

IN RE: PETITION FOR ADMIN. VARIANCE

S/S Gunpowder Farm Road,
at NW corner of Kahl Manor Court
11th Election District
5th Councilmanic District
(9735 Gunpowder Farm Road)

Tamara G. & Michael B. Miller
Petitioners

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 03-105-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Tamara G. and Michael B. Miller. The variance request is for property located at 9735 Gunpowder Farm Road in the Perry Hall area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (pool) to be located closest to the street in lieu of the required third of the lot farthest removed from any street. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a *Petition for Administrative Variance* and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

10/17/02
H. P. [Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 7th day of October, 2002, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (pool) to be located closest to the street in lieu of the required third of the lot farthest removed from any street, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the recommendations made by the Office of Planning dated September 25, 2002.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

10/7/02
R. O'Connor



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

October 7, 2002

Mr. & Mrs. Michael B. Miller
9735 Gunpowder Farm Road
Perry Hall, Maryland 21128

Re: Petition for Administrative Variance
Case No. 03-105-A
Property: 9735 Gunpowder Farm Road

Dear Mr. & Mrs. Miller:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9735 GUNPOWDER FARM RD.
which is presently zoned D.R. 3.5 H1

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (POOL) TO BE LOCATED
CLOSEST TO THE STREET IN LIEU OF THE REQUIRED THIRD OF
THE LOT FARTHEST REMOVED FROM ANY STREET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

MICHAEL B. MILLER

Name - Type or Print

Signature

TAMARA G. MILLER

Name - Type or Print

Signature

9735 GUNPOWDER FARM RD

Address

City

MD

State

410-547-2854 W

410-256-1190

Telephone No

2128

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10/7/02 day of October that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 03-105-A

Reviewed By D.T.

Date 9/4/02

Estimated Posting Date

9/16/02

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 9735 Gunpowder Farm Road
Address
Perry Hall MD 21128
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Pool will not fit under current circumstances, due to its size and shape. We desire to build a pool that is more practical and pleasing to the eye than would be allowed under the current circumstances.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Tamara A. Miller
Signature
Tamara G. Miller
Name - Type or Print

Michael B. Miller
Signature
MICHAEL B. MILLER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31 day of August 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Tamara G. Miller + Michael B. Miller
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

BARBARA J. TABLER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 15, 2006

Barbara Tabler - Harford County
Notary Public

My Commission Expires 5-15-06

Affidavit in Support of Administrative Variance

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That the Affiant(s) does/do presently reside at 9735 GUNPOWDER FARM ROAD
Address
PERRY HALL MARYLAND 21128
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Pool will not fit under current circumstances, due to its size and shape. We desire to build a pool that is more practical and pleasing to the eye than would be allowed under the current circumstances.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Tamara A Miller
Signature
Tamara G. Miller
Name - Type or Print

Michael B. Miller
Signature
MICHAEL B. MILLER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31 day of August, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

TAMARA G. MILLER & MICHAEL B. MILLER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

BARBARA J. TABLER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 15, 2006

Barbara Tabler - Maryland County
Notary Public
My Commission Expires 5-15-06



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9935 GUNPOWDER FARM RD.
which is presently zoned D.R. 3.5 H1

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (POOL) TO BE LOCATED
CLOSEST TO THE STREET IN LIEU OF THE REQUIRED THIRD OF
THE LOT FARTHEST REMOVED FROM ANY STREET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No

City

State

Zip Code

Name - Type or Print

Signature

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Signature

9735 GUNPOWDER FARM RD

Address

PERRY HALL

City

MD

State

410-547-2854 W

410-256-1190

Telephone No

21128

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

CASE NO. 03-105-A

Reviewed By D.T. Date 9/4/02

REV 10/25/01

Estimated Posting Date 9/16/02

Zoning Description for 9735 GUNPOWDER FARM ROAD

Beginning at a point on the south side of Gunpowder Farm Road which has a 70 foot right-of-way at the northwest corner of the nearest intersecting street, Kahl Manor Court, which has a 50 foot right-of-way. Being Lot #39, Section #2 in the subdivision of Perry Hall Farms as recorded in Baltimore County Plat Book #69, Folio #59, containing 8,303 square feet. Also known as 9735 Gunpowder Farm Road and located in the 11th Election District, 5th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 10002

DATE

9/4/02

ACCOUNT

0010066150

AMOUNT

\$ 50.00

RECEIVED

FROM:

COR + MORE. MILLER

FOR:

ITEM # 105, 02-155-A 9725 SUBPODE 2

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item

Re.

