.00 feet; thence (8) South 67 degrees 54 minutes 04 seconds West 462.00 feet; thence (9) South 65 degrees 54 minutes 04 seconds West 383.62 feet; thence (10) South 77 degrees 39 minutes 04 seconds West 278.85 feet; thence (11) South 80 degrees 24 minutes 04 seconds West 270.60 feet;

thence (12) North 87 degrees 44 minutes 33 seconds West 31.10 feet; thence (13) South 00 degrees 25 minutes 33 seconds East 265.43 feet; thence (14) South 81 degrees 35 minutes 27 seconds West 1154.38 feet; thence (15) North 28 degrees 29 minutes 28 seconds West 221.78 feet; thence (16) South 77 degrees 46 minutes 54 seconds West 211.17 feet; thence (17) South 60 degrees 03 minutes 56 seconds West 786.76 feet; thence (18) North 22 degrees 10 minutes 23 seconds West 926.89 feet; thence (19) North 44 degrees 23 minutes 48 seconds West 1112.87 feet; thence (20) South 22 degrees 02 minutes 22 seconds West 164.82 feet; thence (21) North 31 degrees 57 minutes 41 seconds West 347.67 feet; thence (22) North 49 degrees 00 minutes 45 seconds East 677.52 feet; thence (23) North 22 degrees 08 minutes 32 seconds West 220.65 feet; thence (24) North 05 degrees 00 minutes 34 seconds East 78.23 feet; thence (25) North 35 degrees 58 minutes 18 seconds East 73.24 feet; thence (26) North 34 degrees 21 minutes 56 seconds East 39.66 feet; thence (27) North 25 degrees 46 minutes 08 seconds East 116.34 feet; thence (28) North 60 degrees 29 minutes 42 seconds East 264.92 feet; thence (29) North 35 degrees 32 minutes 58 seconds East 412.50 feet; thence (30) North 48 degrees 00 minutes 20 seconds East 234.50 feet; thence (31) South 54 degrees 43 minutes 20 seconds East 164.86 feet; thence (32) South 54 degrees 44 minutes 43 seconds East 345.02 feet; thence (33) North 55 degrees 16 minutes 55 seconds East 49.50 feet; thence (34) South 60 degrees 49 minutes 14 seconds East 118.79 feet; thence (35) South 27 degrees 43 minutes 05 seconds East 200.00 feet; thence (36) South 28 degrees 47 minutes 02 seconds East 399.85 feet; thence (37) South 25 degrees 26 minutes 37 seconds East 119.00 feet; thence (38) North 82 degrees 33 minutes 23 seconds East 1261.06 feet; thence (39) South 04 degrees 13 minutes 11 seconds East 222.46 feet; thence (40) South 50 degrees 32 minutes 09 seconds East 60.99 feet; thence (41) South 48 degrees 20 minutes 11 seconds East 326.80 feet; thence (42) South 16 degrees 53 minutes 54 seconds East 95.33 feet; thence (43) South 03 degrees 46 minutes 28 seconds East 142.22 feet; thence (44) South 81 degrees 29 minutes 48 seconds West 292.23 feet;

thence (45) South 76 degrees 20 minutes 49 seconds West 67.21 feet; thence (46) South 22 degrees 57 minutes 30 seconds West 431.08 feet; thence (47) South 30 degrees 58 minutes 36 seconds East 229.51 feet; thence (48) South 23 degrees 11 minutes 22 seconds East 299.40 feet; thence (49) South 30 degrees 39 minutes 01 seconds East distance of 252.10 feet; thence (50) North 80 degrees 24 minutes 04 seconds East 271.29 feet; thence (51) North 77 degrees 39 minutes 04 seconds East distance of 278.72 feet; thence (52) North 65 degrees 54 minutes 04 seconds East 383.53 feet; thence (53) North 67 degrees 54 minutes 04 seconds East 461.93 feet; thence (54) North 57 degrees 24 minutes 04 seconds East 164.89 feet; thence (55) North 55 degrees 09 minutes 04 seconds East 132.07 feet; thence (56) South 29 degrees 35 minutes 56 seconds East 17.50 feet to the point of beginning; having an area of 6,937,422.35 square feet or 159.261 acres, more or less, as now described by Daft-McCune-Walker, Inc. in 2020.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USE FOR ANY TYPE OF CONVEYANCE.

January 21, 2020

Project No.16031 (L16031)



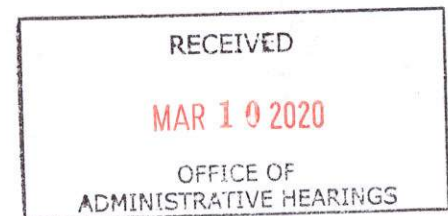
Michael David Martin
1.21.2020

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Monday, March 9, 2020 2:40 PM
To: Barbara Lukasevich; cdmudd@venable.com; jrfrankovich@venable.com; Administrative Hearings
Subject: Recertification's For 2020-0021-SPHX
Attachments: Re-Cert 1 2020-0021-SPHX.doc; Re-Cert 2 2020-0021-SPHX.doc

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 5425-5427-5429 Mt. Gilead Road. Thanks.



CERTIFICATE OF POSTING

2020-0021-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Associated Jewish Charities of Baltimore,
Pearlstone Conference & Retreat Center, Inc.

March 13, 2020

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

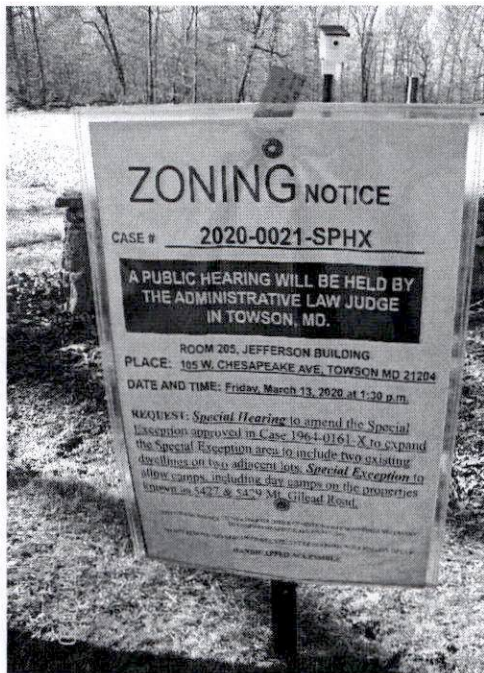
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5425, 5427, 5429 Mt. Gelead Road

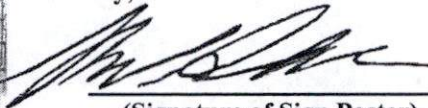
SIGN 1 Recertification

February 22, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 March 7, 2020
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2020-0021-SPHX

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Petitioner/Developer: _____

Associated Jewish Charities of Baltimore,
Pearlstone Conference & Retreat Center, Inc.

March 13, 2020

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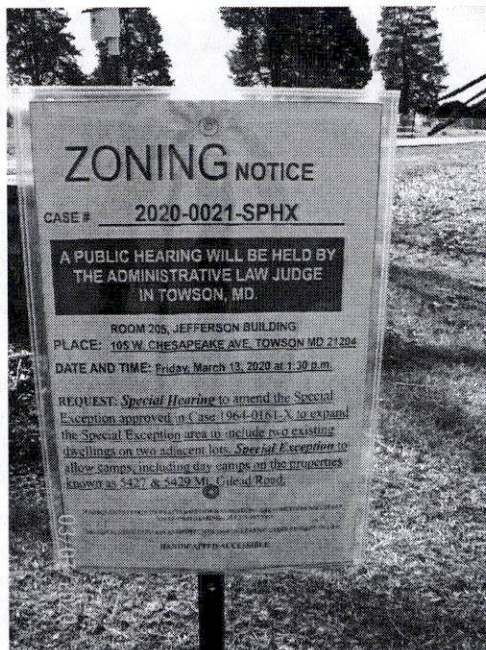
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

5425, 5427, 5429 Mt. Gelead Road

SIGN 2 Recertification

February 22, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

March 7, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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Pearlstone Conference & Retreat Center, Inc.

March 13, 2020

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Towson, Maryland 21204

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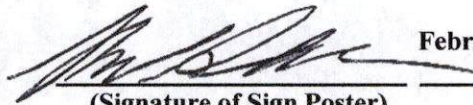
SIGN 1

February 22, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,



February 22, 2020

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

Vol. 100, Part 1, 1970

CONTENTS
The Journal of the Royal Anthropological Institute
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1970

For a complete list of the contents of this
journal, please refer to the contents page of
the first issue of the volume.

CERTIFICATE OF POSTING

2020-0021-SPHX

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Pearlstone Conference & Retreat Center, Inc.

March 13, 2020

Date of Hearing/Closing: _____

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

Attn: 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: _____

5425, 5427, 5429 Mt. Gelead Road

SIGN 2

February 22, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

February 22, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POLLING

2020-001-2-1

City of New York

Commissioner of the Board of Elections
City of New York
111 Nassau Street, 11th Floor
New York, NY 10038

2020-001-2-1

State of New York

Commissioner of the Board of Elections
City of New York
111 Nassau Street, 11th Floor
New York, NY 10038

John A. Brabeck

Commissioner of the Board of Elections

The return is to certify under the penalty of perjury that the person or persons who have signed this return are duly qualified to perform the duties of the office or offices for which they are elected or appointed.

