



KEVIN KAMENETZ
County Executive

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

November 24, 2014

Michael & Geraldine Harris
12351 Long Green Pike
Glen Arm, Maryland 21057

RE: Petitions for Special Hearing and Variance
Property: 12351 Long Green Pike
Case No.: 2015-0087-SPHA

Dear Mr. and Mrs. Harris:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Geraldine Powers, 14415 Misty Valley Road, Phoenix, Maryland 21131
Jim Kevin, 778 Chessie Crossing Way, Woodbine, Maryland 21797

IN RE: PETITIONS FOR SPECIAL HEARING *
AND VARIANCE

(12351 Long Green Pike) *

11th Election District *

3rd Council District *

Michael & Geraldine Harris *

Legal Owners *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2015-0087-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of the legal owners. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve an accessory building for use as an in-law apartment pursuant to an approved Declaration of Understanding, and to permit a separate electric meter. In addition, a Petition for Variance seeks to permit an accessory structure with a height of 30 ft. in lieu of the permitted 15 ft.

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1. Appearing at the public hearing in support of the requests was Michael & Geraldine Harris. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment dated November 10, 2014 was submitted by the Department of Planning (DOP). That agency conducted a visit to the site and did not oppose the relief.

The subject property is approximately 23.11 acres and is zoned RC 2. A large portion of the property is used for farming, and an existing single family dwelling is situated towards the rear

ORDER RECEIVED FOR FILING

Date

11/24/14

By

sen

of the lot. The Petitioners would like to construct a detached garage with a second story accessory apartment. To do so requires zoning relief.

To obtain variance relief a petitioner must show:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioners have met this test. The large property is irregularly shaped and is therefore unique. The Petitioners would experience a practical difficulty if the regulations were strictly interpreted, since they would not be able to construct the garage/accessory apartment as proposed. Finally, the relief will not be injurious to the public welfare, as demonstrated by the lack of county and/or community opposition. In fact, Petitioners submitted signatures from each of their contiguous neighbors, expressing support for the request. Exhibit 2.

The Petitioners' mother will occupy the apartment, and Petitioners understand (as provided in the B.C.Z.R. and the Declaration of Understanding which will be filed with the Department of Permits, Approvals and Inspections (PAI)), that a use permit is required and must be renewed every two years, and that the structure can only be used as an accessory apartment for so long as it is occupied by immediate family members related to Petitioners by blood, marriage and/or adoption. The use of the apartment, when conducted in accordance with the conditions below and the Declaration of Understanding, will not have a detrimental impact upon surrounding and neighboring properties, and will conform with B.C.Z.R. §502.1. The Baltimore Gas and Electric Company (BGE) has informed Petitioners that a separate or auxiliary service (with meter) is required for the proposed accessory building, due to the electricity demand from the HVAC system. In my opinion, this finding entitles Petitioners to a separate electric meter for the accessory structure, pursuant to B.C.Z.R. § 400.4.B.4.

ORDER RECEIVED FOR FILING

Date 11/24/14

By Sen

THEREFORE, IT IS ORDERED this 24th day of November, 2014, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve an accessory building for use as an in-law apartment pursuant to an approved Declaration of Understanding, and to permit a separate electric meter, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit an accessory structure with a height of 30 ft. in lieu of the permitted 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for appropriate permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioners must obtain from the Department of PAI a use permit for the accessory apartment, which permit must be renewed every two years.
3. Petitioners must within 30 days of the date hereof file among the Land Records of Baltimore County the Declaration of Understanding filed with the Petition.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 11/24/14
By sln



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 # 12351 Long Green Pike which is presently zoned RC2
Deed References: 28690-169 10 Digit Tax Account # 2 2 0 0 0 1 5 4 1 6
Property Owner(s) Printed Name(s) Michael S Harris and Geraldine P Harris

(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 An accessory building for use as an In-Law Apartment pursuant to an approved Declaration of Understanding (400.4.B; BCZR); and to permit a separate electric meter.

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

3. X a Variance from Section(s) 400.2; BCZR to permit an accessory structure with a height of 30 ft. in lieu of the permitted 15 ft.

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

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Date

Mailing Address By City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Michael Harris / Geraldine Harris

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

12351 Long Green Pike Glen Arm, MD

Mailing Address City State

21057 / 410-592-8177 / gerrypowers@comcast.net

Representative to be contacted:

J. Scott Dallas, Reg No 468

Name - Type or Print

Signature

P.O. Box 26 Baldwin MD

Mailing Address City State

21013 / 410-817-4600 / jsdinc@aol.com

Zip Code Telephone # Email Address

CASE NUMBER 2015-0087 SPHA Filing Date 10/15/14

Do Not Schedule Dates: Reviewer JCM

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

P.O. BOX 26
BALDWIN, MD 21013
(410) 817-4600
FAX (410) 817-4602

ZONING DESCRIPTION OF #12351 LONG GREEN PIKE

BEGINNING at a point on the west side of the (abandoned) Maryland and Pennsylvania Railroad right-of-way, 60' wide, at the distance of 4020', more or less, northerly from the of the centerline of Glen Arm Road

- 1) thence by a curve to the left with a radius of 329 feet for an arc length of 45.00 feet;*
- 2) thence North 30 Degrees 52 Minutes 40 Seconds East for 25.92 feet ;*
- 3) thence South 43 Degrees 46 Minutes 43 Seconds East for 78.72 feet ;*
- 4) thence South 43 Degrees 46 Minutes 43 Seconds East for 36.76 feet ;*
- 5) thence South 65 Degrees 54 Minutes 42 Seconds East for 202.73 feet ;*
- 6) thence South 86 Degrees 11 Minutes 35 Seconds East for 105.30 feet;*
- 7) thence North 78 Degrees 09 Minutes 40 Seconds East for 107.27 feet;*
- 8) thence North 60 Degrees 41 Minutes 49 Seconds East for 200.63 feet ;*
- 9) thence North 76 Degrees 09 Minutes 44 Seconds East for 280.13 feet;*
- 10) thence North 30 Degrees 11 Minutes 39 Seconds East for 603.48 feet;*
- 11) thence South 05 Degrees 17 Minutes 06 Seconds East for 265.76 feet ;*
- 12) thence South 24 Degrees 11 Minutes 27 Seconds East for 176.22 feet;*
- 13) thence South 36 Degrees 21 Minutes 13 Seconds East for 153.86 feet;*
- 14) thence South 50 Degrees 29 Minutes 59 Seconds East for 327.83 feet;*
- 15) thence South 15 Degrees 11 Minutes 05 Seconds East for 62.02 feet;*
- 16) thence South 51 Degrees 54 Minutes 35 Seconds West for 199.80 feet;*
- 17) thence South 62 Degrees 22 Minutes 28 Seconds West for 125.07 feet ;*