21.

J. THOMPSON

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-105-A

Petitioner/Developer: MILLER

Date of Hearing/Closing: 9/22/02

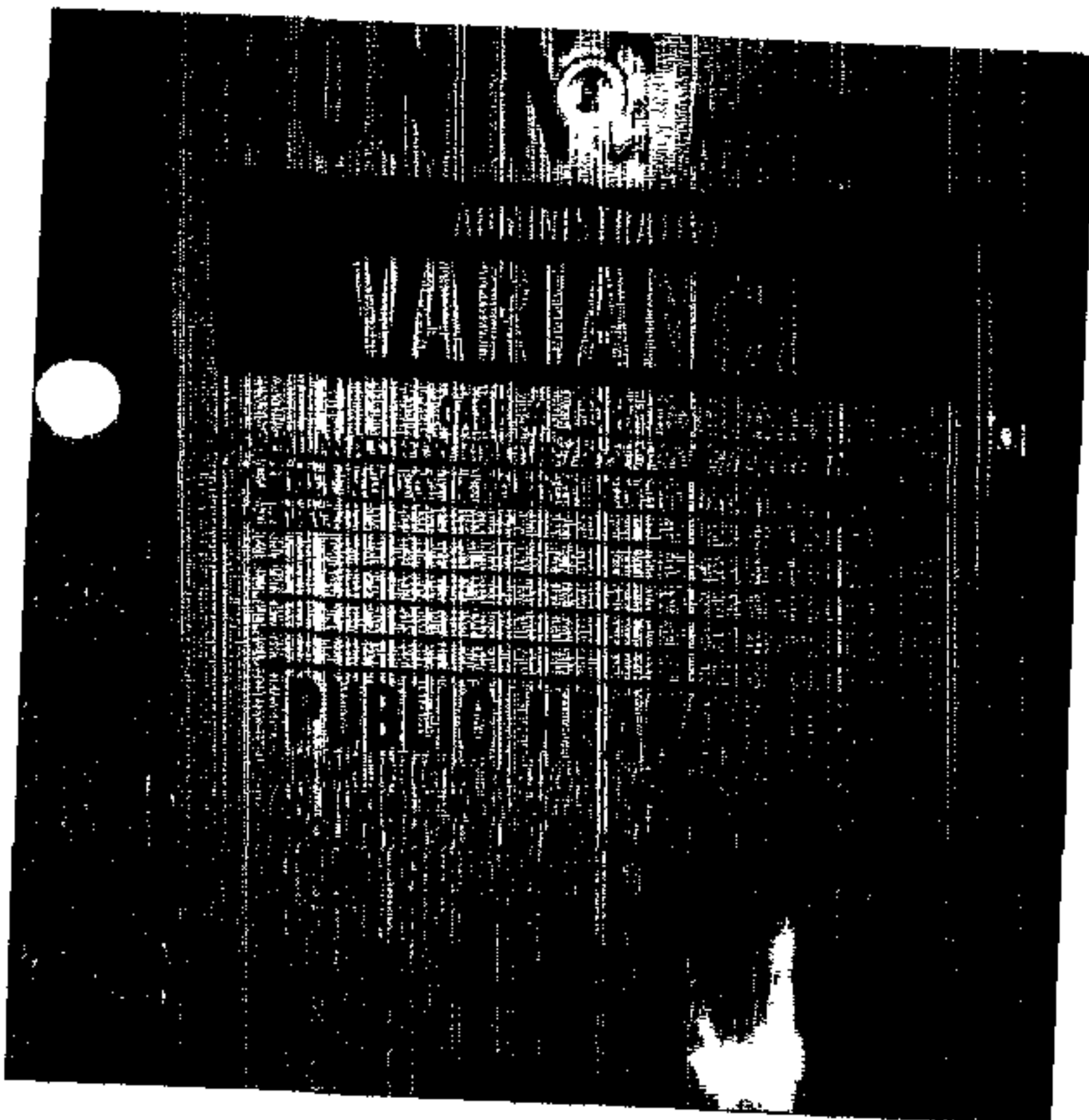
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

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 9735 GUNPOWDER
FARM RD

The sign(s) were posted on 9/7/02
(Month, Day, Year)



Sincerely,

[Signature] 9/7/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 03-105-A

Petitioner: MILLER

Address or Location: 9735 GUNPOWDER FARM RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS. MICHAEL B. MILLER

Address: 9735 GUNPOWDER FARM RD.