SIGN 2

2020-001-2-1

Reference: 2020-001-2-1

The return was signed on

2020-001-2-1

Reference: 2020-001-2-1

Commissioner of the Board of Elections

John A. Brabeck

Commissioner

111 Nassau Street

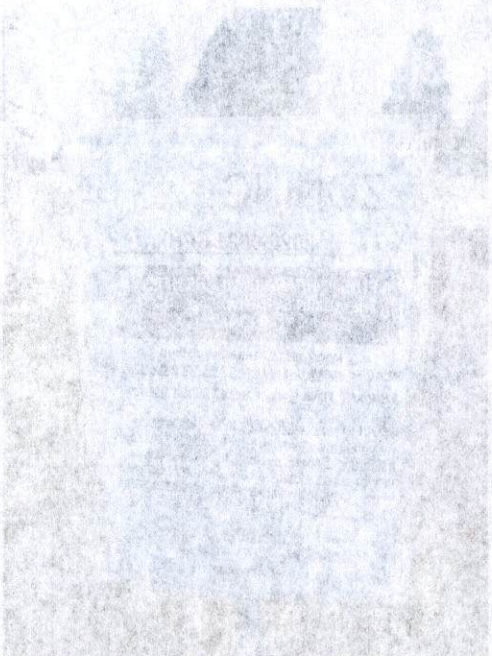
New York

2020-001-2-1

City of New York

2020-001-2-1

Reference Number



The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

2/21/2020

Order #: 11855642
 Case #: 2020-0021-SPHX
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
 2020-0021-SPHX


 Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County**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: 2020-0021-SPHX

5425, 5427, 5429 Mt. Gilead Road

(Private Driveway) West of Mt. Gilead Road, 1,000 ft. from Hanover Pike

4th Election District - 3rd Councilmanic District

Legal Owners: Associated Jewish Charities of Baltimore; Pearlstone Conference & Retreat Center, Inc.

Special Hearing to amend the Special Exception approved in Case 1904-0161-X to expand the Special Exception area to include two existing dwellings on two adjacent lots. Special Exception to allow camps, including day camps on the properties known as 5427 & 5429 Mt. Gilead Road.

Hearing: Friday, March 13, 2020 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

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.

121

CERTIFICATE OF POSTING

2020-0021-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Associated Jewish Charities of Baltimore,
Pearlstone Conference & Retreat Center, Inc.

March 13, 2020

Date of Hearing/Closing: _____

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County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

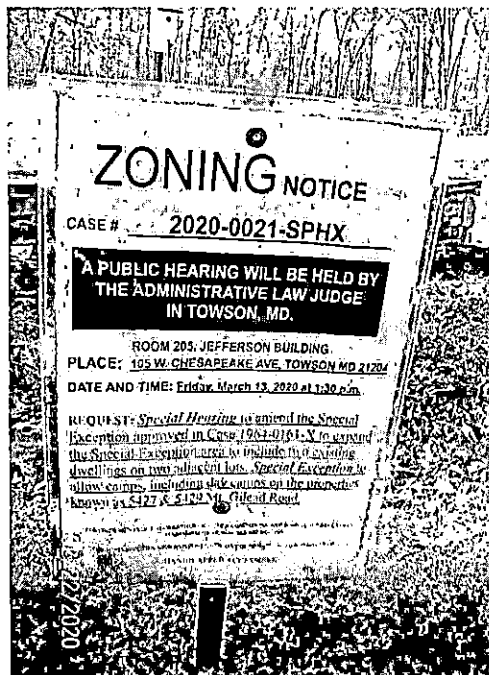
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

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SIGN 1

February 22, 2020

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

February 22, 2020

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

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March 13, 2020

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Attn: Kristen Lewis:

Ladies and Gentlemen:

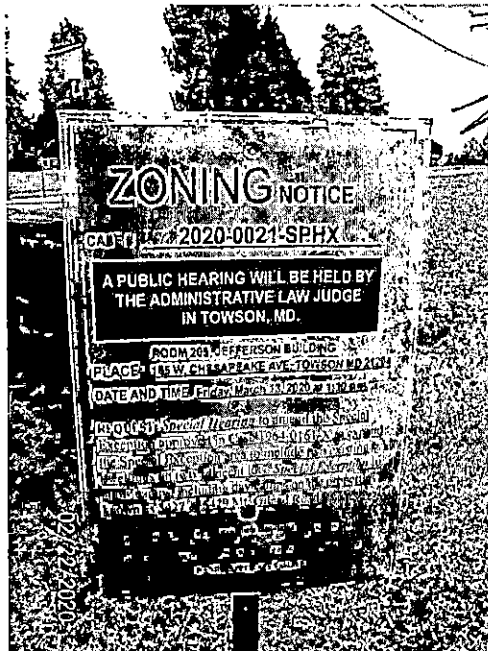
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SIGN 2

February 22, 2020

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(Month, Day, Year)



Sincerely,

February 22, 2020

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

February 12, 2020

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: 2020-0021-SPHX

5425, 5427, 5429 Mt. Gilead Road

(Private Driveway) West of Mt. Gilead Road, 1,000 ft. from Hanover Pike

4th Election District – 3rd Councilmanic District

Legal Owners: Associated Jewish Charities of Baltimore; Pearlstone Conference & Retreat Center, Inc.

Special Hearing to amend the Special Exception approved in Case 1964-0161-X to expand the Special Exception area to include two existing dwellings on two adjacent lots. Special Exception to allow camps, including day camps on the properties known as 5427 & 5429 Mt. Gilead Road.

Hearing: Friday, March 13, 2020 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Christopher Mudd, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
Jakir Manela, 5425 Mt. Gilead Road, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., FEBRUARY 22, 2020.**
- (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: THE DAILY RECORD
Friday, February 21, 2020 – Issue

Please forward billing to:

Drew Robinson
Venable, LLP
210 W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6279

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: 2020-0021-SPHX

5425, 5427, 5429 Mt. Gilead Road

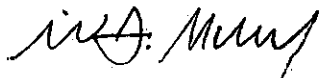
(Private Driveway) West of Mt. Gilead Road, 1,000 ft. from Hanover Pike

4th Election District – 3rd Councilmanic District

Legal Owners: Associated Jewish Charities of Baltimore; Pearlstone Conference & Retreat Center, Inc.

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Hearing: Friday, March 13, 2020 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff
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.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND SPECIAL EXCEPTION
5425, 5427, 5429 Mt Gilead Road; On a private* OF ADMINISTRATIVE
Driveway, W of Mt. Gilead, 1,000' Mt Gilead HEARINGS FOR
Road & Hanover Pike *
4th Election & 3rd Councilmanic Districts
Legal Owner(s): Associated Jewish Charities of* BALTIMORE COUNTY
Baltimore, Pearlstone Conference and
Retreat Center Inc. * 2020-021-SPHX

Petitioner(s)

* * * * *

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.

RECEIVED

FEB 11 2020

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of February, 2020, a copy of the foregoing Entry of Appearance was mailed to Christopher Mudd, Esquire, 210 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2020-0021-SPHX

Property Address: 5425, 5427, 5429 MT. GILEAD ROAD

Property Description: ON A PRIVATE DRIVEWAY ON THE W. SIDE OF MT. GILEAD RD, APPROX. 4,000 FT FROM MT. GILEAD RD. AND HANOVER PIKE,

Legal Owners (Petitioners): ASSOCIATED JEWISH CHARITIES & PEARLSTONE

Contract Purchaser/Lessee: CONFERENCE AND RETREAT CENTER, INC.

PLEASE FORWARD ADVERTISING BILL TO:

Name: DREW ROBINSON, ESQ.

Company/Firm (if applicable): VENABLE, LLP

Address: 210 W. PENNSYLVANIA AVE.

SUITE 500

BOWSON, MD 21204

Telephone Number: 410-494-6279



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFE, *Director*
Department of Permits,
Approvals & Inspections

March 3, 2020

Christopher D. Mudd
210 W Pennsylvania Ave
Towson MD 21204

RE: Case Number: 2020-0021-SPHA, 5425, 5427, 5429 Mt Gilead 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 January 23, 2020. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

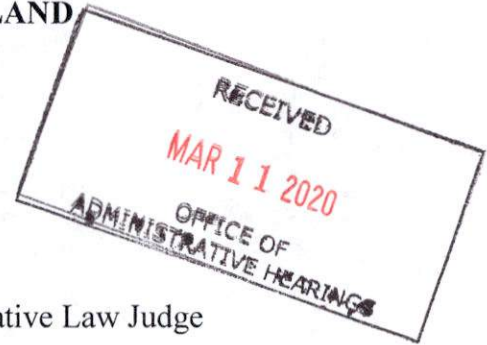
WCR/kl

Enclosures

c: People's Counsel
Associated Jewish Charities of Baltimore 5425 Mt Gilead Road Reisterstown MD 21136

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: March 10, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0021-SPHX - **REVISED**
Address 5425, 5427, 5429 Mt. Gilead Road
(Associated Jewish Charities of
Baltimore, Pearlstone Property)

Zoning Advisory Committee Meeting of **February 10, 2020**.

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

The applicants have responded to our (EPS) prior comments, dated February 18, 2020, regarding their request to modify the special exception by providing a revised plan (attached) that shows the entirety of both parcels of land and the existing Forest Buffer and Forest Conservation easements.

EPS recommends that the attached, revised plan be included as part of the Special Exception file and also that the Hearing Officer condition the order to require that the applicant's file for and receive a change-of-occupancy permit from Baltimore County prior to utilizing the properties as part of the Pearlstone Conference and Retreat Center. The change-of-occupancy permit process will allow EPS's Groundwater Management section to properly assess the suitability of the wells and septic systems currently on site to support the proposed usage.

Reviewers: *Jeff Livingston, Development Coordination - Supervisor*

RECEIVED
MAR 06 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 3/5/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-021

INFORMATION:

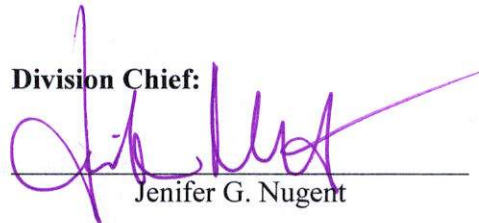
Property Address: 5425, 5427, 5429 Mt. Gilead Road
Petitioner: Jakir Manela
Zoning: RC 2, RC 4, RC 8
Requested Action: Special Hearing to amend the Special Exception

The Department of Planning has reviewed the petition for a special hearing to amend the special exception to expand the special exception area to include two (2) existing dwellings on two (2) adjacent lots.