- 18) thence South 83 Degrees 38 Minutes 54 Seconds West for 116.29 feet;
19) thence South 73 Degrees 08 Minutes 36 Seconds West for 207.90 feet;
20) thence North 86 Degrees 06 Minutes 52 Seconds West for 281.57 feet;
21) thence South 50 Degrees 36 Minutes 20 Seconds West for 295.35 feet;
22) thence South 60 Degrees 36 Minutes 12 Seconds West for 198.40 feet;
23) thence South 75 Degrees 41 Minutes 04 Seconds West for 157.16 feet;
24) thence South 79 Degrees 38 Minutes 41 Seconds West for 153.09 feet;
25) thence North 25 Degrees 38 Minutes 35 Seconds West for 392.30 feet;
26) thence North 17 Degrees 56 Minutes 07 Seconds East for 303.30 feet;
27) thence by a curve to the left with a radius of 389.27 feet for an arc length of 121.56 feet;
28) thence North 57 degrees 09 minutes 46 seconds West 74.31 feet to the point of beginning, as recorded in Deed Liber 28690 Folio 169.

CONTAINING 23.11 acres of land, more or less or 1006775 square feet of land, more or less.

LOCATED in the 11th Election District and 3rd Councilmanic District.

Note: Description above based on existing deed of record and NOT the result of a boundary survey.



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

No. **118319**
 Date: **10/15/14**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 10/16/2014 10/15/2014 10:09:55 2
 REG MS02 WALKIN JUNG JEE
 RECEIPT # 896166 10/15/2014 OFCJ
 Dept 5 528 ZONING VERIFICATION
 CT NO. 118319
 Recpt tot 1100.00
 \$100.00 CR 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				100.00

Total: **100.00**

Rec From: **Michael HARRIS**

For: **2015-0087-SPHX**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

October 30, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on October 30, 2014

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: # 2015-0087-SPHA

12351 Long Green Pike

SE/s of Long Green Pike, 4020 ft NE of Glen Arm Road

11th Election District - 3rd Councilmanic District

Legal Owner(s) Michael & Geraldine Harris

Special Hearing to approve an accessory building for use as an in-law apartment pursuant to an approved Declaration of Understanding and to permit a separate electric meter.

Variance to permit an accessory structure with a height of 30 ft. in lieu of the permitted 15 ft.

Hearing: Thursday, November 20, 2014 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

10/1045 Oct. 30

2797261

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/31/2014

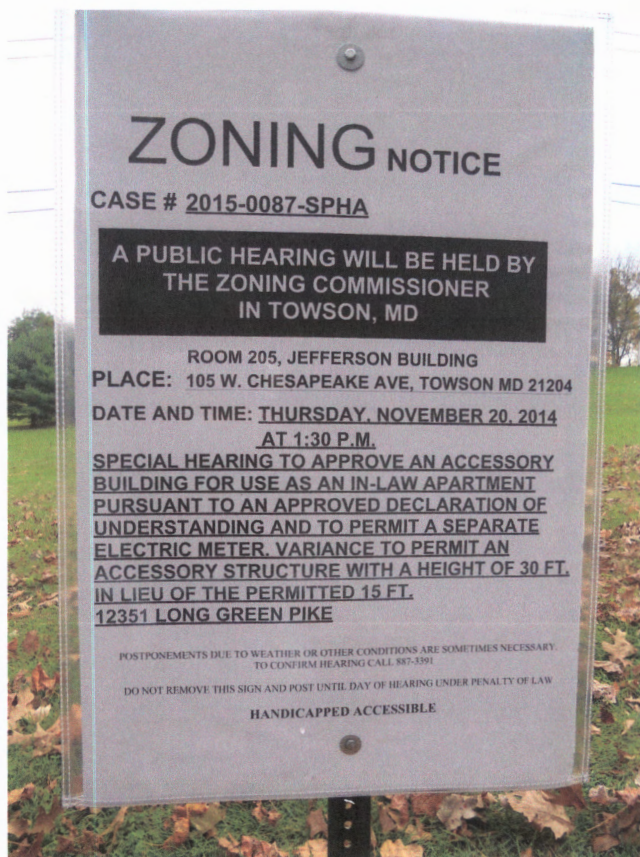
Case Number: 2015-0087-SPHA

Petitioner / Developer: J. S. DALLAS~MR. & MRS. HARRIS

Date of Hearing (Closing): NOVEMBER 20, 2014

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
12351 LONG GREEN PIKE

The sign(s) were posted on: **OCTOBER 31, 2014**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 30, 2014 Issue - Jeffersonian

Please forward billing to:

Michael Harris
12351 Long Green Pike
Glen Arm, MD 21057

410-592-8177

NOTICE OF ZONING HEARING

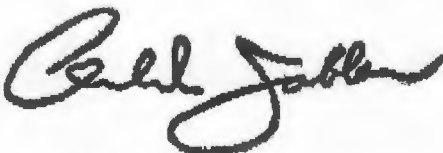
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0087-SPHA

12351 Long Green Pike
SE/s of Long Green Pike, 4020 ft. NE of Glen Arm Road
11th Election District – 3rd Councilmanic District
Legal Owners: Michael & Geraldine Harris

Special Hearing to approve an accessory building for use as an in-law apartment pursuant to an approved Declaration of Understanding and to permit a separate electric meter. **Variance** to permit an accessory structure with a height of 30 ft. in lieu of the permitted 15 ft.

Hearing: Thursday, November 20, 2014 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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



KEVIN KAMENETZ
County Executive

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

October 22, 2014

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0087-SPHA

12351 Long Green Pike
SE/s of Long Green Pike, 4020 ft. NE of Glen Arm Road
11th Election District – 3rd Councilmanic District
Legal Owners: Michael & Geraldine Harris

Special Hearing to approve an accessory building for use as an in-law apartment pursuant to an approved Declaration of Understanding and to permit a separate electric meter. **Variance** to permit an accessory structure with a height of 30 ft. in lieu of the permitted 15 ft.

Hearing: Thursday, November 20, 2014 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Harris, 12351 Long Green Pike, Glen Arm 21057
J. Scott Dallas, Reg No 468, P.O. Box 26, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, OCTOBER 31, 2014.**
- (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.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
12351 Long Green Pike; SE/S Long Green * OF ADMINISTRATIVE
Pike, 4020' NE of Glen Arm Road *
11th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Michael & Geraldine Harris * BALTIMORE COUNTY
Petitioner(s) *
* 2015-087-SPHA

* * * * *

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

OCT 22 2014

.....

