



KEVIN KAMENETZ  
*County Executive*

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

December 4, 2014

Donald & Shirley Snyder  
6401 Brinton Road  
Fork, Maryland 21051

RE: Petition for Variance  
Property: 6401 Brinton Road  
Case No. 2015-0094-A

Dear Mr. & Mrs. Snyder:

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,

  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:sln  
Enclosure

c: David Billingsley, 601 Charwood Ct., Edgewood, Maryland 21040  
Cheryl Williams, 11100 Pulaski Highway, White Marsh, Maryland 21162

**IN RE: PETITION FOR VARIANCE**  
**(6401 Brinton Road)**  
11<sup>th</sup> Election District  
3<sup>rd</sup> Council District  
Donald L. & Shirley L. Snyder  
Petitioners

\* BEFORE THE OFFICE  
\* OF ADMINISTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* **CASE NO. 2015-0094-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owners of the subject property. The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §400.4.A.1.a, to allow a 1,305 square foot accessory apartment in lieu of the permitted 1,011 square feet. 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.

Donald & Shirley Snyder and David Billingsley, whose firm prepared the site plan, appeared in support of the requests. There were no interested citizens in attendance at the hearing, although Peter Zimmerman, People's Counsel, appeared to express certain concerns with the procedures governing accessory apartment cases. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency opined that the use would not be detrimental to the community.

The subject property is approximately 5.38 acres and is zoned R.C. 2 and R.C. 5. Petitioners have lived at the property for nearly 50 years and would like to "age in place" rather than relocate to a senior community. Petitioners propose to construct an addition to the existing

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Date 12/4/14  
By den

single-family dwelling to be used as an accessory apartment. Normally, a public hearing is not required for an accessory apartment located within an existing single-family dwelling. But in this case the Petitioners request a larger (accessory apartment) addition than is permitted by the B.C.Z.R., hence the petition for variance.

Mr. Zimmerman suggested that in cases of this nature, a petitioner should be required to also file a petition for special hearing, which would enable the ALJ to not only grant a requested variance, but also grant the application for a use permit that would otherwise be approved by the Director of the Department of Permits, Approvals and Inspections (PAI). This argument has merit, and would allow such cases to be resolved in their entirety by the OAH, rather than in a piecemeal fashion (i.e., variance relief granted by the OAH, followed by use permit approval by the Department of PAI).

The Regulations, however, set forth different procedures and requirements for accessory apartments depending on whether they are within an existing dwelling or located in an accessory structure on the same lot as an owner-occupied dwelling. In the former scenario, the Director of PAI can issue the permit upon a finding that the use will not “negatively affect the health, safety or general welfare of the surrounding community,” while in the latter scenario the ALJ can grant the request only upon a finding that the petitioner has satisfied the special exception standards set forth in B.C.Z.R. §502.1. In my opinion, the requirements are more stringent when the accessory apartment is located in a detached structure, because the danger is greater that it could be “converted to a second dwelling beyond the scope” of the regulation, as referenced in B.C.Z.R. §400.4.B.3.

As such, I do not believe a petition for special hearing should be required or filed in a variance case involving an accessory apartment within an existing single-family dwelling. It is the

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Director, not the ALJ, who approves such a use; any policy or procedure to the contrary would be at odds with the applicable zoning regulation. I recognize, as Mr. Zimmerman pointed out, that the Zoning Office has in some instances required a petition for special hearing to be filed in such scenarios, and if such cases arise in the future the petition will be considered, but any order granting relief will also provide that the petitioner must obtain from the Director of PAI a use permit for the accessory apartment.

To obtain variance relief requires a showing that:

- (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 parcel is mostly wooded and is bisected by a stream. As such, the property is unique. If the B.C.Z.R. were strictly interpreted Petitioners would suffer a practical difficulty, given they would be unable to construct the proposed accessory apartment which, as noted by Petitioners, is no larger than the size of such living units at nearby senior communities. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 4<sup>th</sup> day of December, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §400.4.A.1.a, to allow a 1,305 square foot accessory apartment in lieu of the permitted 1,011 square feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that the following

ORDER RECEIVED FOR FILING

Date

12/4/14

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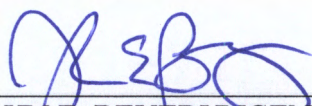
Sen

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.

- Petitioners must obtain from the Department of PAI a use permit for the accessory apartment, which permit must be renewed every two years and is subject to the restrictions set forth in B.C.Z.R. §400.4
- Petitioners must within 30 days of the date of this Order file among the Baltimore County land records the Declaration (Petitioners' Exhibit 7) submitted at the public hearing.

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

JEB:slm

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge for  
Baltimore County

ORDER RECEIVED FOR FILING

Date

12/4/14

By

slm



# 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 6401 BRINTON ROAD which is presently zoned RC2/RC5  
Deed References: L. 4236 F. 537 10 Digit Tax Account # 1119058830  
Property Owner(s) Printed Name(s) DONALD L. & SHIRLEY L. SNYDER

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☐ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. ☒ a **Variance** from Section(s)

SEE ATTACHED

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

Mailing Address City State

Zip Code Telephone # Email Address

## Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

## Legal Owners (Petitioners):

DONALD L. SNYDER SHIRLEY L. SNYDER

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

6401 BRINTON RD. FORT M.D.

21051 (410) 592-9028

## Representative to be contacted:

DAVID BILLINGSLEY

Name- Type or Print

Signature

601 CHARWOOD CT. EDGEWOOD MD.

21040 (410) 679-8719 dnb0209@yahoo.com

CASE NUMBER 2015-0094-A

Filing Date 10/21/14

Do Not Schedule Dates:

Reviewer AT

400.4.1.a (BCZR) TO ALLOW A 1305 SQUARE FOOT ACCESSORY APARTMENT IN  
LIEU OF THE PERMITTED 1011<sub>1</sub> SQUARE FEET.

2015-0094-A

## **ZONING DESCRIPTION**

### **6401 BRINTON ROAD**

Beginning at a point formed by the intersection of the west side of Regwood Road (50 feet wide) with the south side of Brinton Road (50 feet wide), thence:

1. N 78° 30' 30" W 315.05 feet, thence
2. N 82° 36' 50" W 418.43 feet, thence
3. N 78° 12' 25" W 414.20 feet, thence
4. S 10° 29' W 533.00, thence
5. N 78° 12' 26" W 400 feet, thence
6. N 10° 29' E 545.50 feet, thence
7. S 78° 12' 26" E 814.20 feet, thence
8. S 83° 51' 30" E 214.50 feet, thence
9. N 05° 40' 30" E 10 feet, thence
10. S 78° 30' 30" E 519.85 feet, thence
11. S 10° 29' W 12.50 feet to the place of beginning.

Containing 5.38 acres of land, more or less.

2015-0094-A

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

No.