PERRY HALL, MD 21128

Telephone Number: 410-547-2854 / 410-256-1190

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03- 105 -A Address 9735 GUNPOWDER FARM RD.
Contact Person. DONNA THOMPSON Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 9/4/02 Posting Date: 9/16/02 Closing Date: 10/1/02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number

- 1 **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- 2 **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- 3 **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- 4 **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03- 105 -A Address 9735 GUNPOWDER FARM RD.
Petitioner's Name MILLER Telephone 410-256-1190
Posting Date: 9/14/02 Closing Date: 10/1/02
Wording for Sign To Permit AN ACCESSORY STRUCTURE (POOL) TO BE LOCATED
CLOSEST TO THE STREET IN LIEU OF THE REQUIRED THIRD OF THE
LOT FARTHEST REMOVED FROM ANY STREET.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 30, 2002

Mr. & Mrs. Michael B. Miller
9735 Gunpowder Farm Road
Perry Hall, MD 21128

Dear Mr. & Mrs. Miller:

RE: Case Number: 03-105-A, 15

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 04, 2002.

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

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

Very truly yours,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: rjc
Enclosures

c: People's Counsel

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland MD 21286-5500
410 887 4500

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

September 16, 2002

ATTENTION: George Zahner

Property Owner:

Location:

Item No.:

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items: 103-115

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits &
Development Management

DATE: October 21, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For September 16, 2002
Item Nos. 103, 104, 105, 107, 108, 109,
110, 111, 112, 114, and 115

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS/TGT*

DATE: October 7, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of September 9, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

(105) 108, 109, 110-115

PN
10/1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: September 25, 2002

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

SEP 26 2002

SUBJECT: 9735 Gunpowder Farm Road

INFORMATION:

Item Number: 03-105

Petitioner: Michael B. Miller

Zoning: DR 3.5H1

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request provided the subject pool is screened from public view via a landscaped buffer. If a fence is used to screen the pool, landscaping shall be provided on both sides of the fence along the public road. Elevation drawings of the type of fence and the proposed landscape plan should be submitted to this office for review and approval prior to the issuance of any building permits.

Prepared by:



Section Chief:



AFK/LL:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendon
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 9.14.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 105

DT

Dear Mr. Zahner,

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

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

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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

Transaction Block:	4010
Ref: DERENCZ	
AGREEMENT-MODIFY	AMOUNT
IMP FD SURE \$5	5.00
RECORDING FEE 20	20.00
SUBTOTAL:	25.00
TOTAL CHARGES:	25.00
PAYMENTS	
CHECK	25.00
TOTAL TENDERED:	25.00

Cashier: DM Reg # BA05
Rcpt # 20433
Date: Jul 26, 2002 Time: 03:19 pm

State of Maryland Land Instrument Intake Sheet
Baltimore City County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)
(Check Box if Addendum Intake Form is Attached.)

- 1 Type(s) of Instruments: ☐ Deed ☐ Mortgage ☐ Other ☒ Other Agreement to reduce assessment
- 2 Conveyance Type, Check Box: ☐ Deed of Trust ☐ Lease ☐ Multiple Accounts ☒ Not an Arms-Length Sale
- 3 Tax Exemptions (if Applicable): ☐ Improved Sale ☐ Unimproved Sale ☐ Arms-Length [1] ☐ Arms-Length [2] ☐ Arms-Length [3] ☐ Arms-Length [9]
- 4 Cite or Explain Authority: ☐ Recordation ☐ State Transfer ☐ County Transfer

Consideration Amount		Finance Office Use Only	
		Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	\$ <u>6</u>	Transfer Tax Consideration	\$
Any New Mortgage	\$	X () % =	\$
Balance of Existing Mortgage	\$	Less Exemption Amount	\$
Other:	\$	Total Transfer Tax	\$
Other:	\$	Recordation Tax Consideration	\$
Full Cash Value	\$	X () per \$500 =	\$
		TOTAL DUE	\$

Amount of Fees		Doc. 1	Doc. 2	Agent:
Recording Charge	\$			<u>RAB</u>
Surcharge	\$			Tax Bill: <u>REB</u>
State Recordation Tax	\$			C.B. Credit:
State Transfer Tax	\$			Ag. Tax/Other:
County Transfer Tax	\$			
Other	\$			
Other	\$			

AGR to Reduce EAS

5 Fees

6 Description of Property: SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
					☐ (S)
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.
9735/9737 Gunpowder Farm Road, Perry Hall, MD 21128					
Location/Address of Property Being Conveyed (2)		Water Meter Account No.			