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 22nd day of October, 2014, a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, P.O. Box 26, Baldwin, MD 21013, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: ~~XXXX~~ 2015.008⁷ SPHA
Petitioner: Michael S. Harris and Geraldine P. Harris
Address or Location: * 12351 Long Green Pike
Glen Arm, MD. 21057

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michael S. Harris
Address: 12351 Long Green Pike
Glen Arm, MD. 21057
~~XXXX~~
Telephone Number: 410-592-8177

11/14/14
WCR

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: November 10, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 12351 Long Green Pike

INFORMATION:

Item Number: 15-087

Petitioner: Michael Harris

Zoning: RC 2

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The subject request is for a special hearing to approve an in-law apartment pursuant to Section 400.4.B of the BCZR with separate electric meter and for a variance of Section 400.2 of the BCZR to permit an accessory structure with a height of 30 feet in lieu of permitted 15 feet.

Upon review the petitioner's request and accompanying site plan and subsequent to a site visit the Department of Planning offers the following comment.

- The property is 23 acres in size with a large house located towards the rear of the property after which the elevation drops off significantly. The front of the property is leased for farming. The proposal is to build an accessory unit for the owner's mother. The proposed structure will be approximately 40 feet from the existing residence and located in the rear yard, and will be 1042 square feet in size and located over a three bay garage thus necessitating the height variance. The justification for the separate electric that was given was that the owner wants the unit to have its own meter and that the house line is at capacity.
- The applicant has provided proposed architectural elevations that are consistent with the style and materials of the existing house. The size of the accessory apartment does not exceed 1200 square feet as allowed by Section 400.4.B.2

After consideration, it is the recommendation of this Department that the requested relief can be supported provided that a restriction is entered in the deed that limits the residential use to occupancy of the unit by the immediate family or the use will be discontinued in accordance with the provisions of Section 400.4.C. 1 & 2 of the BCZR.

For further information concerning the matters stated here in, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief:
AVA/LL

A handwritten signature in black ink, appearing to read "Ava/LL", written over a horizontal line.

Case No.: 2015-0087-SPHA

Exhibit Sheet

Petitioner/Developer

EW
12-29-14

Protestants

11-24-14
den

No. 1	Site plan	
No. 2	Map w/ Neighbors' signatures	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

NEIGH. SIGNATURES



PETITIONER'S

EXHIBIT NO. 2



Land Development Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including limited to, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon data.

I have reviewed the Zoning Plat for the proposed freestanding "in-law" Accessory Apartment (approximately 30' high) at 12351 Long Green Pike (Glen Arm, 21057) and feel that the requested petitions for Special Hearing and Variance and use of a proposed accessory building should be approved.

Name Richard Watson

Signature Richard J. Watson

Address 12318 Long Green Pike Glen Arm, md 21057

Date 10/7/14

I have reviewed the Zoning Plat for the proposed freestanding "in-law" Accessory Apartment (approximately 30' high) at 12351 Long Green Pike (Glen Arm, 21057) and feel that the requested petitions for Special Hearing and Variance and use of a proposed accessory building should be approved.

Name William F Ellwood

Signature William E. Ellwood

Address 12343 Long Green PK

Date 10-24-14

I have reviewed the Zoning Plat for the proposed freestanding "in-law" Accessory Apartment (approximately 30' high) at 12351 Long Green Pike (Glen Arm, 21057) and feel that the requested petitions for Special Hearing and Variance and use of a proposed accessory building should be approved.

Name EDWARD JOHNSTON

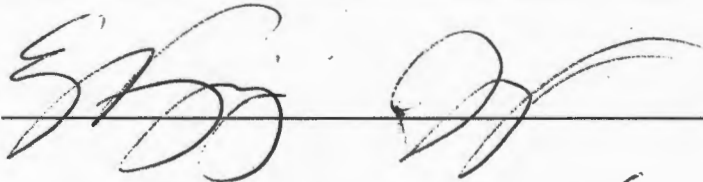
Signature J Edward Johnston, III

Address 12353 Long Green Pike Glen Arm Md 21057

Date 9-10-04-14

I have reviewed the Zoning Plat for the proposed freestanding "in-law" Accessory Apartment (approximately 30' high) at 12351 Long Green Pike (Glen Arm, 21057) and feel that the requested petitions for Special Hearing and Variance and use of a proposed accessory building should be approved.

Name Elizabeth and John Fazzini

Signature 

Address 12330 Long Green Pike Glen Arm MD 21057

Date 10/13/14

I have reviewed the Zoning Plat for the proposed freestanding "in-law" Accessory Apartment (approximately 30' high) at 12351 Long Green Pike (Glen Arm, 21057) and feel that the requested petitions for Special Hearing and Variance and use of a proposed accessory building should be approved.

Name Tom Frank

Signature TC Frank

Address 5530 E. Glen Arms Rd.

Date 10-4-14

I have reviewed the Zoning Plat for the proposed freestanding "in-law" Accessory Apartment (approximately 30' high) at 12351 Long Green Pike (Glen Arm, 21057) and feel that the requested petitions for Special Hearing and Variance and use of a proposed accessory building should be approved.

Name William Dietz

Signature William Dietz

Address 5728 GLENARIN MD 21057

Date 10/4/14

M E M O R A N D U M

DATE: December 29, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0087-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on December 24, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 14th day of October 2014, by and between Michael S Harris and Geraldine P Harris, Husband and Wife (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Recitals

A. The Declarant(s) who is/are also the owner(s) of this property has/have filed an application for a use permit and special hearing to:

Construct and use a free standing accessory (in-law) apartment/garage, 30' high, to be located behind and north of the existing dwelling #12351 Long Green Pike.

The property being located at: #12351 Long Green Pike Glen Arm, MD 21057 and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The use permit or hearing plans) attached hereto and made a part hereof. The property is zoned RC2, which is the particular zone in which the property is located.

B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be the housing for: Mrs. Geraldine Powers (widow) Mother of Geraldine P Harris, Property owner.

The other residents of the property are:

Michael S and Geraldine P Harris, (husband and wife) and their children Carson C Harris and McLane S Harris. The

use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

C. As a condition of approval of the Declarant(s) request, Bill No. 49-11 requires the filing of this Declaration among the Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements or addition on the Property may be used for separate living quarters and that all such improvements shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PIA.

Have "Orig." Declaration to
11-25-14
Scott Daines
to have
Signed off
per his request
1:57 PM
D. Wiley

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Declarant(s) and PIA hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Accessory Apartment shall house only the immediate family member(s) listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.
2. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.
3. Upon use permit termination:

B. In the Accessory Apartment in the accessory building requires removal of the kitchen and possibly other residential elements, at the discretion of PAI.