The area is a rural agricultural area that includes a significant amount of land under land preservation and the location of the Associated Jewish Charities Conference Center. The area drains to a stream system that flows to the metropolitan reservoir system. The area to be added includes a portion of two lots that were part of the Midsummer Hill Subdivision. The location is accessed by a narrow road originating at Hanover Pike. Efforts are currently under way to improve the safety of the Mt. Gilead and Hanover Road intersection.

The Department of Planning does not oppose this request; however, it would like to see the proposed inclusion of these lots incorporated into a Master Plan for the conference center.

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

Division Chief:

Jenifer G. Nugent

CPG/JGN/kma/

c: Wally Lippincott
Christopher D. Mudd, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

3-13-2020
1:30 pm

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: February 18, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0021-SPHX
Address 5425, 5427, 5429 Mt. Gilead Road
(Associated Jewish Charities of
Baltimore, Pearlstone Property)

Zoning Advisory Committee Meeting of **February 10, 2020.**

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

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

- Prior to approval, Ground Water Management is requesting a Water Usage Letter detailing the proposed activities at each of the two residential dwellings to be used for camp purposes along with a site plan showing the well and septic system to be used. Prior to change in usage, GWM must conclude that well and septic system are adequate to support the proposed usage.
- Prior to approval, EIR requires that Midsummer Hill's existing Forest Buffer Easement and Forest Conservation Easements, which are areas of non-disturbance, be added to the Special Exception and LEX Development Plans.

Reviewers: Kevin Koepenick, Manager, Ground Water Management
Michael S. Kulis, Environmental Impact Review (EIR)

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Acting Secretary
Tim Smith, P.E.
Acting Administrator

Date: 2/3/20

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2020 - 0021 - SPHX *Special Hearing, Special Exception Associated Jewish Charities of Baltimore Pearlstone Conference and Retreat Center, Inc. 5425, 5427, 5429 Mt. Gilead Road.*

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@mdot.maryland.gov).

Sincerely,


Wendy Wolcott, P.E.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 3/5/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case Number: 20-021

INFORMATION:

Property Address: 5425, 5427, 5429 Mt. Gilead Road

Petitioner: Jakir Manela

Zoning: RC 2, RC 4, RC 8

Requested Action: Special Hearing to amend the Special Exception

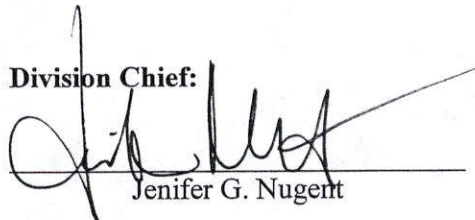
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The area is a rural agricultural area that includes a significant amount of land under land preservation and the location of the Associated Jewish Charities Conference Center. The area drains to a stream system that flows to the metropolitan reservoir system. The area to be added includes a portion of two lots that were part of the Midsummer Hill Subdivision. The location is accessed by a narrow road originating at Hanover Pike. Efforts are currently under way to improve the safety of the Mt. Gilead and Hanover Road intersection.

The Department of Planning does not oppose this request; however, it would like to see the proposed inclusion of these lots incorporated into a Master Plan for the conference center.

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

Division Chief:



Jenifer G. Nugent

CPG/JGN/kma/

c: Wally Lippincott
Christopher D. Mudd, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

PETITIONER' S

EXHIBIT NO.

3

AGREEMENT

THIS AGREEMENT ("Agreement") is made this 13th day of March, 2020 ("Effective Date"), by and between PEARLSTONE CONFERENCE AND RETREAT CENTER, INC. ("Pearlstone") and SAMUEL G. ELSEROD & RUTH L. ELSEROD (collectively "Elseroad" and, together with Pearlstone, the "Parties").

Recitals

1. Pearlstone operates the Pearlstone Conference and Retreat Center located at 5425 Mt. Gilead Road, and the Associated Jewish Charities of Baltimore ("the Associated"), which owns the property, obtained a special exception in 1964 for the use.
2. Pearlstone purchased two properties adjacent to the above-described property, located at 5427 and 5429 Mt. Gilead Road (collectively, the "Subject Property"), which are improved with single family dwellings and related improvements.
3. Pearlstone has filed a petition for special exception to utilize the Subject Property consistent with the use approved for the property owned by the Associated (the "Special Exception Request").
4. Elseroad owns the property located at 5423 Mt. Gilead Road (the "Elseroad Property"), together with hundreds of acres of land nearby, and desires to enter into an agreement regarding Pearlstone's use of the Subject Property.

NOW THEREFORE, in consideration of the covenants, terms, and conditions hereinafter set forth and for other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree as follows:

1. **Boundaries.** Pearlstone shall clearly mark the boundary line between the Elseroad Property and the Subject Property, and shall routinely inspect to verify that such boundary markers stay in place (or are replaced), as needed, to prevent wandering or trespassing on the property of Elseroad or invading Elseroad's privacy.
2. **Preservation of Forest.** The majority of the land area within the Subject Property is subject to a forest conservation easement (the "FCE") that is shown on a plat recorded in the Land Records of Baltimore County. Pearlstone shall not propose any clearing within the FCE or any buildings within the FCE without the prior written permission of Elseroad. Notwithstanding the preceding sentence, Pearlstone may undertake culling and/or other acceptable forest maintenance practices that are recommended by a licensed arborist, without the prior approval of Elseroad, but shall provide prior written notice of such activities to Elseroad.
3. **Use of the Subject Property.** Pearlstone's Special Exception Request may only be utilized for: (i) the housing of Pearlstone Center staff members (including their nuclear family members, from time-to-time); (ii) overnight accommodations for guests/users of the Pearlstone Center; and (iii) accessory/ancillary uses traditionally associated with standard residential home use, including, but not limited to, use of outdoor space surrounding the homes (i.e., decks/patios/sidewalks/driveways). Pearlstone further agrees that, in utilizing the Subject Property as herein described, it shall take care to preserve the privacy of the Elseroad Property,

- particularly with regard to noise, which Pearlstone shall limit to non-offensive and non-disturbing volumes consistent those that are traditionally associated with a single family residential use.

4. **Additional Improvements.** If Pearlstone seeks to construct any improvements on the Subject Property for which a building permit is required, it shall first file a Petition for Special Hearing to amend the approved special exception, unless Elseroad otherwise agrees in writing. Pearlstone shall provide written notice of any Petition for Special Hearing to Elseroad, and Elseroad shall have no obligation to support the Petition for Special Hearing. Additionally, in the event of a casualty, Pearlstone shall be permitted to rebuild all or any portion of the improvements (up to the same size that existed prior to the casualty event), without the requirement to obtain approval of a Petition for Special Hearing or written permission from Elseroad.

5. **Pool Area at 5427 Mt. Gilead Road.** Notwithstanding the provisions of Paragraph 4, Pearlstone intends to abandon/remove the pool and related improvements on the property located at 5427 Mt. Gilead Road. These improvements will be repurposed with certain, yet-to-be-determined, outdoor amenity features that may include both uncovered (i.e., patio) and covered (i.e., gazebo/pavilion) improvements, which Pearlstone intends to keep within the boundaries of the existing impervious areas onsite. Pearlstone may perform such improvements without the need to file for a Petition for Special Hearing. However, Pearlstone agrees that it will share plans for such improvements with Elseroad for review prior to Pearlstone's commencement of construction. Pearlstone may abandon/remove the pool without notifying Elseroad.

6. **Condition Precedent & Term.** The provisions of this Agreement shall not become effective unless and until Pearlstone obtains final, unappealable approval of the Special Exception Request on the Subject Property. Thereafter, the Agreement shall remain in effect for thirty-five (35) years from the Effective Date, unless sooner terminated by: (i) Pearlstone's abandonment of the special exception on the Subject Property (or on either one of the two properties that comprise the Subject Property), documented in writing; or (ii) written agreement of the Parties or their respective successors and assigns.

7. **Enforcement.** In the event Elseroad seeks to enforce this Agreement in the courts and is successful in such proceeding to enforce, Pearlstone shall reimburse Elseroad for any attorney fees and costs associated with the enforcement.

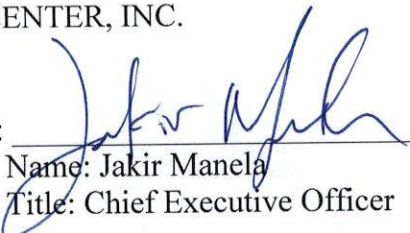
8. **Entire Agreement & Modifications.** This Agreement embodies the final, entire agreement between the Parties. No term or provision of this Agreement may be varied, changed, modified, waived, or terminated orally but only by an instrument in writing signed by the Parties.

9. **Governing Law.** This Agreement shall in all respects be governed by, and be construed in accordance with, the laws of the State of Maryland, without regard to conflict of laws principles.

(SIGNATURES ON FOLLOWING PAGE)

WITNESS the hands and seals of the parties hereto as of the date first above written.

PEARLSTONE CONFERENCE AND RETREAT
CENTER, INC.

By:  (SEAL)
Name: Jakir Manela
Title: Chief Executive Officer

By:  (SEAL)
Name: Aaron Max
Title: Board Chairman

By:  (SEAL)
SAMUEL G. ELSEROAD

By: _____ (SEAL)
RUTH L. ELSEROAD



MITCHELL J. KELLMAN

VICE PRESIDENT | DIRECTOR OF ZONING SERVICES

Education

Towson University, BA, Geography and Environmental Planning, Urban Planning

Towson University, Masters, Geography and Environmental Planning, Urban Planning

Professional Summary

Mr. Kellman has over 30 years of experience working in zoning, subdivision, and development regulations for the public and private sector; 15 of those years were with the Baltimore County Office of Planning and Zoning. His responsibilities included review, approval and signatory powers on behalf of the Director of Final Development Plans and Record Plats. He represented the Zoning Office on the County Development Review Committee, a body reviewing the procedural compliance of all development submissions. Review of petitions and site plans filed for zoning hearing approvals were within his authority. Additionally, he supervised county review staff, met with professionals and the public on development project matters, and made determinations regarding developments and their compliance with county regulations. In working for DMW, he has extensive experience in testifying before the Baltimore County Zoning Commissioner, Hearing Officer, Administrative Law Judges, and Board of Appeals. He also regularly represents the company at the Baltimore County Development Review Committee meetings. He is also a member of Baltimore County's Design Review Panel, which formulates design recommendations to the Planning staff and Administrative Law Judges, and the Landmarks Preservation Commission.