7 Transferred From

8 Transferred To

9 Other Names to Be Indexed

10 Contact/Mail Information

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Residential ☐ or Non-Residential ☐		Fee Simple ☐ or Ground Rent ☐	Amount:
Partial Conveyance? ☐ Yes ☐ No		Description/Amt. of SqFt/Acreage Transferred:	
If Partial Conveyance, List Improvements Conveyed:			
Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)	
Ronald J. Devence		M	
Donna J. Devence			
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)	
Doc. 1 - Grantee(s) Name(s)		Doc. 2 - Grantee(s) Name(s)	
Michael B. Miller			
Tamara B. Miller			
New Owner's (Grantee) Mailing Address			
Doc. 1 - Additional Names to be Indexed (Optional)		Doc. 2 - Additional Names to be Indexed (Optional)	

Instrument Submitted By or Contact Person

Name: Tamara G. Miller

Firm:

Address: 9735 Gunpowder Farm Rd

Perry Hall, MD 21128

Phone: (410) 256-1190

☒ Return to Contact Person

☐ Hold for Pickup

☐ Return Address Provided

Assessment Information

☐ Yes ☐ No Will the property being conveyed be the grantee's principal residence?

☐ Yes ☐ No Does transfer include personal property? If yes, identify:

☐ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

Transfer Number:		Date Received:		Deed Reference:		Assigned Property No.:	
Year	19	19	Gen.	Map	Sub	Block	
Land			Zoning	Grid	Plat	Lot	
Buildings			Use	Parcel	Section	Occ. Cd.	
Total			Town Cd.	Fr. St.	Ex. Cd.		

REMARKS:

Sharon J. Burke

AGREEMENT

THIS AGREEMENT, made this 21 day of July, 2002, by and between RONALD J. DERENCZ and DONNA J. DERENCZ, ("Derencz") and MICHAEL B. MILLER and TAMARA G. MILLER ("Miller").

RECITALS

A. Derencz is the owner of the property known as 9737 Gunpowder Farm Road designated as Lot 38 on plat entitled "Section Two, Perry Hall Farms", recorded among the Land Records of Baltimore County at Plat Book S.M. 69, folio 59, and more particularly described in a Deed from Perry Hall Farms Joint Venture dated September 13, 2000 and recorded among the Land Records of Baltimore County at Liber S.M. 14693, folio 1 (the "Derencz Property").

B. Miller is the owner of the property known as 9735 Gunpowder Farm Road designated as Lot 39 on plat entitled "Section Two, Perry Hall Farms", recorded among the Land Records of Baltimore County at Plat Book S.M. 69, folio 59, and more particularly described in a Deed from Perry Hall Farms Joint Venture dated January 5, 2000 and recorded among the Land Records of Baltimore County at Liber S.M. 14316, folio 126 (the "Miller Property").

C. The Derencz Property and the Miller Property are subject to a 20' Ingress, Egress, Maintenance and Utility Easement along the southern or rear boundary of the properties, all as more particularly shown on the Plat entitled "Section Two, Perry Hall Farms", recorded among the Land Records of Baltimore County at Plat Book S.M. 69, folio 59 (the "Easement").

D. The parties desire to modify the Easement as set forth herein.

NOW, THEREFORE, WITNESSETH, that in consideration of mutual covenants contained herein and other good and valuable consideration of the receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

1. The Recitals set forth above are hereby made a part of this Agreement.
2. Derencz and Miller hereby agree to reduce the width of the Easement from twenty (20) feet to ten (10) feet as measured from their respective rear or south property lines.
3. The Easement shall be used for the installation, maintenance and repair of utilities only.
4. The parties hereto shall have the right, after reasonable notice to the other, to enter upon the portion of the Easement located on the other party's property to install, repair or maintain utility lines servicing their respective properties.
5. All work shall be done in a good and workmanlike manner and the area disturbed shall be returned to the same condition as existed before the work commenced.

6. If the utility line being repaired or maintained serves both the Derencz Property and the Miller Property, the cost shall be borne equally by the parties.

7. The rights and obligations set forth herein shall be binding on the parties hereto, their respective successors and assigns and shall run with the land.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date first above written.