113325

Date:

10/21/14

PAID RECEIPT

| Fund | Dept | Unit | Sub Unit | Rev<br>Source/<br>Obj | Sub<br>Rev/<br>Obj | Dept | Obj | BS Acct | Amount  |
|------|------|------|----------|-----------------------|--------------------|------|-----|---------|---------|
| 001  | 806  | 0000 |          | 6150                  |                    |      |     |         | \$ 75 - |
|      |      |      |          |                       |                    |      |     |         |         |
|      |      |      |          |                       |                    |      |     |         |         |
|      |      |      |          |                       |                    |      |     |         |         |
|      |      |      |          |                       |                    |      |     |         |         |
|      |      |      |          |                       |                    |      |     |         |         |

Total:

\$ 75 -

Rec  
From:

DAVE BILLINGSLEY

For:

6401 BRINTON RD

2015-0094-A

**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**



# THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

November 6, 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 November 6, 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: # 2015-0094-A**

6401 Brinton Road

W/s Regwood Road, S/s Brinton Road

11th Election District - 3rd Councilmanic District

Legal Owner(s) Donald & Shirley Snyder

**Variance:** to allow a 1305 sq. ft. accessory apartment in lieu of the permitted 1011 sq. ft.

**Hearing:** Monday, December 1, 2014 at 10:00 a.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.

11/086 November 6

2815450

## CERTIFICATE OF POSTING

Date: NOVEMBER 11, 2014

RE: Project Name: 6401 BRINTON ROAD  
Case Number /PAI Number: 2015-0094-A  
Petitioner/Developer: DONALD L. AND SHIRLEY L. SNYDER  
Date of Hearing/Closing: DECEMBER 1, 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 6401 BRINTON ROAD

The sign(s) were posted on NOVEMBER 11, 2014

(Month, Day, Year)

*David W. Billingsley*  
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

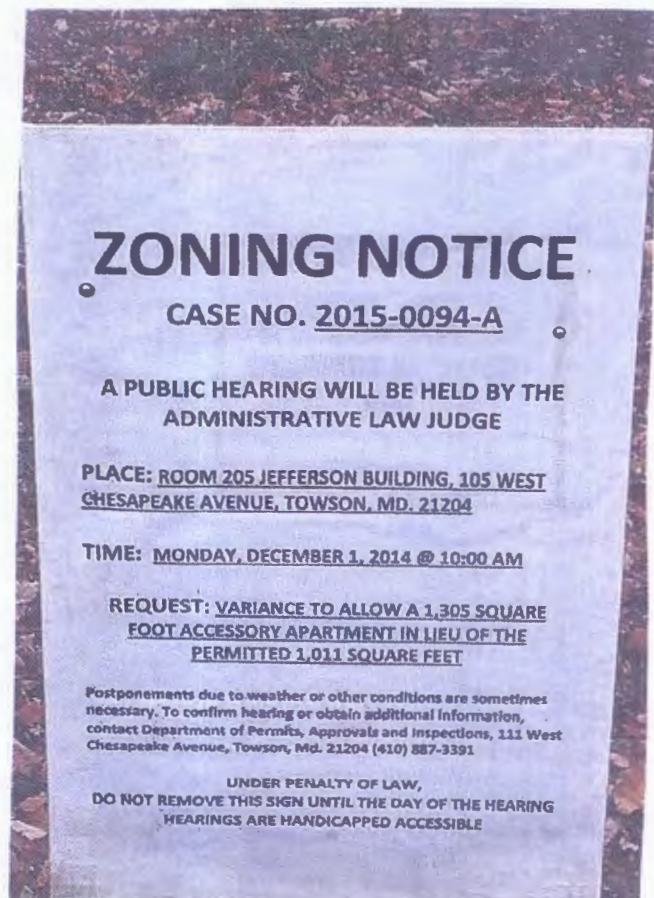
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



TO: PATUXENT PUBLISHING COMPANY  
Thursday, November 6, 2014 Issue - Jeffersonian

Please forward billing to:  
Donald Snyder  
6401 Brinton Road  
Fork, MD 21051

410-592-9028

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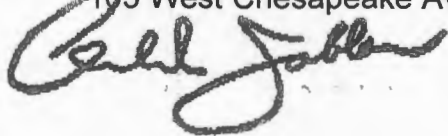
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**CASE NUMBER: 2015-0094-A**  
6401 Brinton Road  
W/s Regwood Road, S/s Brinton Road  
11<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owners: Donald & Shirley Snyder

Variance to allow a 1305 sq. ft. accessory apartment in lieu of the permitted 1011 sq. ft.

Hearing: Monday, December 1, 2014 at 10:00 a.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 28, 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: 2015-0094-A**

6401 Brinton Road  
W/s Regwood Road, S/s Brinton Road  
11<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owners: Donald & Shirley Snyder

Variance to allow a 1305 sq. ft. accessory apartment in lieu of the permitted 1011 sq. ft.

Hearing: Monday, December 1, 2014 at 10:00 a.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. Snyder, 6401 Brinton Road, Fork 21051  
David Billingsley, 601 Charwood Road, Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 11, 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.

**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 fifteen (15) 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.**

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**For Newspaper Advertising:**

Case Number: 2015-0094-A

Property Address: 6401 BRINTON AVE , FORK, MD 21051

Property Description: \_\_\_\_\_

Legal Owners (Petitioners): DONALD SNYDER

Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: DONALD SNYDER

Company/Firm (if applicable): \_\_\_\_\_

Address: 6401 BRINTON RD

FORK, MD. 21051

Telephone Number: (410) 592-9028

RE: PETITION FOR VARIANCE \* BEFORE THE OFFICE  
6401 Brinton Road; W/S Regwood Road, \*  
S/S of Brinton Road \* OF ADMINISTRATIVE  
11<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts \*  
Legal Owner(s): Donald L. & Shirley L. Snyder\* HEARINGS FOR  
Petitioner(s) \* BALTIMORE COUNTY  
\* 2015-094-A

\* \* \* \* \*

**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 31 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 31st day of October, 2014, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

## DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 11<sup>TH</sup> day of November, 2014 by and between Donald L. Snyder and Shirley L. Snyder (hereinafter referred to as the "Declarants") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

### RECITALS

A. The Declarants who are also the owners of this property, have filed an application for a use permit and zoning variance to construct a one story with basement addition to the existing dwelling located on the property. The first floor of the addition containing 1305 square feet will be used as and an accessory apartment. The variance is required because the square footage exceeds the 1011 square feet permitted by Section 400.4.A.1.a. of the Baltimore County Zoning Regulations.

B The property is located at 6401 Brinton Road and is more particularly described by metes and bounds in **Exhibit A** (The Property) and **Exhibit B** (the Hearing Plans) attached hereto and made a part hereof. The property is zoned RC2 and RC5 which is the particular zone in which the property is located.