C. The Declarant(s) upon termination of the use permit will provide written notification to PAI for the closing of the Department file.

5. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.

6. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS: Michael A. Harris

Geraldine P. Harris

Edith Rosemarie Dallas

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 10/14 day of 2014, before the Subscriber, a Notary Public of State of Maryland, personally appeared

MICHAEL S. HARRIS AND GERALDINE P. HARRIS

The declarant(s) herein, who is/are also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires:

7/18/2015



Edith Rosemarie Dallas
Notary Public

EXHIBIT A

BEGINNING at a point on the west side of the (abandoned) Maryland and Pennsylvania Railroad right-of-way, 60' wide, at the distance of 4020', more or less, northerly from the of the centerline of Glen Arm Road

- 1) thence by a curve to the left with a radius of 329 feet for an arc length of 45.00 feet;*
- 2) thence North 30 Degrees 52 Minutes 40 Seconds East for 25.92 feet ;*
- 3) thence South 43 Degrees 46 Minutes 43 Seconds East for 78.72 feet ;*
- 4) thence South 43 Degrees 46 Minutes 43 Seconds East for 36.76 feet ;*
- 5) thence South 65 Degrees 54 Minutes 42 Seconds East for 202.73 feet ;*
- 6) thence South 86 Degrees 11 Minutes 35 Seconds East for 105.30 feet;*
- 7) thence North 78 Degrees 09 Minutes 40 Seconds East for 107.27 feet;*
- 8) thence North 60 Degrees 41 Minutes 49 Seconds East for 200.63 feet ;*
- 9) thence North 76 Degrees 09 Minutes 44 Seconds East for 280.13 feet;*
- 10) thence North 30 Degrees 11 Minutes 39 Seconds East for 603.48 feet;*
- 11) thence South 05 Degrees 17 Minutes 06 Seconds East for 265.76 feet ;*
- 12) thence South 24 Degrees 11 Minutes 27 Seconds East for 176.22 feet;*
- 13) thence South 36 Degrees 21 Minutes 13 Seconds East for 153.86 feet;*
- 14) thence South 50 Degrees 29 Minutes 59 Seconds East for 327.83 feet;*
- 15) thence South 15 Degrees 11 Minutes 05 Seconds East for 62.02 feet;*
- 16) thence South 51 Degrees 54 Minutes 35 Seconds West for 199.80 feet;*
- 17) thence South 62 Degrees 22 Minutes 28 Seconds West for 125.07 feet ;*

- 18) thence South 83 Degrees 38 Minutes 54 Seconds West for 116.29 feet;
19) thence South 73 Degrees 08 Minutes 36 Seconds West for 207.90 feet;
20) thence North 86 Degrees 06 Minutes 52 Seconds West for 281.57 feet;
21) thence South 50 Degrees 36 Minutes 20 Seconds West for 295.35 feet;
22) thence South 60 Degrees 36 Minutes 12 Seconds West for 198.40 feet;
23) thence South 75 Degrees 41 Minutes 04 Seconds West for 157.16 feet;
24) thence South 79 Degrees 38 Minutes 41 Seconds West for 153.09 feet;
25) thence North 25 Degrees 38 Minutes 35 Seconds West for 392.30 feet;
26) thence North 17 Degrees 56 Minutes 07 Seconds East for 303.30 feet;
27) thence by a curve to the left with a radius of 389.27 feet for an arc length of 121.56 feet;
28) thence North 57 degrees 09 minutes 46 seconds West 74.31 feet to the place of beginning.

The improvements being known as #12351 Long Green Pike.

BEING the same lot of ground which by Deed dated September 23, 2009 and recorded among the Land records of Baltimore County in Liber S.M. No. 28690, Folio 169 etc. was granted and conveyed by Michael S. Harris to Michael S. Harris and Geraldine P. Harris, husband and wife.

CONTAINING 23.11 acres of land, more or less or 1006775 square feet of land, more or less.

LOCATED in the 11th Election District and 3rd Councilmanic District.

Note: Description above based on existing deed of record and NOT the result of a boundary survey.





The Declaration of Understanding for the Accessory Apartment at:

Address of property

is approved: _____
Arnold Jablon, Director-PAI

Date

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER 2015-0087-SPA

DATE 11-20-2014

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NO. 2015-

0087-
SPHACHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

10/24

DEVELOPMENT PLANS REVIEW

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

N/C

DEPS

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

FIRE DEPARTMENT

11/10/14

PLANNING

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

C

10/20/14

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

10/30/14

SIGN POSTING

Date:

10/31/14

by O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2200015416			
Owner Information					
Owner Name:	HARRIS MICHAEL S HARRIS GERALDINE P		Use:	AGRICULTURAL	
Mailing Address:	12351 LONG GREEN PIKE GLEN ARM MD 21057-9707		Principal Residence:	YES	
			Deed Reference:	/28690/ 00169	
Location & Structure Information					
Premises Address:	12351 LONG GREEN PIKE GLEN ARM 21057-9707		Legal Description:	23.1121 AC PT TRT B 12351 LONG GREEN PIKE ES DIETZ GRUMMAN PAUMANOCK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: MS
0054	0013	0088		0000	2 2015 0045/0132
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
1996	4,933 SF		1600 SF	23.1100 AC	05
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	BRICK	4 full/ 1 half	1 Attached
Value Information					
	Base Value		Value As of 01/01/2012	Phase-in Assessments As of 07/01/2014 As of 07/01/2015	
Land:	128,200		128,200		
Improvements	522,500		522,500		
Total:	650,700		650,700	650,700	
Preferential Land:	8,200				
Transfer Information					
Seller: HARRIS MICHAEL S		Date: 09/29/2009		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /28690/ 00169		Deed2:	
Seller: RODICK ALAN J		Date: 05/06/2004		Price: \$1,135,000	
Type: ARMS LENGTH IMPROVED		Deed1: /20017/ 00122		Deed2:	
Seller: RUSSELL WILLIAM M		Date: 08/26/1994		Price: \$155,000	
Type: ARMS LENGTH IMPROVED		Deed1: /10721/ 00708		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	AGRICULTURAL TRANSFER TAX				
Homestead Application Information					
Homestead Application Status: Approved 06/21/2012					

New Search (<http://sdat.resiusa.org/RealProperty>)

Order the **TAX MAP** [click here...](#)

(<http://imsweb05.mdp.state.md.us/website/mosp/>)

 Loading... Please Wait. Loading... Please Wait.