Partial List of Projects

Delight Quarry, Baltimore County, MD

Hunt Valley Towne Centre, Baltimore County, MD

Charlestown Retirement Community, Baltimore County, MD

Goucher College, Baltimore County, MD

Greenspring Quarry, Baltimore County, MD

Loveton Business Center, Baltimore County, MD

Oakcrest Village Retirement Community, Baltimore County, MD

Sheppard and Enoch Pratt Hospital, Baltimore County, MD

Sparks Corporate Center, Baltimore County, MD

Towson Town Center, Baltimore County, MD

Memberships and Associations

Baltimore County Landmarks Commission, 2014, 2015, 2016, 2017, 2018, 2019, Vice Chair 2020

Baltimore County Design Review Panel, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019

Greater Towson Committee, Planning & Development Sub-Committee, 2012, 2013, 2014, 2015, 2016, 2017, 2018

Greater Towson Committee, Government Relations Sub-Committee Chair, 2013, 2014, 2015

Greater Towson Committee Board of Directors - Secretary, 2014, 2015, 2016, 2017, 2018, 2019

Leadership Baltimore County, 2013

Leadership Baltimore County, Class Interviewer, Member, 2015

Professional Experience

Daft-McCune-Walker, Inc., Towson, MD: 2000-Present

Baltimore County Zoning Review Office, Towson, MD: 1985-2000

PETITIONER'S

EXHIBIT NO.

4



JOHN A. OLSZEWSKI, JR.
County Executive

March 17, 2020

PAUL M. MAYHEW
Managing Administrative Law Judge
LAWRENCE M. STAHL
Administrative Law Judge

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

RE: Petitions for Special Hearing and Special Exception
Case No. 2020-0021-SPHX
Property: 5425, 5427 & 5429 Mt. Gilead Road

Dear Mr. Mudd:

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,

A handwritten signature in cursive script, reading "Paul M. Mayhew".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:slm
Enclosure

c: George Harmon, 5429 Weywood Drive, Reisterstown, Maryland 21136
Teresa Moore, P.O. Box 5402, Towson, Maryland 21285

CASE NAME PEARLSTONE
CASE NUMBER 2020-021
DATE 2/13/20

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]

CASE NAME 2020-0021 SPHX
CASE NUMBER PEARLSTONE Conflatment
DATE March 13, 2020

CITIZENS : DATE _____
~~PETITIONER'S~~ SIGN-IN SHEET

NAME _____

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

2/18/20

DEPS

(if not received, date e-mail sent _____)

Comment

FIRE DEPARTMENT

3/5

PLANNING

(if not received, date e-mail sent _____)

Comment2/3

STATE HIGHWAY ADMINISTRATION

No Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

2/21/2020The Daily
RecordSIGN POSTING (1st)

Date:

2/22/2020by SSG Robert BlackSIGN POSTING (2nd)

Date:

3/7/2020by PI ' ' ' '

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

2020-0021
3-13-20

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 04 Account Number - 0401085101		
Owner Information		
Owner Name:	ASSOCIATED JEWISH CHARITIES OF BALTO	Use: EXEMPT COMMERCIAL
Mailing Address:	101 W MOUNT ROYAL AV BALTIMORE MD 21201	Principal Residence: NO Deed Reference: /04278/ 00006
Location & Structure Information		
Premises Address:	5425 MT GILEAD RD REISTERSTOWN MD 21136-4110	Legal Description: 150.283AC WS MT GILEAD RD WS OF HANOVER RD
Map:	Grid:	Parcel:
0031	0021	0070
Neighborhood:	Subdivision:	Section:
10000.04	0000	
Block:	Lot:	Assessment Year:
		2019
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2001	46,688 SF	
Property Land Area	County Use	
156.0000 AC	1	
Stories	Basement	Type
		CLUB HOUSE
Exterior	Quality	Full/Half Bath
/	C4	
Garage	Last Notice of Major Improvements	
	2001	
Value Information		
	Base Value	Value
		As of
		01/01/2019
Land:	1,146,000	1,146,000
Improvements	5,804,300	6,301,600
Total:	6,950,300	7,447,600
Preferential Land:	0	
		Phase-in Assessments
		As of
		07/01/2019
		As of
		07/01/2020
		7,116,067
		7,281,833
		0
Transfer Information		
Seller: SPEILMAN CHARLES	Date: 03/23/1964	Price: \$80,000
Type: ARMS LENGTH IMPROVED	Deed1: /04278/ 00006	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	760	07/01/2019
State:	760	7,116,067.00
Municipal:	760	7,281,833.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

Real Property Data Search

Search Result for BALTIMORE COUNTY

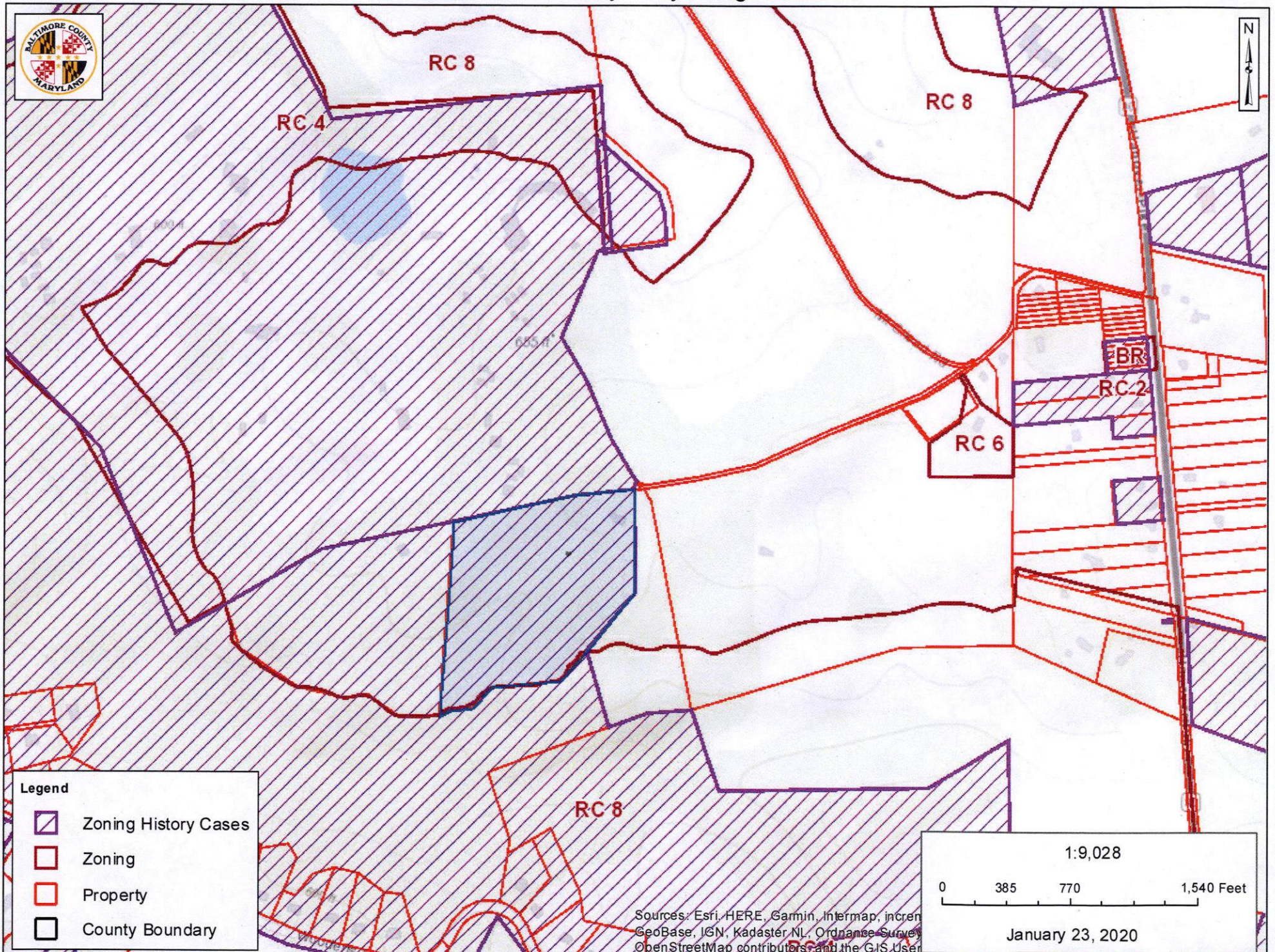
View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 04 Account Number - 2200029786		
Owner Information		
Owner Name:	PEARLSTONE CONFERENCE AND RETREAT CENTER INC	Use: RESIDENTIAL Principal Residence: NO
Mailing Address:	5425 MT GILEAD RD REISTERSTOWN MD 21136-	Deed Reference: /41456/ 00408
Location & Structure Information		
Premises Address:	5427 MT GILEAD RD REISTERSTOWN 21136-	Legal Description: 15.610 AC 5427 MT GILEAD RD SES MIDSUMMER HILL
Map: 0039	Grid: 0003	Parcel: 0281
Neighborhood: 4020022.04	Subdivision: 0000	Section:
Block:	Lot: 43	Assessment Year: 2019
Plat No: 4		Plat Ref: 0069/ 0056
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2004	3,389 SF	15.6100 AC
County Use	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	5	3 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of
		01/01/2019
Land:	220,600	220,600
Improvements	405,000	494,000
Total:	625,600	714,600
Phase-in Assessments		As of
		07/01/2019
		07/01/2020
Land:		
Improvements		
Total:		
Preferential Land:	0	0
Transfer Information		
Seller: GERMAN WILLIAM DALE JR	Date: 05/24/2019	Price: \$800,000
Type: ARMS LENGTH IMPROVED	Deed1: /41456/ 00408	Deed2:
Seller: WOODENBURG LLC	Date: 10/14/2003	Price: \$199,000
Type: ARMS LENGTH VACANT	Deed1: /18947/ 00682	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