C. The Administrative Law Judge has approved the Declaration and variance request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner occupied property. The accessory apartment will be housing for Donald L. Snyder and Shirley L. Snyder (parents). The other residents are Marianne Snyder (daughter and her family) and will occupy the remainder of the dwelling.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarants and PAI hereby declare as follows:

1. Any 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 members listed in this Declaration and 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 for any other reason.
2. The use permit and this Declaration are subject to the order, conditions and restrictions of the required zoning hearing. The Declaration, including exhibits, use permit and order shall be recorded among the Land Records of Baltimore County to provide notice to future owners, subsequent bona fide purchasers of the property that no part of any addition or improvements 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 PAI. A copy of the recorded document shall be filed with PAI.
3. The Accessory Apartment may not have separate utility meters, such as gas and electric service.
4. The use permit shall 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 and shall list the name of any person occupying the Accessory Apartment.

PETITIONER'S  
EXHIBIT NO. 7

5. 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.

6. Upon use permit termination:

- a. The second kitchen must be removed and the former Accessory Apartment space to be occupied by the Declarants or subsequent purchaser
- b. The Declarants will provide written notification to PAI for the closing of the Department file.

7. 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.

8. 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 have duly executed this Declaration under seal on the date first above written.

WITNESS:

Diann C. Harmon      Donald L. Snyder  
Diann C. Harmon      Shirley L. Snyder

State of Maryland, County of Harford to wit:

I HEREBY CERTIFY that on this 11 day of November, 2014, before the Subscriber, a Notary Public of the State of Maryland, personally appeared Donald L Snyder and Shirley L. Snyder, the Declarants herein, who are also the owners of this property, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and who acknowledge that the executed for the foregoing instrument for the purposes therein contained.

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

My Commission Expires: 01.21.15



Diann C. Harmon  
Notary Public

193  
1-6-14

slw  
12/4/14

**PETITIONER'S EXHIBITS**

**6401 BRINTON ROAD  
CASE NO. 2015-0094-A**

1. PLAT TO ACCOMPANY PETITION, ZONING VARIANCE AND USE PERMIT  
DATED REVISED 11 / 6 / 14
2. S.D.A.T. REAL PROPERTY DATA SEARCH
3. PORTION OF TAX MAP 0054
4. DEED OF RECORD L.4236 F.537 DATED NOVEMBER 26, 1963
5. AERIAL PHOTO
- 6a – 6d. PHOTOS
7. DECLARATION OF UNDERSTANDING

Real Property Data Search ( w4)