KEVIN KAMENETZ
County Executive

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

November 13, 2014

Michael & Geraldine Harris
12351 Long Green Pike
Glen Arm MD 21057

RE: Case Number: 2015-0087 SPHA, Address: 12351 Long Green Pike

Dear Mr. & Ms. Harris:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 15, 2014. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
J Scott Dallas, Reg No 468, P. O. Box 26, Baldwin MD 21013

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



MARYLAND DEPARTMENT OF TRANSPORTATION

James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 10/20/14

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

RE: Baltimore County

Item No 2015-0087-SPHA

Special Hearing Varnado
Michael & Geraldine Harris
12351 Long Green Pike

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2015-0087-SPHA.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 10, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 12351 Long Green Pike

NOV 12 2014

INFORMATION:

Item Number: 15-087

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Michael Harris

Zoning: RC 2

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The subject request is for a special hearing to approve an in-law apartment pursuant to Section 400.4.B of the BCZR with separate electric meter and for a variance of Section 400.2 of the BCZR to permit an accessory structure with a height of 30 feet in lieu of permitted 15 feet.

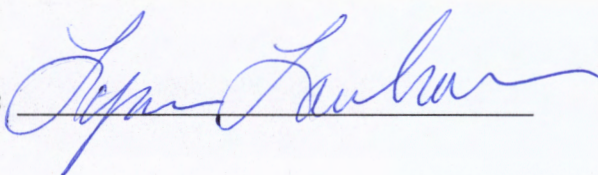
Upon review the petitioner's request and accompanying site plan and subsequent to a site visit the Department of Planning offers the following comment.

- The property is 23 acres in size with a large house located towards the rear of the property after which the elevation drops off significantly. The front of the property is leased for farming. The proposal is to build an accessory unit for the owner's mother. The proposed structure will be approximately 40 feet from the existing residence and located in the rear yard, and will be 1042 square feet in size and located over a three bay garage thus necessitating the height variance. The justification for the separate electric that was given was that the owner wants the unit to have its own meter and that the house line is at capacity.
- The applicant has provided proposed architectural elevations that are consistent with the style and materials of the existing house. The size of the accessory apartment does not exceed 1200 square feet as allowed by Section 400.4.B.2

After consideration, it is the recommendation of this Department that the requested relief can be supported provided that a restriction is entered in the deed that limits the residential use to occupancy of the unit by the immediate family or the use will be discontinued in accordance with the provisions of Section 400.4.C. 1 & 2 of the BCZR.

For further information concerning the matters stated here in, please contact Wallace S. Lippincott, Jr. at 410-887-3480.

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 24, 2014

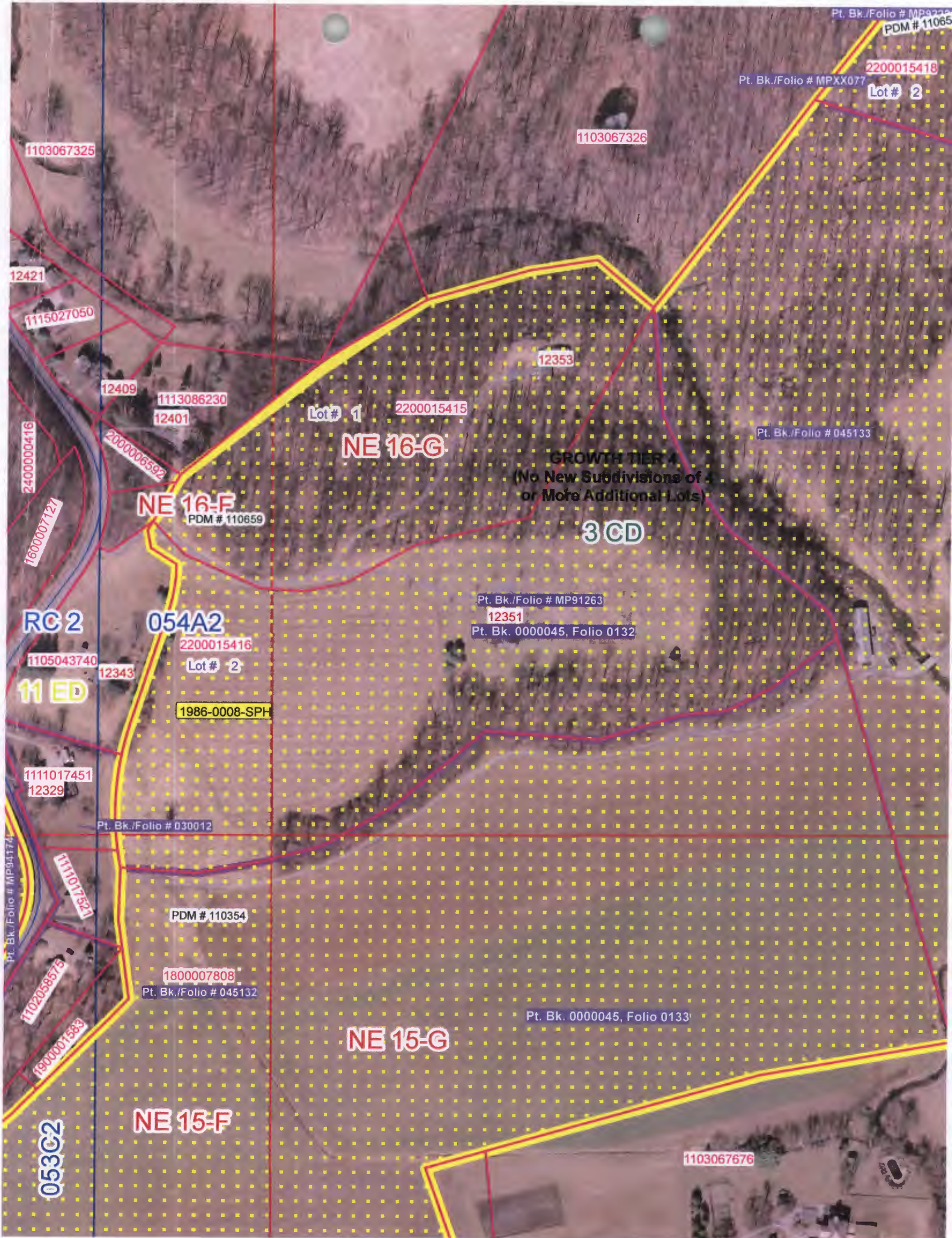
FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 27, 2014
Item No. 2015-0081, 0082, 0083, 0084, 0085, 0086, 0087 and 0088