Real Property Data Search

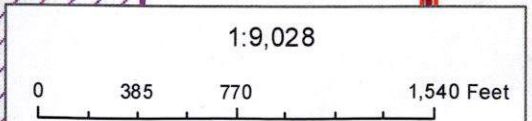
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 04 Account Number - 2200029787		
Owner Information		
Owner Name:	PEARLSTONE CONFERENCE & RETREAT CENTER INC	Use: RESIDENTIAL Principal Residence: NO
Mailing Address:	5425 MT GILEAD RD REISTERSTOWN MD 21136-4110	Deed Reference: /39136/ 00006
Location & Structure Information		
Premises Address:	5429 MT GILEAD RD REISTERSTOWN 21136-4110	Legal Description: 14.657 AC 5429 MT GILEAD RD SWS MIDSUMMER HILL
Map: 0039	Grid: 0003	Parcel: 0281
Neighborhood: 4020022.04	Subdivision: 0000	Block: 44
Lot: 44	Assessment Year: 2019	Plat No: 4
		Plat Ref: 0069/ 0056
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2004	3,158 SF	500 SF
		Property Land Area 14.6600 AC
		County Use 04
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Quality	Full/Half Bath
SIDING/	5	4 full/ 1 half
Garage	Last Notice of Major Improvements	
1 Attached		
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	163,600	163,600
Improvements	297,200	395,400
Total:	460,800	559,000
Preferential Land:	0	493,533
		526,267
		0
Transfer Information		
Seller: STOLTZ BRIAN T	Date: 06/27/2017	Price: \$579,000
Type: ARMS LENGTH IMPROVED	Deed1: /39136/ 00006	Deed2:
Seller: RF COOPERS LAND COMPANY LLC	Date: 10/18/2003	Price: \$193,000
Type: ARMS LENGTH VACANT	Deed1: /18983/ 00707	Deed2:
Seller: WOODENSBURG LLC	Date: 06/19/2003	Price: \$169,000
Type: ARMS LENGTH IMPROVED	Deed1: /18234/ 00240	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		Date:

Baltimore County - My Neighborhood

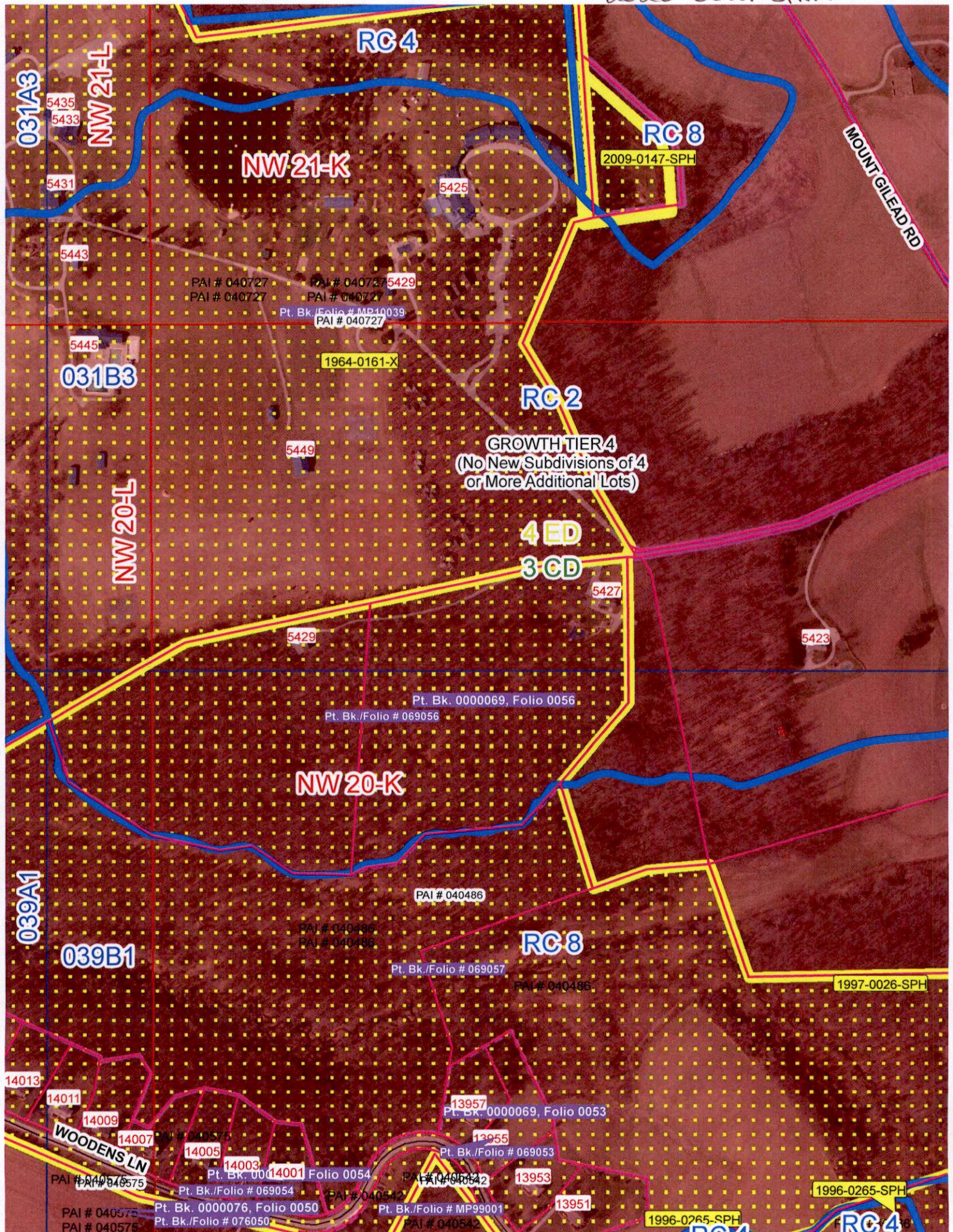


- Legend**
- Zoning History Cases
 - Zoning
 - Property
 - County Boundary



January 23, 2020

Sources: Esri, HERE, Garmin, Intermap, increment P, GeoBase, IGN, Kadaster NL, Ordnance Survey, OpenStreetMap contributors, and the GIS User Community