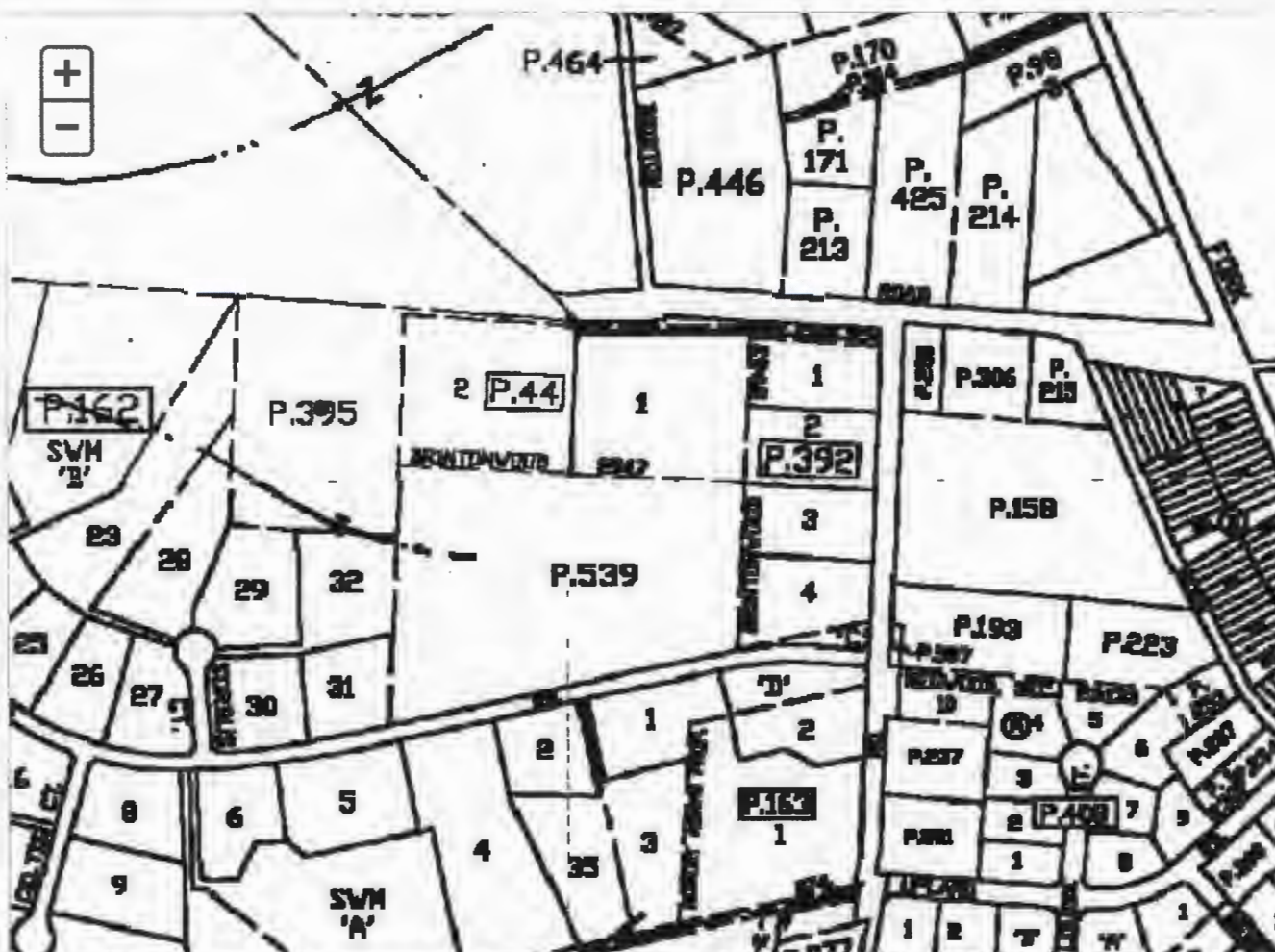
Guide to searching the database

Search Result for BALTIMORE COUNTY

| View Map                                                 |                 | View GroundRent Redemption                       |                               | View GroundRent Registration                                  |                                               |
|----------------------------------------------------------|-----------------|--------------------------------------------------|-------------------------------|---------------------------------------------------------------|-----------------------------------------------|
| <b>Account Identifier:</b>                               |                 | <b>District - 11 Account Number - 1119058830</b> |                               |                                                               |                                               |
| <b>Owner Information</b>                                 |                 |                                                  |                               |                                                               |                                               |
| <b>Owner Name:</b>                                       |                 | SNYDER DONALD<br>SNYDER SHIRLEY L                |                               | <b>Use:</b>                                                   | RESIDENTIAL                                   |
| <b>Mailing Address:</b>                                  |                 | 6401 BRINTON RD<br>FORK MD 21051-9722            |                               | <b>Principal Residence:</b>                                   | YES                                           |
|                                                          |                 |                                                  |                               | <b>Deed Reference:</b>                                        | /04236/ 00537                                 |
| <b>Location &amp; Structure Information</b>              |                 |                                                  |                               |                                                               |                                               |
| <b>Premises Address:</b>                                 |                 | 6401 BRINTON RD<br>0-0000                        |                               | <b>Legal Description:</b>                                     | 5.38 AC WS<br>BRINTON RD<br>1320 W HARFORD RD |
| <b>Map:</b>                                              | <b>Grid:</b>    | <b>Parcel:</b>                                   | <b>Sub District:</b>          | <b>Subdivision:</b>                                           | <b>Section: Block: Lot:</b>                   |
| 0054                                                     | 0004            | 0395                                             |                               | 0000                                                          |                                               |
|                                                          |                 |                                                  |                               | <b>Assessment Year:</b>                                       | <b>Plat No: Plat Ref:</b>                     |
|                                                          |                 |                                                  |                               | 2015                                                          |                                               |
| <b>Special Tax Areas:</b>                                |                 |                                                  | <b>Town:</b>                  |                                                               |                                               |
|                                                          |                 |                                                  | NONE                          |                                                               |                                               |
|                                                          |                 |                                                  | <b>Ad Valorem:</b>            |                                                               |                                               |
|                                                          |                 |                                                  | Tax Class:                    |                                                               |                                               |
| <b>Primary Structure Built</b>                           |                 | <b>Above Grade Enclosed Area</b>                 |                               | <b>Finished Basement Area</b>                                 | <b>Property Land Area</b>                     |
| 1965                                                     |                 | 2,144 SF                                         |                               | 500 SF                                                        | 5.3800 AC                                     |
|                                                          |                 |                                                  |                               |                                                               | <b>County Use</b>                             |
|                                                          |                 |                                                  |                               |                                                               | 04                                            |
| <b>Stories</b>                                           | <b>Basement</b> | <b>Type</b>                                      | <b>Exterior</b>               | <b>Full/Half Bath</b>                                         | <b>Garage</b>                                 |
| 2                                                        | YES             | STANDARD UNIT                                    | 1/2 BRICK FRAME               | 2 full/ 1 half                                                | 1 Carport                                     |
| <b>Value Information</b>                                 |                 |                                                  |                               |                                                               |                                               |
|                                                          |                 | <b>Base Value</b>                                | <b>Value As of 01/01/2012</b> | <b>Phase-in Assessments As of 07/01/2014 As of 07/01/2015</b> |                                               |
| <b>Land:</b>                                             |                 | 170,200                                          | 170,200                       |                                                               |                                               |
| <b>Improvements</b>                                      |                 | 155,900                                          | 155,900                       |                                                               |                                               |
| <b>Total:</b>                                            |                 | 326,100                                          | 326,100                       | 326,100                                                       |                                               |
| <b>Preferential Land:</b>                                |                 | 0                                                |                               |                                                               |                                               |
| <b>Transfer Information</b>                              |                 |                                                  |                               |                                                               |                                               |
| <b>Seller:</b>                                           |                 | DEIGERT E T AG USE 84-85                         |                               | <b>Date:</b>                                                  | 12/03/1963                                    |
| <b>Type:</b>                                             |                 | ARMS LENGTH IMPROVED                             |                               | <b>Deed1:</b>                                                 | /04236/ 00537                                 |
|                                                          |                 |                                                  |                               | <b>Price:</b>                                                 | \$6,000                                       |
|                                                          |                 |                                                  |                               | <b>Deed2:</b>                                                 |                                               |
| <b>Seller:</b>                                           |                 |                                                  |                               | <b>Date:</b>                                                  |                                               |
| <b>Type:</b>                                             |                 |                                                  |                               | <b>Deed1:</b>                                                 |                                               |
|                                                          |                 |                                                  |                               | <b>Price:</b>                                                 |                                               |
|                                                          |                 |                                                  |                               | <b>Deed2:</b>                                                 |                                               |
| <b>Seller:</b>                                           |                 |                                                  |                               | <b>Date:</b>                                                  |                                               |
| <b>Type:</b>                                             |                 |                                                  |                               | <b>Deed1:</b>                                                 |                                               |
|                                                          |                 |                                                  |                               | <b>Price:</b>                                                 |                                               |
|                                                          |                 |                                                  |                               | <b>Deed2:</b>                                                 |                                               |
| <b>Exemption Information</b>                             |                 |                                                  |                               |                                                               |                                               |
| <b>Partial Exempt Assessments:</b>                       |                 | <b>Class</b>                                     | <b>07/01/2014</b>             |                                                               | <b>07/01/2015</b>                             |
| <b>County:</b>                                           |                 | 000                                              | 0.00                          |                                                               |                                               |
| <b>State:</b>                                            |                 | 000                                              | 0.00                          |                                                               |                                               |
| <b>Municipal:</b>                                        |                 | 000                                              | 0.00                          |                                                               | 0.00                                          |
| <b>Tax Exempt:</b>                                       |                 | <b>Special Tax Recapture:</b>                    |                               |                                                               |                                               |
| <b>Exempt Class:</b>                                     |                 | NONE                                             |                               |                                                               |                                               |
| <b>Homestead Application Information</b>                 |                 |                                                  |                               |                                                               |                                               |
| <b>Homestead Application Status:</b> Approved 01/13/2009 |                 |                                                  |                               |                                                               |                                               |

**PETITIONER'S**  
**EXHIBIT NO. 2**

## Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **11** Account Number: **1119058830**

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

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

Property maps provided courtesy of the Maryland Department of Planning ©2011.

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



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

Loading... Please Wait. Loading... Please Wait. -->

PETITIONER'S  
EXHIBIT NO. 3

1142 ED.

THIS DEED, Made this 26th day of November in the year one thousand nine hundred and sixty-three by EMMA T. DEIGERT, widow and JOSEPH D. DEIGERT, unmarried, of Baltimore County, State of Maryland, parties of the first part; and DONALD L. SNYDER and SHIRLEY L. SNYDER, his wife, of Baltimore County, State of Maryland, parties of the second part.