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

DAK:CEN
cc:file

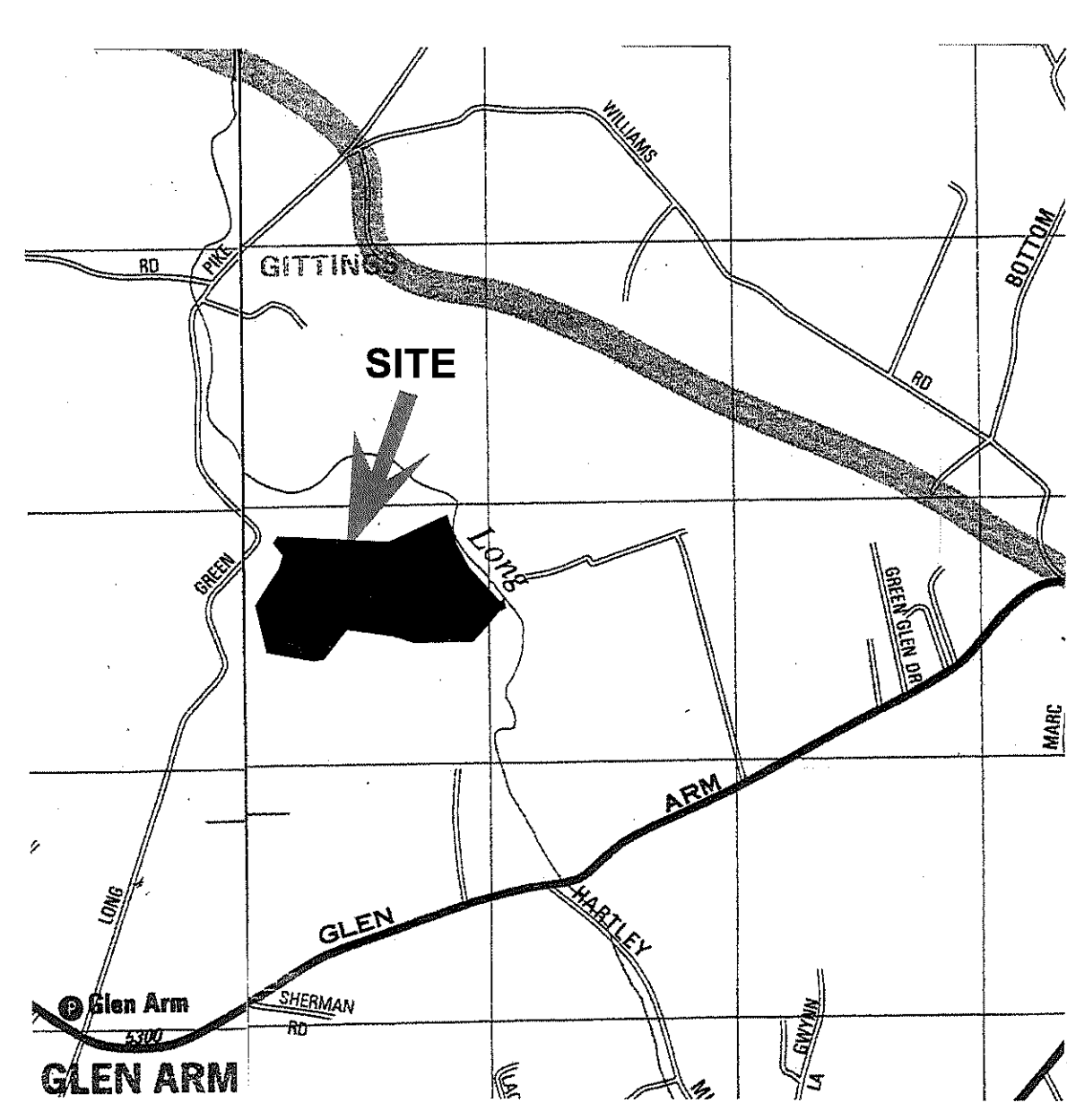
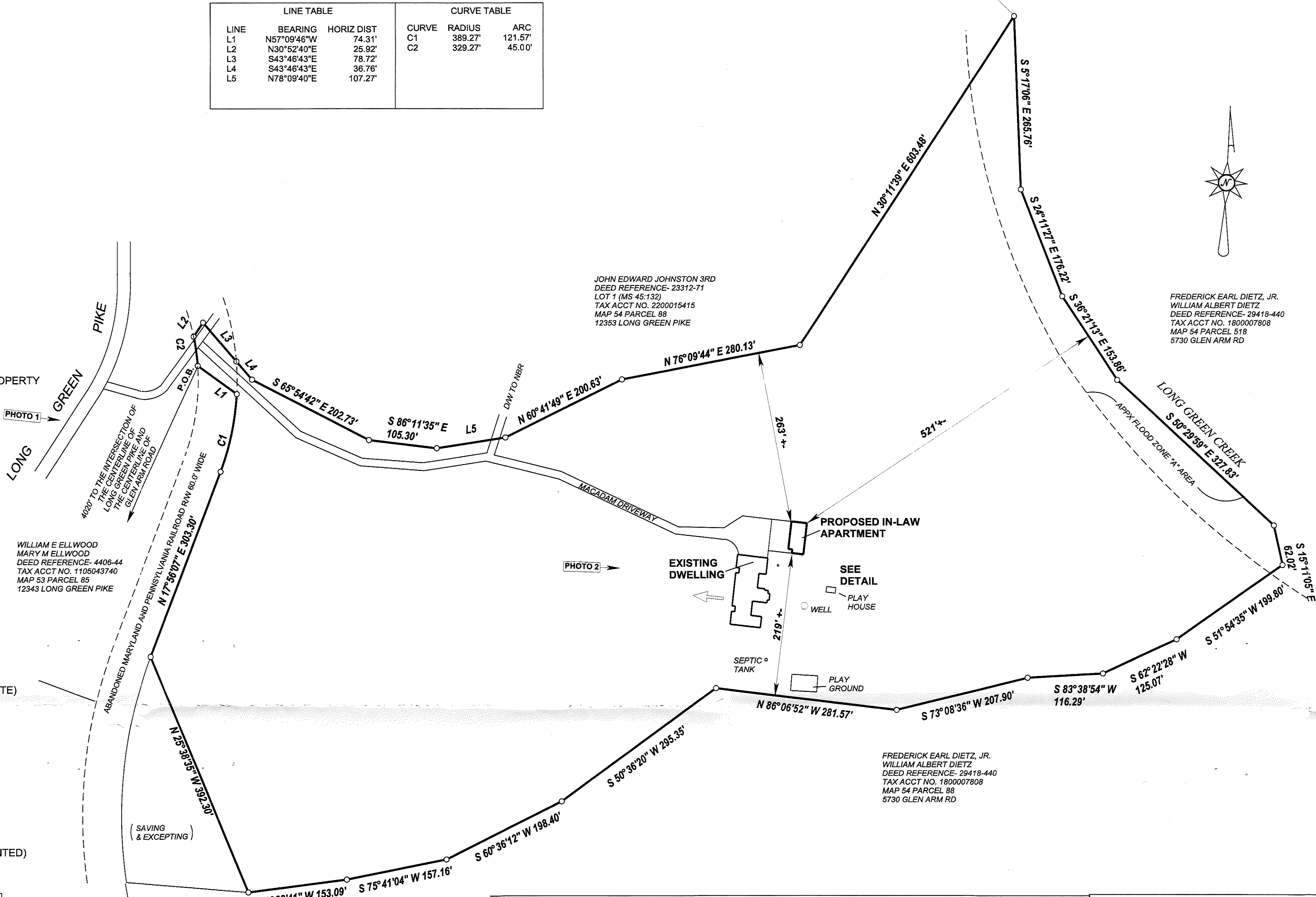
G:\DevPlanRev\ZAC -No Comments\ZAC10272014 -.doc