WITNESS:

Sherry Mobley
Sherry Mobley
Nicole Weyant
Nicole Weyant

Ronald J. Derencz (Seal)
RONALD J. DERENCZ

Donna J. Derencz (Seal)
DONNA J. DERENCZ

Michael B. Miller (Seal)
MICHAEL B. MILLER

Tamara G. Miller (Seal)
TAMARA G. MILLER

STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE: to wit:

I HEREBY CERTIFY, that on this 21 day of July, 2002, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared, Ronald J. Derencz and Donna J. Derencz, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

Michele J. Rutkowski
Notary Public
Michele J. Rutkowski

My Commission Expires: 9/1/2002

STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE: to wit:

I HEREBY CERTIFY, that on this 21 day of July, 2002, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared, Michael B. Miller and Tamara G. Miller, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged the foregoing to be their act, and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.

My Commission Expires: 9/1/2002

Michele P. Rutkowski
Notary Public
Michele P. Rutkowski

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

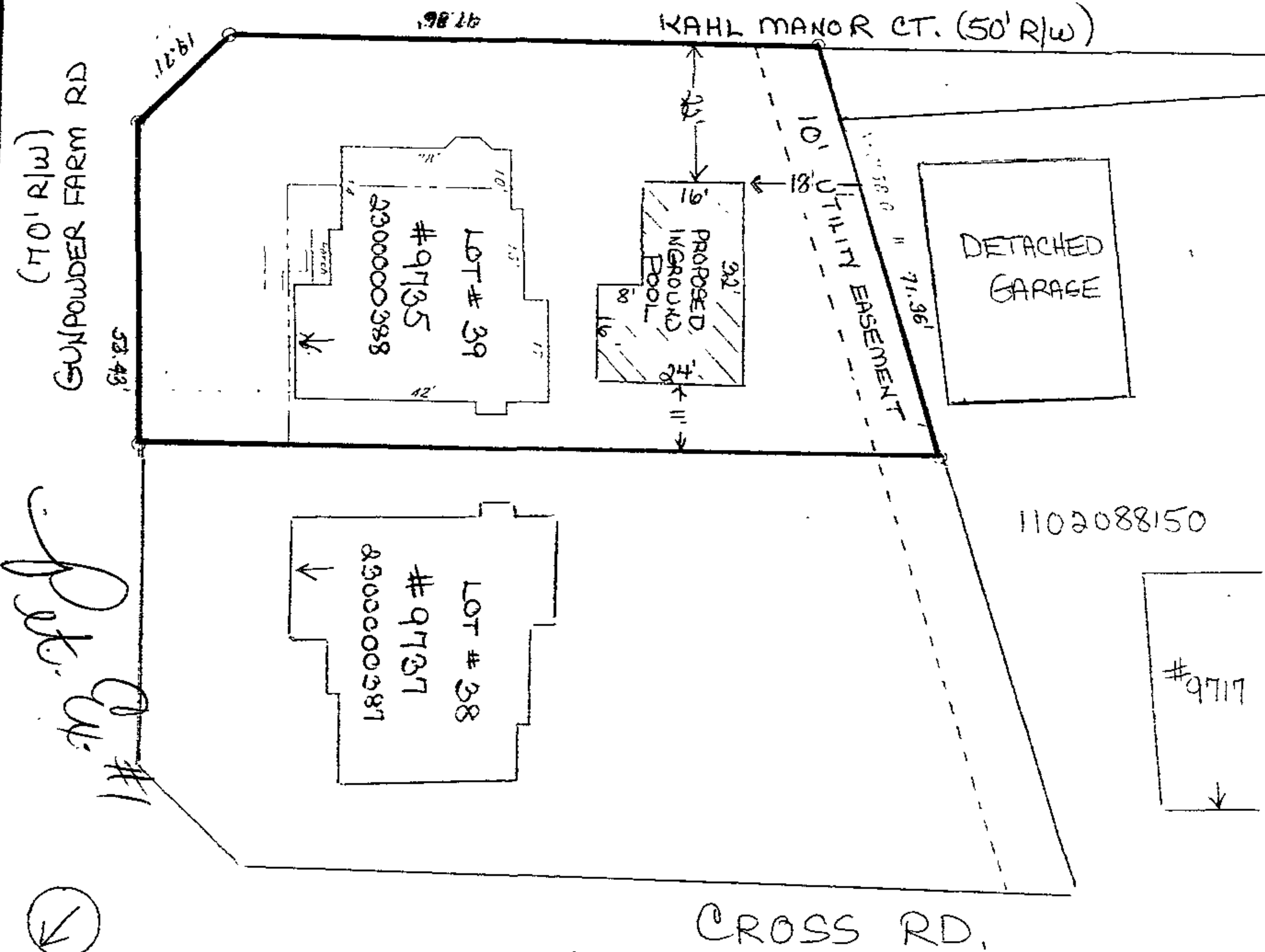
PROPERTY ADDRESS: 9735 GUNPOWDER FARM RD.