WITNESSETH that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said parties of the first part do grant and convey unto the parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and the heirs and assigns of such survivor in fee-simple, all that lot or parcel of ground situate, lying and being in Baltimore County, State of Maryland and described as follows, that is to say:

BEGINNING for the same at the beginning stone of the land conveyed by William H. Chambers and wife to Emma T. Deigert by a deed dated October 28, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3914, folio 20, etc. running thence as now surveyed and binding on the first and second lines in said deed the following two courses and distances viz: south 83 degrees 51 minutes 30 seconds east 214.50 feet to the end of said first line and north 5 degrees 40 minutes 30 seconds east 10.00 feet to the end of said second line thence binding in the center of a macadam lane there situate with the use in common with others entitled thereto and also binding on a part of the third line in said deed south 78 degrees 30 minutes 30 seconds east 519.85 feet to the westerly side of Regwood Road as now laid out 25.00 feet westerly measured at a right angle from the centerline thereof said centerline being the fourth line in the aforesaid deed thence binding on the westerly side of Regwood Road as laid out aforesaid with the use thereof in common with others entitled thereto south 10 degrees 29 minutes west 12.50 feet to intersect the seventh line of the land conveyed by Joseph D. Deigert, unmarried, et al, to Bertha C. Benda by a confirmatory deed dated April 24, 1963 and recorded among the aforesaid Land Records in Liber R.R.G. No. 4133, folio 517 etc. thence leaving Regwood Road and binding reversely on a part of said seventh line north 78 degrees 30 minutes 30 seconds west 315.05 feet thence binding reversely on the sixth and fifth lines in said deed the following two courses and distances viz: north 82 degrees 36 minutes 50 seconds west 418.43 feet and north 78 degrees 12 minutes 26 seconds west 414.20 feet to an iron pipe at the end of the fourth line therein thence binding for a part reversely on said fourth line and for a part reversely on a part of the second line of the land conveyed by Emma T. Deigert, widow, to Bernard S. Garner and wife by a deed dated August 24, 1962 and recorded among the said Land Records in Liber W.J.R. No. 4040, folio 275 etc. south 10 degrees 29 minutes west in all a distance of 533.00 feet to an iron pipe running thence for the following two lines of division now made viz: north 78 degrees 12 minutes 26 seconds west 400.00 feet to an iron pipe and north 10 degrees 29 minutes east 545.50 feet to an iron pipe planted in the last line in the first herein mentioned deed from Chambers to Deigert thence binding on a part of said last line south 78 degrees 12 minutes 26 seconds east 814.20 feet to the place of beginning. Containing 5.38 acres of land more or less.



PETITIONER'S  
EXHIBIT NO. 4

BEING a part of the land which by a deed dated October 28, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3914, folio 20 etc. was granted and conveyed by William H. Chambers and Winona H. Chambers, his wife, to Emma Deigert. See also a deed from Emma T. Deigert, widow, conveying an undivided one-half interest in the above lot to Joseph D. Deigert dated October 28, 1961 and recorded among said Land Records in Liber W.J.R. No. 3914, folio 23.

TOGETHER with the use in common with others entitled thereto of a right of way 50 feet wide across the northern part of the land conveyed by the Grantors herein to Bertha C. Benda by Confirmatory Deed dated April 24, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4133, folio 517 for ingress and egress from the lot of ground hereinabove described to Brinton Lane and Regwood Road and also subject to the use in common for a right of way for ingress and egress with others entitled thereto of the land lying between Brinton Lane and the land conveyed by Joseph D. Deigert, unmarried, et al, to Bertha C. Benda by the aforementioned Confirmatory Deed dated April 24, 1963 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4133, folio 517.

TOGETHER with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

TO HAVE AND TO HOLD the said lot or parcel of ground and premises; above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and the heirs and assigns of such survivor in fee-simple, subject to the following restrictions:

1. The land included in said lot shall be used for private residence purposes only and any dwelling house erected hereon shall contain a minimum living floor area of 1200 square feet which 1200 square feet shall not include any area in garages, attic, basement, porches, patio or terraces.
2. Any dwelling constructed on said lot, shall be completed within twelve months from the date of beginning of such construction (weather permitting); and no temporary structures, trailer, tent, garage, or other building, shall be used or placed on said parcel of land to be occupied as a dwelling.
3. Any garage, stable, garden house or any other structures of any kind which are erected on this lot must be constructed of the same materials and conform in design to the main dwelling house on said lot. Said structures must not be constructed prior to the construction of the dwelling house.
4. Not more than one dwelling house shall be erected on this lot.

5. No pigs or goats or other animals shall be kept on said lot except that a maximum of four dogs and two cats are permitted provided that they are enclosed on the property of the owner thereof. A maximum of two horses are also permitted on lots exceeding two acres in size.

6. The provisions herein contained shall run with and bind the land hereby conveyed and shall inure to the benefit of, and be enforceable by the grantors herein, their respective legal representatives, heirs and assigns and failure by the grantors to enforce any of these restrictions, covenants and conditions herein contained, shall in no event be deemed a waiver of the right to do so thereafter as to the same breach, or as to one occurring prior or subsequently hereto.

7. No government surplus or used home shall be moved, constructed or placed on the lot herein conveyed regardless of the amount of its living floor area.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted, and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said grantors.

WITNESS:

Lanoue S. Reigert v Emma T. Deigert (SEAL)  
Joseph D. Deigert (SEAL)

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 26<sup>th</sup> day of November in the year one thousand nine hundred and sixty-three before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore personally appeared Emma T. Deigert and Joseph D. Deigert, and they acknowledged the foregoing Deed to be their act.

WITNESS my hand and Notarial Seal.



Lanoue S. Reigert  
 Notary Public

16-3-8: 3026 0, 40517 1011= 8824  
 Rec'd for Record OCT 11 1963 at 1:18 PM  
 MAIL ROOM ESTATE TITLE CO., INC.  
 Receipt No. 15127 38



PETITIONER'S  
EXHIBIT NO. **5**



6401 BRINTON ROAD

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 but not 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 this data.

Printed 11/29/2014



6a



6b



29



30

## MEMORANDUM

DATE: January 6, 2015  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2015-0094-A – Appeal Period Expired

---

The appeal period for the above-referenced case expired on January 5, 2015. 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

CASE NAME 6401 BRINTON. RD  
CASE NUMBER 2015-0094-A  
DATE 12/1/14

[illegible]

CASE NO. 2015- 0094-A

CHECKLIST

Support/Oppose/  
Conditions/  
Comments/  
No Comment

Comment  
Received

Department

11/3

DEVELOPMENT PLANS REVIEW  
(if not received, date e-mail sent \_\_\_\_\_)

N/C

DEPS  
(if not received, date e-mail sent \_\_\_\_\_)

FIRE DEPARTMENT

11/12

PLANNING  
(if not received, date e-mail sent \_\_\_\_\_)

C

10/27

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: 11/6

SIGN POSTING Date: 11/11

by Billingsley

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☒ No ☐

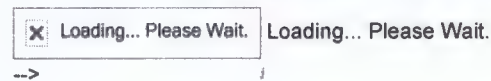
Comments, if any: \_\_\_\_\_

Real Property Data Search ( w3)