2020-001-SPH

RC 4

RC 8

NW 21-K

2009-0147-SPH

MOUNT GILEAD RD

031A3

NW 21-L

PAI # 040727
PAI # 040727

PAI # 040727
PAI # 040727

Pt. Bk./Folio # MP10039
PAI # 040727

1964-0161-X

5443

5445

031B3

NW 20-L

RC 2

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

4 ED
3 CD

5449

5429

5427

5423

Pt. Bk. 0000069, Folio 0056

Pt. Bk./Folio # 069056

NW 20-K

PAI # 040486

PAI # 040486
PAI # 040486

RC 8

Pt. Bk./Folio # 069057

PAI # 040486

1997-0026-SPH

039A1

039B1

14013

14011

14009

14007

14005

14003

14001

PAI # 040575
PAI # 040575

Pt. Bk. 0000076, Folio 0050

Pt. Bk./Folio # 076050

Pt. Bk. 0000054, Folio 0054

Pt. Bk./Folio # MP99001

PAI # 040542

Pt. Bk. 0000069, Folio 0053

Pt. Bk./Folio # 069053

PAI # 040542

13953

13951

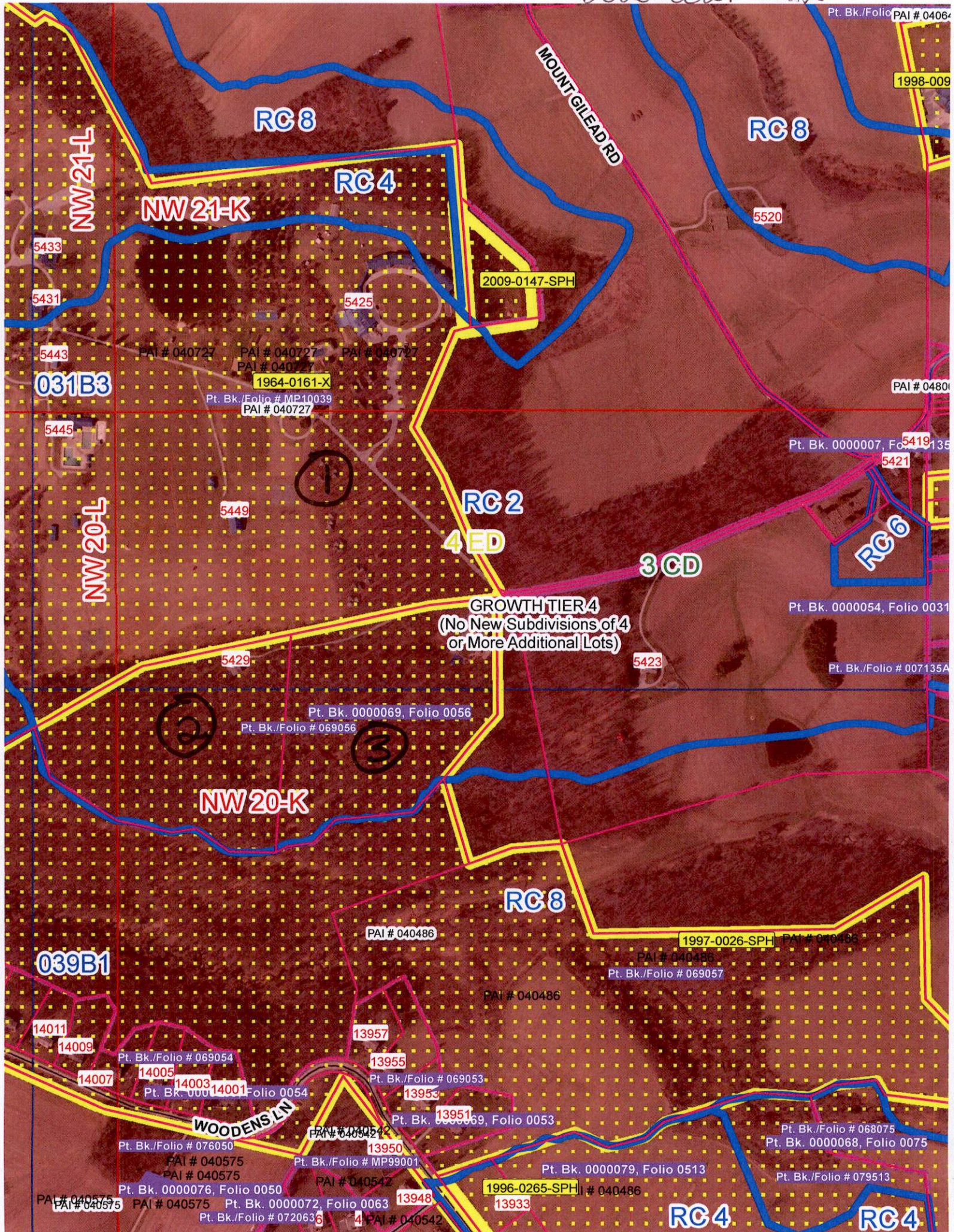
1996-0265-SPH

1996-0265-SPH

RC 4

RC 4

WOODENS LN



Pt. Bk./Folio PAI # 04064

1998-009

RC 8

RC 8

RC 4

NW 21-K

MOUNT GLEAD RD

5520

2009-0147-SPH

5433

5431

5443

PAI # 040727

PAI # 040727

PAI # 040727

1964-0161-X

Pt. Bk./Folio # MP10039
PAI # 040727

031B3

5445

5449

NW 20-L

RC 2

4 ED

3 CD

RC 6

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

Pt. Bk. 0000007, Folio 0135

5419

5421

Pt. Bk. 0000054, Folio 0031

Pt. Bk./Folio # 007135A

5429

Pt. Bk. 0000069, Folio 0056
Pt. Bk./Folio # 069056

5423

NW 20-K

RC 8

PAI # 040486

1997-0026-SPH

PAI # 040486

PAI # 040486
Pt. Bk./Folio # 069057

039B1

14011

14009

14007

Pt. Bk./Folio # 069054

14005

Pt. Bk. 0000076, Folio 0054

14003 14001

Pt. Bk./Folio # 076050

PAI # 040575

PAI # 040575

Pt. Bk. 0000076, Folio 0050

Pt. Bk. 0000072, Folio 0063

WOODENS LN

Pt. Bk./Folio # MP99001

PAI # 040542

Pt. Bk./Folio # 0720636

13957

13955

Pt. Bk./Folio # 069053

13953

Pt. Bk. 0000069, Folio 0053

13951

13950

13948

13933

Pt. Bk. 0000079, Folio 0513

1996-0265-SPH

PAI # 040486

Pt. Bk./Folio # 068075

Pt. Bk. 0000068, Folio 0075

Pt. Bk./Folio # 079513

RC 4

RC 4

①

②

③

①

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 04 Account Number - 0401085101			
Owner Information					
Owner Name:	ASSOCIATED JEWISH CHARITIES OF BALTO		Use:	EXEMPT COMMERCIAL	
Mailing Address:	101 W MOUNT ROYAL AV BALTIMORE MD 21201		Principal Residence:	NO	
			Deed Reference:	/04278/ 00006	
Location & Structure Information					
Premises Address:		5425 MT GILEAD RD REISTERSTOWN MD 21136-4110		Legal Description:	150.283AC WS MT GILEAD RD WS OF HANOVER RD
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0031	0021	0070	10000.04	0000	
			Block:	Lot:	Assessment Year:
					2019
Special Tax Areas: None			Town:	None	
			Ad Valorem:	None	
			Tax Class:	None	
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
2001		46,688 SF		156.0000 AC	
				County Use	
				1	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
		CLUB HOUSE	/	C4	
			Garage	Last Notice of Major Improvements	
				2001	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	
			01/01/2019	07/01/2019	
Land:		1,146,000	1,146,000		
Improvements		5,804,300	6,301,600		
Total:		6,950,300	7,447,600	7,116,067	7,281,833
Preferential Land:		0			0
Transfer Information					
Seller: SPEILMAN CHARLES		Date: 03/23/1964		Price: \$80,000	
Type: ARMS LENGTH IMPROVED		Deed1: /04278/ 00006		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class			07/01/2019	07/01/2020
County:	760			7,116,067.00	7,281,833.00
State:	760			7,116,067.00	7,281,833.00
Municipal:	760			0.00 0.00	0.00 0.00
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

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Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 04 Account Number - 2200029787			
Owner Information					
Owner Name:	PEARLSTONE CONFERENCE & RETREAT CENTER INC			Use:	RESIDENTIAL
Mailing Address:	5425 MT GILEAD RD REISTERSTOWN MD 21136-4110			Principal Residence:	NO
				Deed Reference:	/39136/ 00006
Location & Structure Information					
Premises Address:	5429 MT GILEAD RD REISTERSTOWN 21136-4110			Legal Description:	14.657 AC 5429 MT GILEAD RD SWS MIDSUMMER HILL
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0039	0003	0281	4020022.04	0000	
					Block:
					44
					Lot:
					2019
					Assessment Year:
					Plat No:
					4
					Plat Ref:
					0069/ 0056
Special Tax Areas: None			Town: None		
			Ad Valorem: None		
			Tax Class: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
2004	3,158 SF	500 SF	14.6600 AC	04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2	YES	STANDARD UNIT	SIDING/	5	4 full/ 1 half
					Garage
					1 Attached
Last Notice of Major Improvements					
Value Information					
	Base Value	Value	Phase-In Assessments		
		As of	As of	As of	
		01/01/2019	07/01/2019	07/01/2020	
Land:	163,600	163,600			
Improvements	297,200	395,400			
Total:	460,800	559,000	493,533	526,267	
Preferential Land:	0			0	
Transfer Information					
Seller: STOLTZ BRIAN T		Date: 06/27/2017		Price: \$579,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39136/ 00006		Deed2:	
Seller: RF COOPERS LAND COMPANY LLC		Date: 10/18/2003		Price: \$193,000	
Type: ARMS LENGTH VACANT		Deed1: /18983/ 00707		Deed2:	
Seller: WOODENSBURG LLC		Date: 06/19/2003		Price: \$169,000	
Type: ARMS LENGTH IMPROVED		Deed1: /18234/ 00240		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2019	07/01/2020	
County:	000		0.00		
State:	000		0.00		
Municipal:	000		0.00 0.00	0.00 0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

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Real Property Data Search (w2)

③

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 04 Account Number - 2200029786			
Owner Information					
Owner Name:	PEARLSTONE CONFERENCE AND RETREAT CENTER INC			Use: Principal Residence:	RESIDENTIAL NO
Mailing Address:	5425 MT GILEAD RD REISTERSTOWN MD 21136-			Deed Reference:	/41456/ 00408
Location & Structure Information					
Premises Address:	5427 MT GILEAD RD REISTERSTOWN 21136-			Legal Description:	15.610 AC 5427 MT GILEAD RD SES MIDSUMMER HILL
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 4
0039	0003	0281	4020022.04	0000	43 2019 Plat Ref: 0069/ 0056
Special Tax Areas: None			Town:		None
			Ad Valorem:		None
			Tax Class:		None
Primary Structure Built	Above Grade Living Area		Finished Basement Area		Property Land Area County Use
2004	3,389 SF				15.6100 AC 04
Stories	Basement	Type	Exterior	Quality	Full/Half Bath Garage Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/	5	3 full/ 1 half 1 Attached
Value Information					
	Base Value		Value		Phase-in Assessments
			As of		As of
			01/01/2019		07/01/2019 As of
Land:	220,600		220,600		07/01/2020
Improvements	405,000		494,000		
Total:	625,600		714,600		655,267 684,933
Preferential Land:	0				0
Transfer Information					
Seller: GERMAN WILLIAM DALE JR		Date: 05/24/2019		Price: \$800,000	
Type: ARMS LENGTH IMPROVED		Deed1: /41456/ 00408		Deed2:	
Seller: WOODENBURG LLC		Date: 10/14/2003		Price: \$199,000	
Type: ARMS LENGTH VACANT		Deed1: /18947/ 00682		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class		07/01/2019		07/01/2020
County:	000		0.00		
State:	000		0.00		
Municipal:	000		0.00 0.00		0.00 0.00
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

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Garage will replace this
looking NW