GENERAL NOTES:

1. OWNER: MICHAEL S. HARRIS
GERALDINE P. HARRIS
12351 LONG GREEN PIKE
GLEN ARM, MD. 21057
PHONE 410-592-8177
2. SITE AREA: 23.11 AC+/- OR
1,006,775 SQ FT+/-
3. BUILDING AREA: (FOOTPRINT)
EX DWELLING 4463 Sq. Ft.
PROPOSED IN-LAW APT. 1,042 Sq. Ft.
(PROPOSED IN-LAW APT = 23% OF EX DWELLING AREA)
4. UTILITIES:
PRIVATE SEPTIC
PRIVATE WATER
5. THE SITE LIES WITHIN ZONE "X" AS SHOWN
ON F.I.R.M. 2400100280F DATED SEPTEMBER 26, 2008.
REAR OF PROPERTY APPEARS TO LIE IN ZONE "A"
6. DIMENSION SHOWN FROM BUILDINGS TO APPARENT PROPERTY
LINE ARE +/- 10'
7. SETBACKS:
35' SIDE
35' REAR
75' FROM CL OF ROAD
MAXIMUM HEIGHT: 35 FEET
MINIMUM LOT SIZE: 1 ACRE
8. EX. STRUCTURE = 2 STORY DWELLING
PROPOSED IN LAW APARTMENT 30' HIGH
9. DEED REF.: SM 28690 / 169
10. TAX ACCOUNT: #2200015416
11. COUNCILMANIC DISTRICT: 3
12. CENSUS TRACT: 411202
13. LOWER GUNPOWDER FALLS
14. ZONING: RC 2
(PER BALTIMORE COUNTY "MY NEIGHBORHOOD" WEBSITE)
15. TAX MAP: #0054, PARCEL 0088
16. NO KNOWN PREVIOUS DRC MEETINGS
17. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY
CRITICAL AREA.
18. THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC.
19. PREVIOUS ZONING CASE ON FILE: 1986-0008-SPH (GRANTED)

LINE TABLE			CURVE TABLE		
LINE	BEARING	HORIZ DIST	CURVE	RADIUS	ARC
L1	N57°09'46"W	74.31'	C1	389.27'	121.57'
L2	N30°52'40"E	25.92'	C2	329.27'	45.00'
L3	S43°46'43"E	78.72'			
L4	S43°46'43"E	36.76'			
L5	N78°09'40"E	107.27'			



PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSION OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property shown in Baltimore County and which is depicted in the accompanying map and which is a part of the zoning map for a Special Hearing under Section 10-1 of the Baltimore County Zoning Regulations, to determine whether or not the zoning classification for the property should be changed, hereby petition the Zoning Commission to change the zoning classification for the property shown in the accompanying map.

My calculation in the annexes of 13 lots under the _____
RC 2 zoning classification for tracts "A", "B", "C", and "D".