Guide to searching the database

## Search Result for BALTIMORE COUNTY

| View Map                                                 |                 | View GroundRent Redemption                       |                          | View GroundRent Registration                                              |                                             |
|----------------------------------------------------------|-----------------|--------------------------------------------------|--------------------------|---------------------------------------------------------------------------|---------------------------------------------|
| <b>Account Identifier:</b>                               |                 | <b>District - 11 Account Number - 1119068830</b> |                          |                                                                           |                                             |
| <b>Owner Information</b>                                 |                 |                                                  |                          |                                                                           |                                             |
| <b>Owner Name:</b>                                       |                 | <b>SNYDER DONALD<br/>SNYDER SHIRLEY L</b>        |                          | <b>Use:<br/>Principal Residence: RESIDENTIAL<br/>YES</b>                  |                                             |
| <b>Mailing Address:</b>                                  |                 | <b>6401 BRINTON RD<br/>FORK MD 21051-9722</b>    |                          | <b>Deed Reference: /04236/ 00537</b>                                      |                                             |
| <b>Location &amp; Structure Information</b>              |                 |                                                  |                          |                                                                           |                                             |
| <b>Premises Address:</b>                                 |                 | <b>6401 BRINTON RD<br/>0-0000</b>                |                          | <b>Legal Description: 5.38 AC WS<br/>BRINTON RD<br/>1320 W HARFORD RD</b> |                                             |
| <b>Map:</b>                                              | <b>Grid:</b>    | <b>Parcel:</b>                                   | <b>Sub<br/>District:</b> | <b>Subdivision:</b>                                                       | <b>Section: Block: Lot:</b>                 |
| 0054                                                     | 0004            | 0395                                             |                          | 0000                                                                      |                                             |
| <b>Assessment<br/>Year:</b>                              |                 |                                                  |                          | <b>Plat<br/>No:<br/>Plat<br/>Ref:</b>                                     |                                             |
| 2015                                                     |                 |                                                  |                          |                                                                           |                                             |
| <b>Special Tax Areas:</b>                                |                 |                                                  |                          | <b>Town:<br/>Ad Valorem:<br/>Tax Class:</b>                               |                                             |
|                                                          |                 |                                                  |                          | NONE                                                                      |                                             |
| <b>Primary Structure<br/>Built</b>                       |                 | <b>Above Grade Enclosed<br/>Area</b>             |                          | <b>Finished Basement<br/>Area</b>                                         |                                             |
| 1965                                                     |                 | 2,144 SF                                         |                          | 500 SF                                                                    |                                             |
| <b>Property Land<br/>Area</b>                            |                 | <b>County<br/>Use</b>                            |                          |                                                                           |                                             |
| 5.3800 AC                                                |                 | 04                                               |                          |                                                                           |                                             |
| <b>Stories</b>                                           | <b>Basement</b> | <b>Type</b>                                      | <b>Exterior</b>          | <b>Full/Half<br/>Bath</b>                                                 | <b>Garage<br/>Last Major<br/>Renovation</b> |
| 2                                                        | YES             | STANDARD<br>UNIT                                 | 1/2 BRICK<br>FRAME       | 2 full/ 1 half                                                            | 1<br>Carport                                |
| <b>Value Information</b>                                 |                 |                                                  |                          |                                                                           |                                             |
| <b>Base Value</b>                                        |                 | <b>Value<br/>As of<br/>01/01/2012</b>            |                          | <b>Phase-in Assessments<br/>As of<br/>07/01/2014</b>                      |                                             |
|                                                          |                 |                                                  |                          | <b>As of<br/>07/01/2015</b>                                               |                                             |
| <b>Land:</b>                                             |                 | 170,200                                          |                          | 170,200                                                                   |                                             |
| <b>Improvements</b>                                      |                 | 155,900                                          |                          | 155,900                                                                   |                                             |
| <b>Total:</b>                                            |                 | 326,100                                          |                          | 326,100                                                                   |                                             |
| <b>Preferential Land:</b>                                |                 | 0                                                |                          |                                                                           |                                             |
| <b>Transfer Information</b>                              |                 |                                                  |                          |                                                                           |                                             |
| <b>Seller: DEIGERT E T AG USE 84-85</b>                  |                 | <b>Date: 12/03/1963</b>                          |                          | <b>Price: \$6,000</b>                                                     |                                             |
| <b>Type: ARMS LENGTH IMPROVED</b>                        |                 | <b>Deed1: /04236/ 00537</b>                      |                          | <b>Deed2:</b>                                                             |                                             |
| <b>Seller:</b>                                           |                 | <b>Date:</b>                                     |                          | <b>Price:</b>                                                             |                                             |
| <b>Type:</b>                                             |                 | <b>Deed1:</b>                                    |                          | <b>Deed2:</b>                                                             |                                             |
| <b>Seller:</b>                                           |                 | <b>Date:</b>                                     |                          | <b>Price:</b>                                                             |                                             |
| <b>Type:</b>                                             |                 | <b>Deed1:</b>                                    |                          | <b>Deed2:</b>                                                             |                                             |
| <b>Exemption Information</b>                             |                 |                                                  |                          |                                                                           |                                             |
| <b>Partial Exempt Assessments:</b>                       |                 | <b>Class</b>                                     |                          | <b>07/01/2014</b>                                                         |                                             |
| <b>County:</b>                                           |                 | 000                                              |                          | 0.00                                                                      |                                             |
| <b>State:</b>                                            |                 | 000                                              |                          | 0.00                                                                      |                                             |
| <b>Municipal:</b>                                        |                 | 000                                              |                          | 0.00                                                                      |                                             |
| <b>Tax Exempt:</b>                                       |                 | <b>Special Tax Recapture:</b>                    |                          |                                                                           |                                             |
| <b>Exempt Class:</b>                                     |                 | NONE                                             |                          |                                                                           |                                             |
| <b>Homestead Application Information</b>                 |                 |                                                  |                          |                                                                           |                                             |
| <b>Homestead Application Status: Approved 01/13/2009</b> |                 |                                                  |                          |                                                                           |                                             |





KEVIN KAMENETZ  
County Executive

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

November 26, 2014

Donald L & Shirley L Snyder  
6401 Brinton Road  
Fork MD 21051

RE: Case Number: 2015-0094 A, Address: 6401 Brinton Road

Dear Mr. & Ms. Snyder:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 21, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel  
David Billingsley, 601 Charwood Court, Edgewood MD 21040

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 10/27/14

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

RE: Baltimore County  
Item No 2015-0094-A  
Variance  
Donald L. & Shirley L. Snyder  
6401 Brinton Road.

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2015-0094-A.

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 blue ink, appearing to read "Steven D. Foster".