2020-0020-A

Shed, L.A. garage site ●



2010-01-01

turn around looking @ back
yard NE



2020-0020-A



2020-0020-4

19, from ty n v h
the back yard - North

4-000-0000

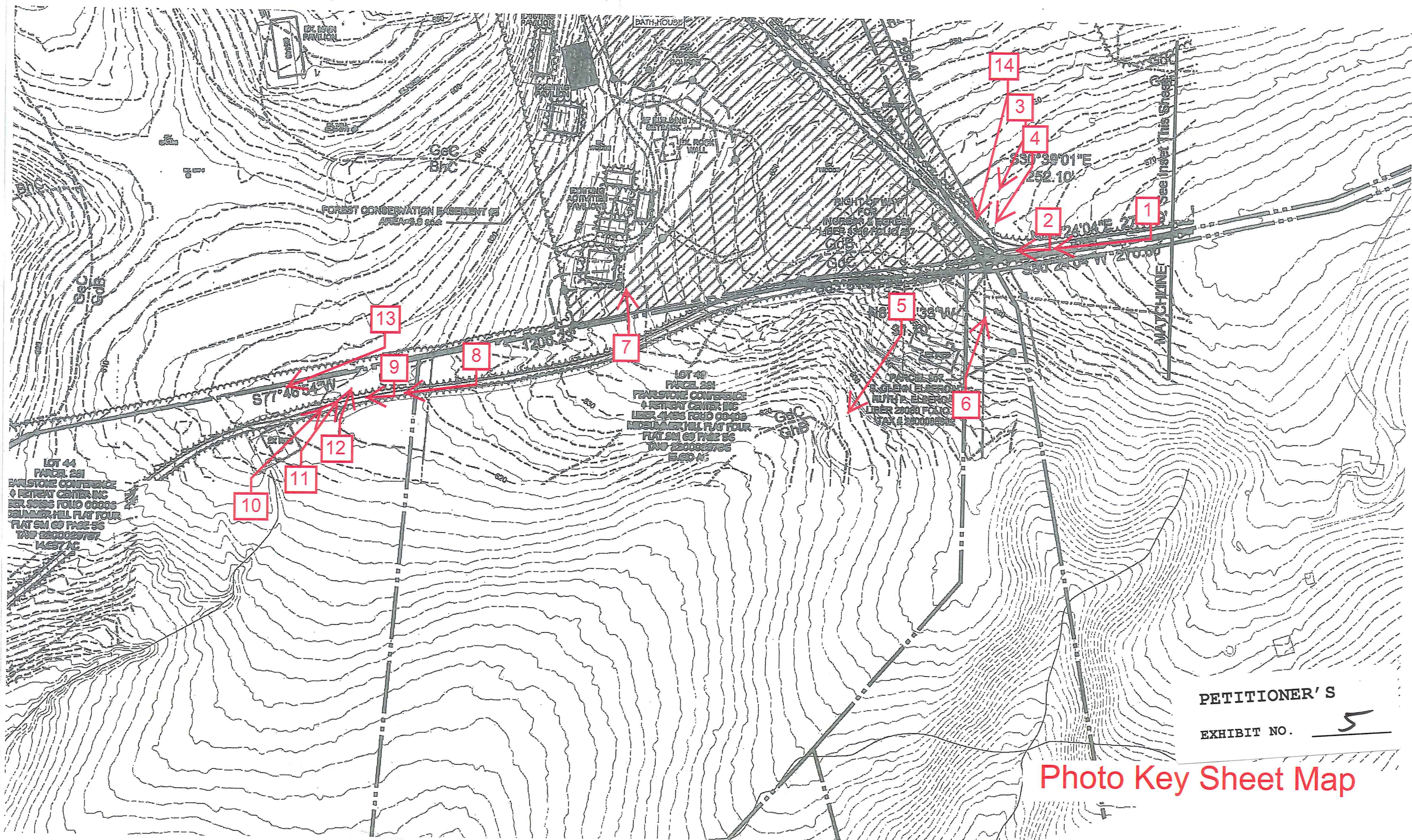


Looking from Turnaway
in backyard - wps!

garage site. back yard
looking NNW



0020-0020-A



PETITIONER'S

EXHIBIT NO. 5

Photo Key Sheet Map





























"A special variance was granted on June 7, 2019 to Baltimore County's Forest Conservation Law to allow permanent impacts to a specimen trees onsite. Conditions were placed on this variance, including updating the final Forest Conservation Plan for the property."

"A special variance to Baltimore County's Forest Conservation Law may be required for future removal of any specimen trees within this property."

Topographic map showing contour lines and a proposed easement area. The map includes a north arrow and labels for 'EASEMENT #3' and '80.2'.



BENCHMARKS	
A2-100 ELEV. 843.60' DESCRIPTION: BRASS CAP	N 674,986.13 E 1,358,670.51
018-105 ELEV. DESCRIPTION: BRASS DISK (BALTIMORE COUNTY SURVEY MARK)	N 674,205.25 E 1,358,753.80

GENERAL NOTES

- [illegible]

DATA SOURCE:
PLAN INFORMATION TAKEN FROM DEVELOPMENT PLANS
OF PEARLSTONE RETREAT CENTER PREPARED BY
COLBERT MATZ ROSENFELT DATED 2/25/14, FINAL
DEVELOPMENT PLAN AND RECORD PLAT OF MIDSUMMER
HILL PREPARED BY MCKEE AND ASSOCIATES, AND
BALTIMORE COUNTY GIS.

PETITIONER'S
EXHIBIT NO. 1

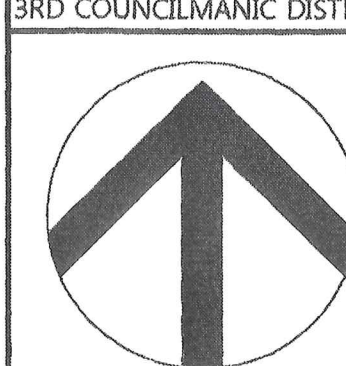
**SPECIAL EXCEPTION & SPECIAL
HEARING PLAN PREPARED BY DMW**



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

PLAN TO ACCOMPANY PETITION FOR SPECIAL
EXCEPTION & SPECIAL HEARING
**PEARLSTONE CONFERENCE
& RETREAT CENTER**

4TH ELECTION DISTRICT REISTERSTOWN, MD 21136



SEAL		ISSUE DATES
THIS PLAN IS SEALED FOR ZONING PURPOSES ONLY AND DOES NOT REPRESENT A FIELD RUN SURVEY.		REVIEW: 01/21/2020
		BID: _____
		PERMIT: _____
		CONSTRUCTION: _____
		BASE: _____

[illegible]

1 of 2

LEGEND:

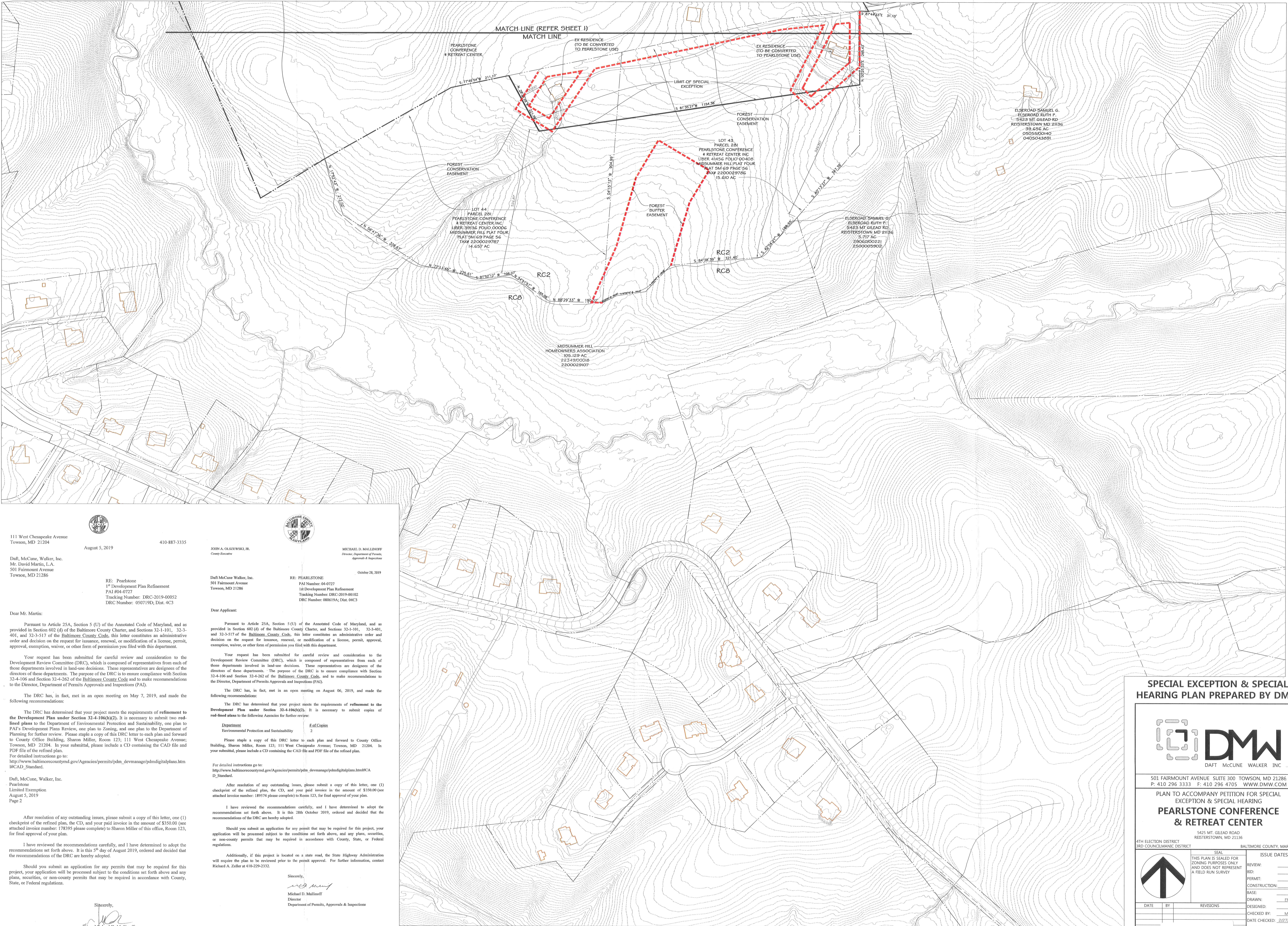
PROPERTY LINE	N68°33'23"E
ZONING LINE	RC-4 RC-2 B/C C/E/C
SOILS LINE	
FOREST BUFFER EASEMENT	
FOREST CONSERVATION EASEMENT	
FOREST CONSERVATION EASEMENT SETBACK	
PROTECTIVE SIGN & MARKER LOCATION	
PROTECTIVE MARKER LOCATION BURIED REBAR STAKE	
FOREST CONSERVATION EASEMENT AND FOREST BUFFER EASEMENT	
FOREST BUFFER CONTINUED USED AREA	
FOREST BUFFER EASEMENT AND 100 YEAR FLOOD PLAIN EASEMENT AND DRAINAGE AND UTILITY EASEMENT	
100 YEAR FLOOD PLAIN	
WETLANDS	
STREAMS	
2' CONTOURS	
10' CONTOURS	
STEEP SLOPER (>35%)	
TREE LINE	
DECIDUOUS TREE	
EVERGREEN TREE	
PAVED ROADS	
GRAVEL ROADS	
SIDEWALKS	
FENCE	
PATH	
EXISTING BUILDING	
UTILITY WATER LINES	
MONITORING WELLS AND WELLS	
UTILITY SEPTIC LINES	
SEPTIC RESERVE AREAS	
UTILITY STORM DRAIN LINES	