see pages 5 & 6 of the CHECKLIST for additional required information

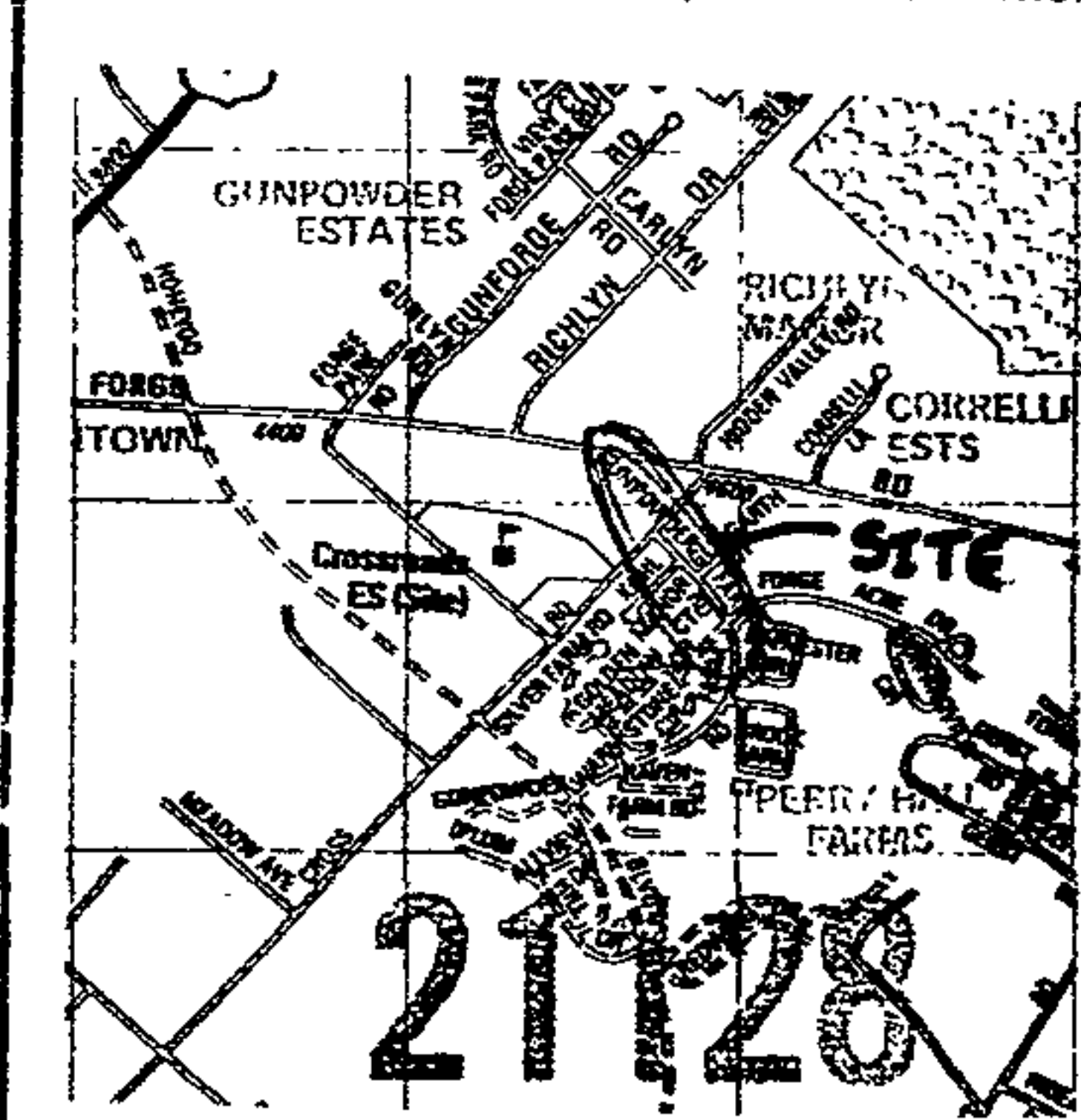
Subdivision name: PERRY HALL FARMS

plat book# 69, folio# 59, lot# 39, section# 2

OWNER: MICHAEL + TAMARA MILLER



Scale of Drawing: 1" = 30'