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

SDF/raz



## *Baltimore County, Maryland*

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building  
105 West Chesapeake Avenue, Room 204  
Towson, Maryland 21204

410-887-2188  
Fax: 410-823-4236

PETER MAX ZIMMERMAN  
People's Counsel

CAROLE S. DEMILIO  
Deputy People's Counsel

November 5, 2014

### HAND DELIVERED

John Beverungen, Administrative Law Judge  
The Jefferson Building  
105 W. Chesapeake Avenue, Suite 103  
Towson, Maryland 21204

RECEIVED

NOV 05 2014

OFFICE OF ADMINISTRATIVE HEARINGS

Re: Donald & Shirley Snyder  
6401 Brinton Road  
Case No.: 2015-094-A  
Hearing scheduled December 1, 2014

Dear Judge Beverungen,

This case presents a petition for zoning variance for the size of an accessory apartment. However, Petitioners have not filed the prerequisite and integral application for use permit and declaration of understanding required to be filed under BCZR Sec. 400.4 for accessory apartments within existing single family dwellings. The declaration must include, among other things, a description of the request, a statement that the use will be limited to an identified immediate family or members for single-family residence use, that there will be no separate utility meters, that it is subject to review with the PAI department for renewal every two years. The declaration shall be recorded in the land records.

I spoke with Petitioners' representative, David Billingsley. Apparently, he assumed the declaration could be filed later. However, BCZR Sec. 400.4.A clearly requires the filing of the declaration of understanding with a use permit for an accessory apartment if located within an existing single-family dwelling.

In my opinion, there cannot be review of a zoning variance for an accessory apartment in the absence of the prerequisite use permit. Where a variance is required, the administrative law judge should review integrally the entire case, rather than the variance

alone, in the abstract or isolation, without an understanding of the context of the entire proposal.

In my opinion, there should be filed a petition for special hearing for a use permit, to which the variance relates. The site plan should be amended, supplemented or redlined to reference that this variance relates to a use permit under BCZR Sec. 400.4, is subject to limitation for use by immediate family members and other applicable restrictions, and is accompanied by a declaration of understanding.

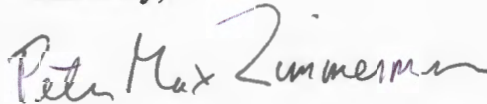
It is my preliminary understanding that Mr. Billingsley is inclined to prepare the declaration of understanding to accompany the variance petition. I am also requesting here that a petition for special hearing for a use permit be filed and added in combination.

The case is already scheduled for December 1, 2014. However, it is my impression that there has not yet been implemented the public notice.

Subject to your review and advice, it is my suggestion that the case be rescheduled in order to provide the petitioners the opportunity and time to prepare and file the petition for special hearing and declaration of understanding, and that the public notice be deferred until that is accomplished.

As a courtesy, I am sending a copy of this letter to Carl Richards, the zoning supervisor.

Sincerely,

A handwritten signature in dark ink, appearing to read "Peter Max Zimmerman". The signature is fluid and cursive, with the first name "Peter" and last name "Zimmerman" clearly distinguishable.

Peter Max Zimmerman  
People's Counsel for Baltimore County

cc: David Billingsley, Representative for Petitioners  
Carl Richards, Zoning Supervisor

12-1-14

10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

**DATE:** November 12, 2014

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

RECEIVED

NOV 13 2014

**SUBJECT:** 6401 Brinton Road

OFFICE OF ADMINISTRATIVE HEARINGS

**INFORMATION:**

**Item Number:** 15-094

**Petitioner:** Donald L. Snyder, Shirley L. Snyder

**Zoning:** RC 2, RC 5

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The subject request is for a variance from Section 400.4.A.1.a of the Baltimore County Zoning Regulations to allow the size of an accessory apartment within an existing single-family dwelling to exceed 1/3 of the overall floor area or 2,000 square feet, whichever is less.

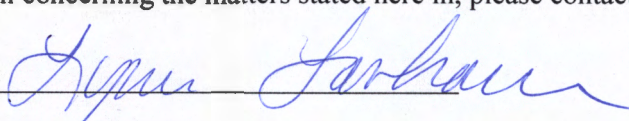
The Department of Planning has reviewed the petitioner's request, accompanying site plan and aerial photo, and subsequent to a conversation with the applicant's representative, the following comments and recommendations are offered:

- The applicant is seeking relief for the percent of area allowed for an attached accessory apartment, in this case 43% in lieu of 33% of the existing dwelling area.
- The existing dwelling is 3032 square feet and the proposed accessory apartment is 1305 square feet or 43% of the existing dwelling area (294 square feet greater than allowed).
- The proposed apartment will be used for Mr. and Mrs. Snyder who are elderly and wish to age in place. Their daughter will be moving into the main dwelling to care for them.
- The proposal is a single-story addition that meets all set-back requirements and will not have an impact on forest or water resources.
- The addition will not have any visual impacts to the neighboring properties since the current dwelling and proposed accessory apartment are buffered by trees from the neighboring properties.

Therefore it is the recommendation of this department that the requested relief will not negatively affect the health, safety, or general welfare of the surrounding community provided the approval is conditioned upon the provisions of Section 400.4.C. 1 & 2 of the BCZR.

For further information concerning the matters stated here in, please contact Carmela M. Iacovelli at 410-887-3480.

**Division Chief:**  
AVA/LL



**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** November 3, 2014

**FROM:** Dennis A. ~~Kennedy~~<sup>DAK</sup>, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For November 03, 2014  
Item No. 2015-0089, 0091, 0092, 0093, 0094, 0095, 0096 and 0099

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\ZAC11032014 -.doc

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**



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

**DATE:** November 12, 2014

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** 6401 Brinton Road

**INFORMATION:**

**Item Number:** 15-094

**Petitioner:** Donald L. Snyder, Shirley L. Snyder

**Zoning:** RC 2, RC 5

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The subject request is for a variance from Section 400.4.A.1.a of the Baltimore County Zoning Regulations to allow the size of an accessory apartment within an existing single-family dwelling to exceed 1/3 of the overall floor area or 2,000 square feet, whichever is less.

The Department of Planning has reviewed the petitioner's request, accompanying site plan and aerial photo, and subsequent to a conversation with the applicant's representative, the following comments and recommendations are offered:

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- The addition will not have any visual impacts to the neighboring properties since the current dwelling and proposed accessory apartment are buffered by trees from the neighboring properties.

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For further information concerning the matters stated here in, please contact Carmela M. Iacovelli at 410-887-3480.

**Division Chief:**  
AVA/LL

A handwritten signature in black ink, appearing to read "Andrea Van Arsdale", written over a horizontal line.

## DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 11<sup>TH</sup> day of November, 2014 by and between Donald L. Snyder and Shirley L. Snyder (hereinafter referred to as the "Declarants") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

### RECITALS

A. The Declarants who are also the owners of this property, have filed an application for a use permit and zoning variance to construct a one story with basement addition to the existing dwelling located on the property. The first floor of the addition containing 1305 square feet will be used as and an accessory apartment. The variance is required because the square footage exceeds the 1011 square feet permitted by Section 400.4.A.1.a. of the Baltimore County Zoning Regulations.