SLOPE PROTECTION NOTE

THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR BLOWING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

SOILS & LIMITATIONS

DESCRIPTION				LIMITATIONS			
MAP SYMBOL	SOL NAME	SLOPE	HSG	PERMEABILITY	HOME SITES (3 STOREY OR LESS)	STREETS & PARKING LOTS	
					WITH BASEMENTS	WITHOUT BASEMENTS	
CH1C	CH1STER	2-6%	B	WELL DRAINED	SLIGHT	MODERATE SLOPE	MODERATE SLOPE
CH2C	CH2STER	8-16%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CH3C	CH3STER	18-26%	B	WELL DRAINED	SLIGHT	MODERATE SLOPE	MODERATE SLOPE
CH4C	CH4STER	28-36%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CH5	CH5DORUS	N/A	C	POORLY DRAINED	SEVERE FLOODING HAZARD	SEVERE FLOODING HAZARD	SEVERE FLOODING HAZARD
CH6C	CH6SLEIGH LOAM	8-16%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CH7C	CH7SLEIGH LOAM	16-26%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CH8C	CH8SLEIGH LOAM	16-26%	B	WELL DRAINED	SEVERE SLOPE	MODERATE SLOPE	SEVERE SLOPE
CH9C	CH9SLEIGH LOAM	16-26%	B	WELL DRAINED	SEVERE SLOPE	MODERATE SLOPE	SEVERE SLOPE
CH10C	CH10SLEIGH LOAM	26-36%	B	WELL DRAINED	SEVERE SLOPE	MODERATE SLOPE	SEVERE SLOPE
CH11C	CH11MAJOR CHANNERY LOAM	16-26%	B	WELL DRAINED	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE
CH12C	CH12SLEIGH LOAM	16-26%	B	WELL DRAINED	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE
CH13C	CH13SLEIGH LOAM	16-26%	B	WELL DRAINED	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE
CH14C	CH14MAJOR LOAM	28-36%	B	WELL DRAINED	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE
CH15C	CH15MAJOR LOAM	28-36%	B	WELL DRAINED	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE
CH16C	CH16MAJOR VERY STONY LOAM	16-26%	B	WELL DRAINED	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE
CH17C	CH17MAJOR VERY STONY LOAM	28-36%	B	WELL DRAINED	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE



111 West Chesapeake Avenue
Towson, MD 21204

August 5, 2019

410-887-3335

Daft, McCune, Walker, Inc.
Mr. David Martin, L.A.
501 Fairmount Avenue
Towson, MD 21286

RE: Pearlstone
1st Development Plan Refinement
PAI #04-0727
Tracking Number: DRC-2019-00052
DRC Number: 050719D; Dist. 4C3

Dear Mr. Martin:

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

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 32-4-106 and Section 32-4-262 of the Baltimore County Code and to make recommendations to the Director, Department of Permits Approvals and Inspections (PAI).

The DRC has, in fact, met in an open meeting on May 7, 2019, and made the following recommendations:

The DRC has determined that your project meets the requirements of **refinement to the Development Plan under Section 32-4-106(b)(2)**. It is necessary to submit two **red-lined plans** to the Department of Environmental Protection and Sustainability, one plan to PAI's Development Plans Review, one plan to Zoning, and one plan to the Department of Planning for further review. Please staple a copy of this DRC letter to each plan and forward to County Office Building, Sharon Miller, Room 123; 111 West Chesapeake Avenue; Towson, MD 21204. In your submittal, please include a CD containing the CAD file and PDF file of the refined plan.

For detailed instructions go to:
http://www.baltimorecountymd.gov/Agencies/permits/pdm_devmanage/pmdigitalplans.htm
#CAD_Standard.

Daft, McCune, Walker, Inc.
Pearlstone
Limited Exemption
August 5, 2019
Page 2

After resolution of any outstanding issues, please submit a copy of this letter, one (1) checkpoint of the refined plan, the CD, and your paid invoice in the amount of \$350.00 (see attached invoice number: 178395 please complete) to Sharon Miller of this office, Room 123, for final approval of your plan.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 5th day of August 2019, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

Michael D. Mallinoff
Director

JOHN A. OLSEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF
Director, Department of Permits, Approvals & Inspections

October 28, 2019

Daft McCune Walker, Inc.
501 Fairmount Avenue
Towson, MD 21286

RE: PEARLSTONE
PAI Number: 04-0727
1st Development Plan Refinement
Tracking Number: DRC-2019-00102
DRC Number: 080619A; Dist. 0C3

Dear Applicant:

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

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to ensure compliance with Section 32-4-106 and Section 32-4-262 of the Baltimore County Code, and to make recommendations to the Director, Department of Permits Approvals and Inspections (PAI).

The DRC has, in fact, met in an open meeting on August 06, 2019, and made the following recommendations:

The DRC has determined that your project meets the requirements of **refinement to the Development Plan under Section 32-4-106(b)(2)**. It is necessary to submit copies of **red-lined plans** to the following Agencies for further review:

Department	# of Copies
Environmental Protection and Sustainability	2

Please staple a copy of this DRC letter to each plan and forward to County Office Building, Sharon Miller, Room 123; 111 West Chesapeake Avenue; Towson, MD 21204. In your submittal, please include a CD containing the CAD file and PDF file of the refined plan.

For detailed instructions go to:
http://www.baltimorecountymd.gov/Agencies/permits/pdm_devmanage/pmdigitalplans.htm#CAD_Standard.

After resolution of any outstanding issues, please submit a copy of this letter, one (1) checkpoint of the refined plan, the CD, and your paid invoice in the amount of \$350.00 (see attached invoice number: 189574 please complete) to Room 123, for final approval of your plan.

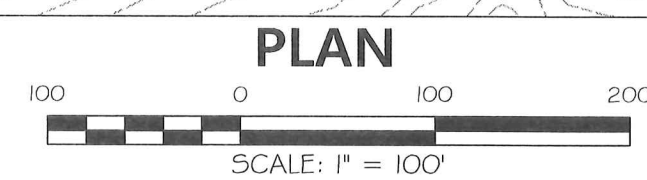
I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 28th October 2019, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permit that may be required for this project, your application will be processed subject to the conditions set forth above, and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Additionally, if this project is located on a state road, the State Highway Administration will require the plan to be reviewed prior to the permit approval. For further information, contact Richard A. Zeller at 410-229-2332.

Sincerely,

Michael D. Mallinoff
Director
Department of Permits, Approvals & Inspections



SPECIAL EXCEPTION & SPECIAL HEARING PLAN PREPARED BY DMW			
501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286 P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM			
PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & SPECIAL HEARING PEARLSTONE CONFERENCE & RETREAT CENTER			
4TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT		BALTIMORE COUNTY, MARYLAND	
	SEAL	ISSUE DATES	
	THIS PLAN IS SEALED FOR ZONING PURPOSES ONLY AND DOES NOT REPRESENT A FIELD RUN SURVEY	REVIEW: _____ BID: _____ PERMIT: _____ CONSTRUCTION: _____ BASE: _____ DRAWN: _____ DESIGNED: _____ CHECKED BY: MJK DATE CHECKED: 2/27/2020	
DATE	BY	REVISIONS	
PETITIONER'S EXHIBIT NO. 1/B			SCALE: 1" = 100' PROJECT NO.: 1803100 DRAWING:

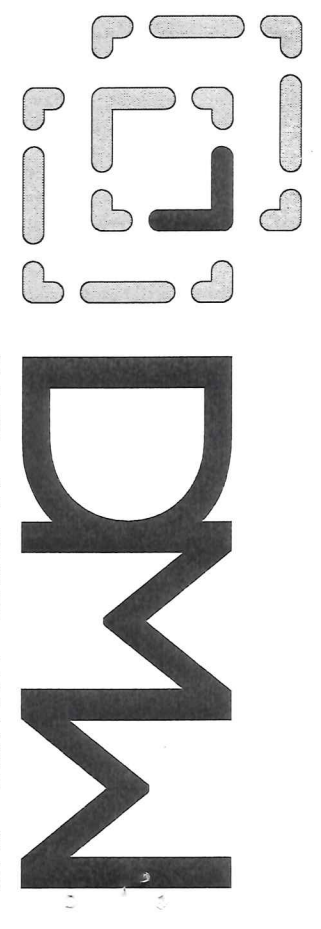


PLAN

150 0 150 300

SCALE: 1" = 150'

**SPECIAL EXCEPTION & SPECIAL
HEARING PLAN PREPARED BY DMW**



DRAFT McCUNE WALKER INC

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

PLAN TO ACCOMPANY PETITION FOR SPECIAL
EXCEPTION & SPECIAL HEARING
AERIAL EXHIBIT
**PEARLSTONE CONFERENCE
& RETREAT CENTER**
EXPERIENCE CLINICAL GROUND

3425 M.I. GILBAUD ROAD
REISTERSTOWN, MD 21136

SEAL	ISSUE DATE
------	------------

REVIEW: _____

BID:

1000

PERMIL: _____

CONSTRUCTION: _____

BASE

1000000

DRAWN: _____

DESIGNED BY:

CALIFORNIA

CHECKED BY: _____

DATE CHECKED: 3/11

[illegible]

SCALE: _____

PROJECT NO: KSC

DRYING:

DRAWING:

1

Lot

100

PETITIONER'S

100

EXHIBIT NO. _____

—

[illegible]