LOCATION INFORMATION

Election District: 11
 Councilmanic District: 5
 1"=200 scale map#: NE 11 I
 Zoning: D.R. 3.5 HI
 Lot size: 8,303 acreage square feet

SEWER: ☒ public ☐ private
 WATER: ☒ public ☐ private
 Chesapeake Bay Critical Area: ☐ yes ☒ no
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: DT Thompson ITEM #: 105 CASE#: 03-105-A

D.R. 3.5

D.R. 3.5
H

D.R. 2

H

N 577,000

NE 11 I

1" = 200'

N 43,000

D.R. 3.5
H

CROSS

SUNFLOWER FARM RD

YOUNG MEADOW

SITE

N 42,000

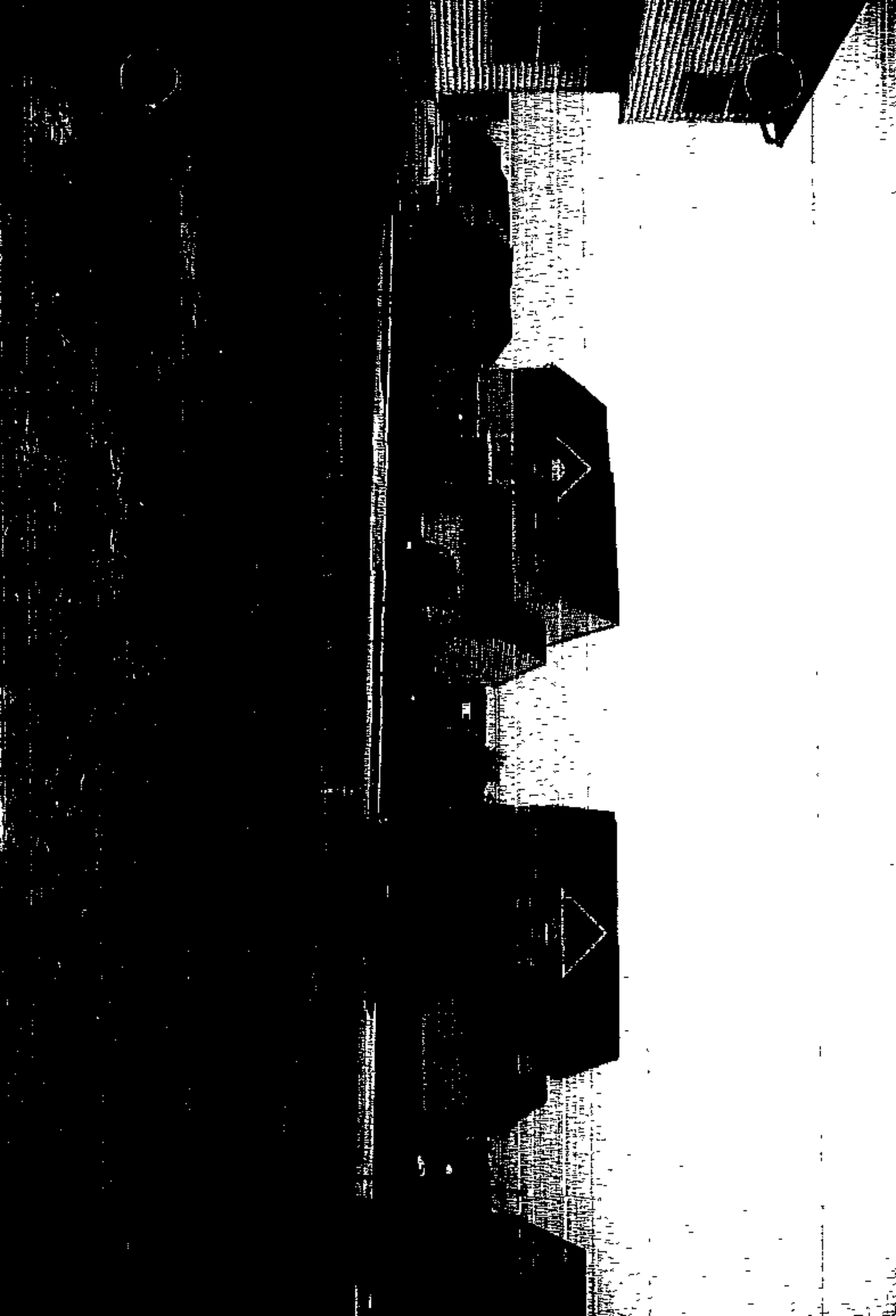
D.R. 3.5
H I



Miller property back yard from Miller
residence to Britt residence

(south west)