ORDER

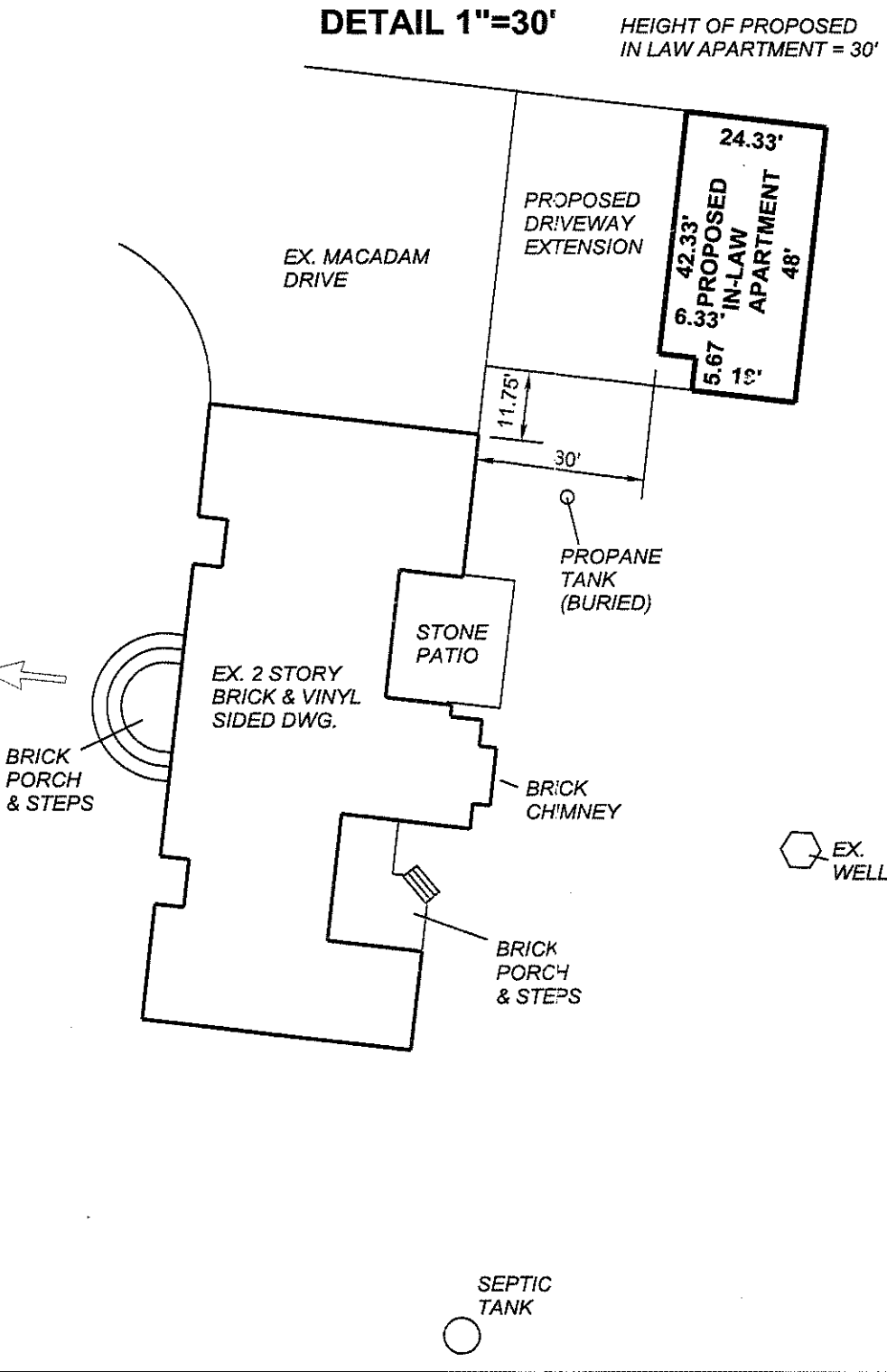
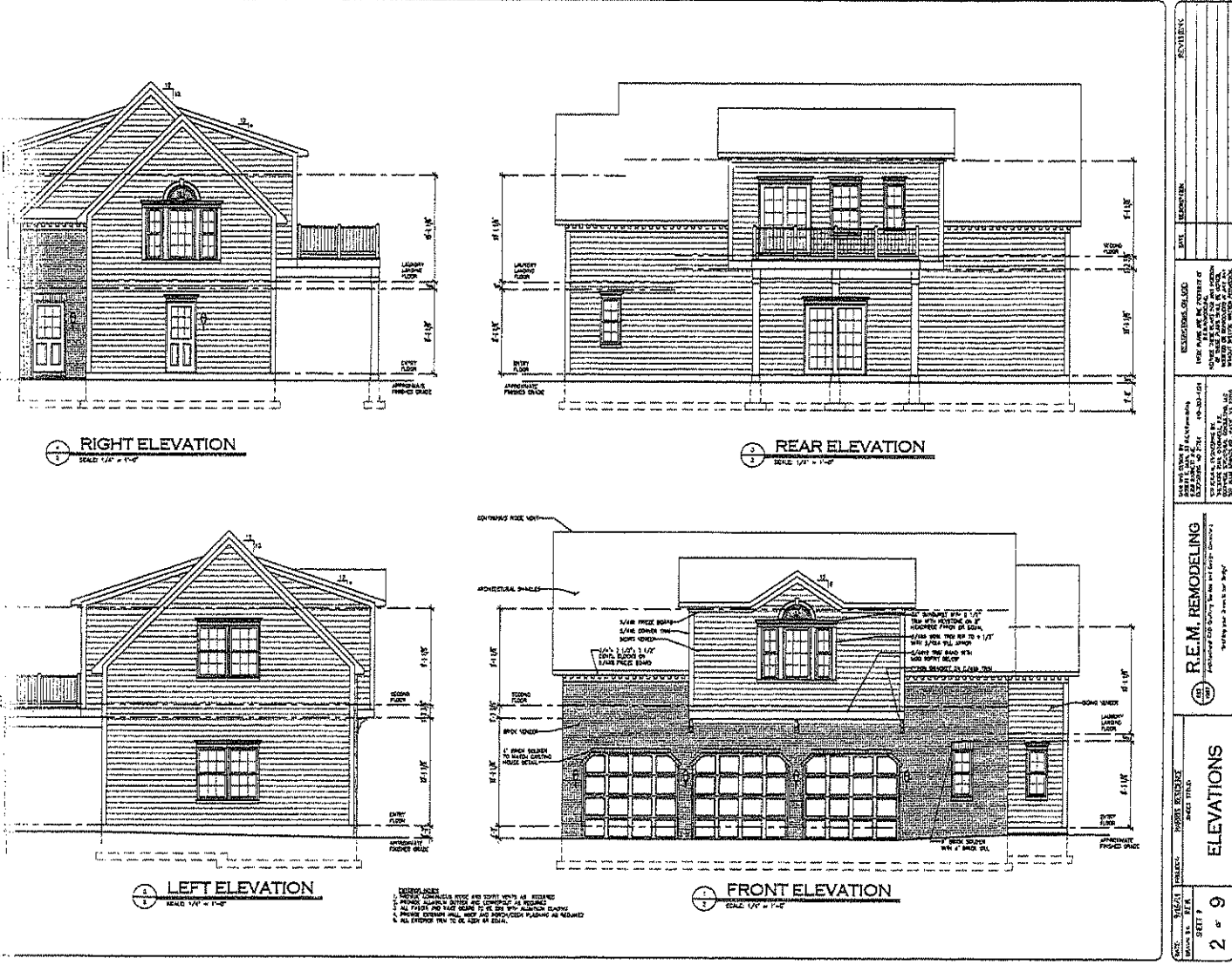
For the reasons set forth in the accompanying Opinion, it is the _____
2nd day of April, 1996, by the County Board of Appeals, ORDERED that
the petition for a special hearing to approve a calculation in the annexes
of 13 lots is DENIED in that 13 lots are not calculated under the present
RC 2 zoning, but rather 11 lots, as set forth in this Opinion, are allowable.
Any appeal from this decision must be in accordance with Rules 8-1
through 8-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Haskett
William T. Haskett, Chairman

Lawrence S. Schmitt
Lawrence S. Schmitt, Vice Chairman

William F. Shaw
William F. Shaw, Clerk



SITE PLAN TO ACCOMPANY PETITION
FOR SPECIAL HEARING AND VARIANCE
AND ACCESSORY APARTMENT
#12351 LONG GREEN PIKE

DEED REFERENCE: 28690-169
MAP 0054 PARCEL 0088
BEING PART OF TRACT "B"
ON PLAT OF
"PLAT 'A', PLAT SHOWING LANDS OF
FREDERICK E. DIETZ, SR., ET AL.,
GRUMMAN AEROSPACE CORPORATION,
PAUMANOCK DEVELOPMENT CORPORATION"
(45:132)
AND PART OF LOT 2
MINOR SUBDIVISION PLAN
(9422-642)
ZONING: RC2
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.

FILE NAME	DATE	DRAWN BY
14-1508.TRV	10-10-2014	R.N.G.
SCALE	REVISION	SHEET
100 FTL	1/1	1/1

J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



10-09-2014
DATE

2015-0087-SPH