03-105-A



Looking Southeast from Derence property

Kahl Manor Court in view

OB-105-A



Looking ~~North~~west from Karl Manor Court

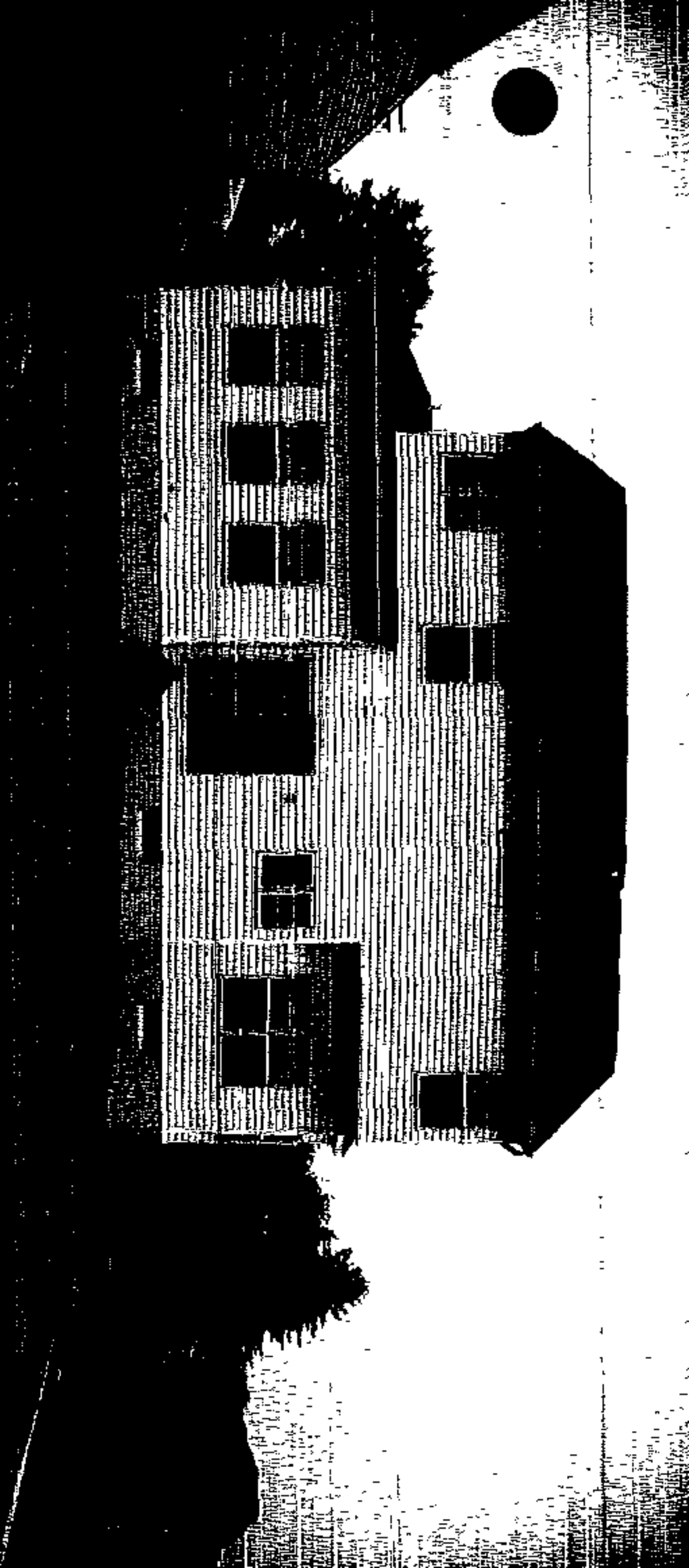
Onto Miller, Derencz + Butt property

03-105-A



Looking North
west across Miller + Derencz
Property -

OB-105-A



Miller property back yard
(looking North east)

(POOR WILL GO DIRECTLY BEHIND HOUSE)

OB-105-A