B The property is located at 6401 Brinton Road and is more particularly described by metes and bounds in **Exhibit A** (The Property) and **Exhibit B** (the Hearing Plans) attached hereto and made a part hereof. The property is zoned RC2 and RC5 which is the particular zone in which the property is located.

C. The Administrative Law Judge has approved the Declaration and variance request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner occupied property. The accessory apartment will be housing for Donald L. Snyder and Shirley L. Snyder (parents). The other residents are Marianne Snyder (daughter and her family) and will occupy the remainder of the dwelling.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarants and PAI hereby declare as follows:

1. Any 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 members listed in this Declaration and 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 for any other reason.
2. The use permit and this Declaration are subject to the order, conditions and restrictions of the required zoning hearing. The Declaration, including exhibits, use permit and order shall be recorded among the Land Records of Baltimore County to provide notice to future owners, subsequent bona fide purchasers of the property that no part of any addition or improvements 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 PAI. A copy of the recorded document shall be filed with PAI.
3. The Accessory Apartment may not have separate utility meters, such as gas and electric service.
4. The use permit shall 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 and shall list the name of any person occupying the Accessory Apartment.

DRAFT

2015-0094-A

5. 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.

6. Upon use permit termination:

- a. The second kitchen must be removed and the former Accessory Apartment space to be occupied by the Declarants or subsequent purchaser
- b. The Declarants will provide written notification to PAI for the closing of the Department file.

7. 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.

8. 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 have duly executed this Declaration under seal on the date first above written.

WITNESS:

Diann C. Harmon Donald L. Snyder  
Diann C. Harmon Shirley L. Snyder

State of Maryland, County of Harford to wit:

I HEREBY CERTIFY that on this 11 day of November, 2014, before the Subscriber, a Notary Public of the State of Maryland, personally appeared Donald L Snyder and Shirley L. Snyder, the Declarants herein, who are also the owners of this property, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and who acknowledge that the executed for the foregoing instrument for the purposes therein contained.

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

My Commission Expires: 01.21.15



Diann C. Harmon  
Notary Public

# EXHIBIT 'A'

## ZONING DESCRIPTION

### 6401 BRINTON ROAD

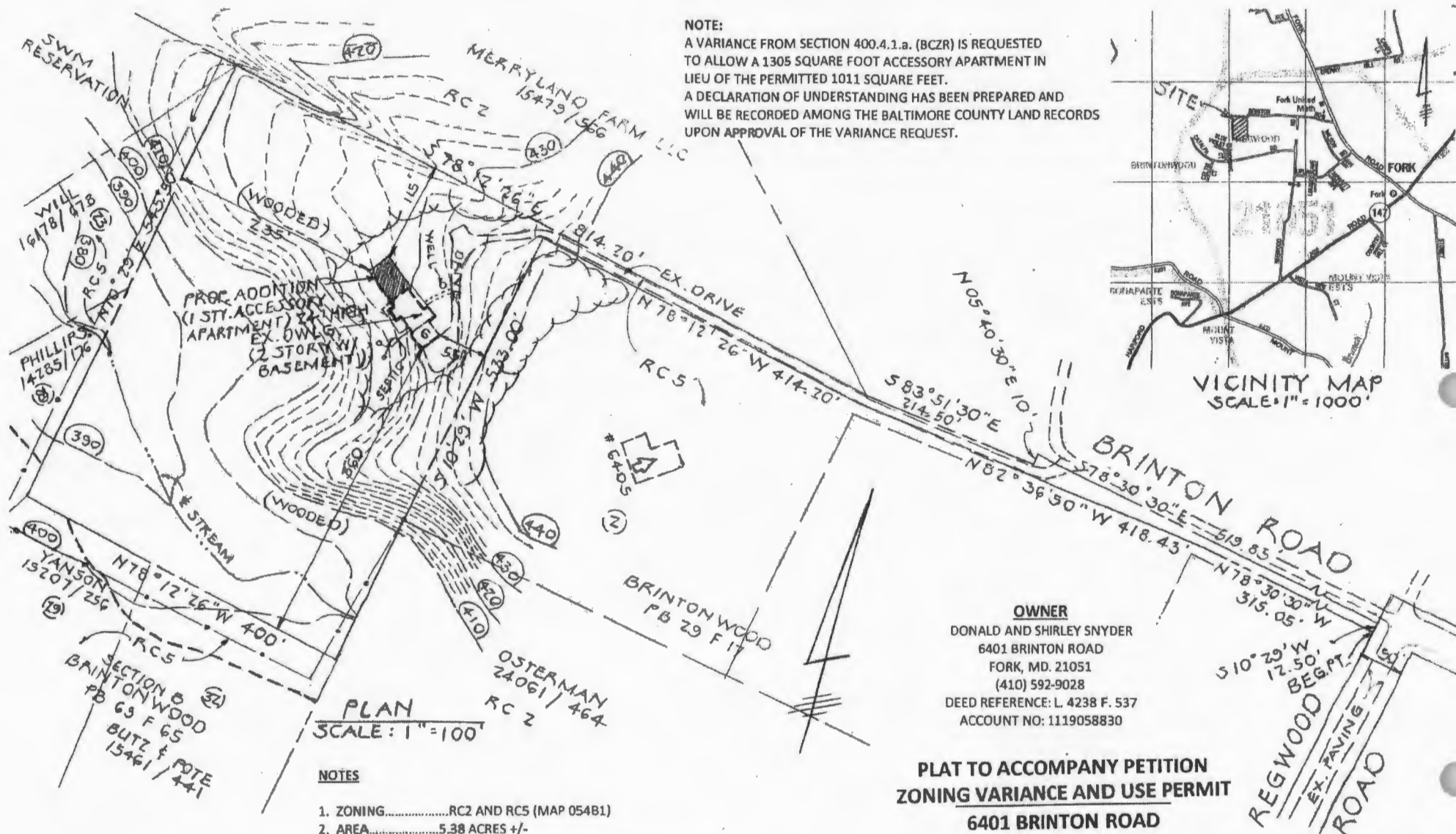
Beginning at a point formed by the intersection of the west side of Regwood Road (50 feet wide) with the south side of Brinton Road (50 feet wide), thence:

1. N 78° 30' 30" W 315.05 feet, thence
2. N 82° 36' 50" W 418.43 feet, thence
3. N 78° 12' 25" W 414.20 feet, thence
4. S 10° 29' W 533.00, thence
5. N 78° 12' 26" W 400 feet, thence
6. N 10° 29' E 545.50 feet, thence
7. S 78° 12' 26" E 814.20 feet, thence
8. S 83° 51' 30" E 214.50 feet, thence
9. N 05° 40' 30" E 10 feet, thence
10. S 78° 30' 30" E 519.85 feet, thence
11. S 10° 29' W 12.50 feet to the place of beginning.

Containing 5.38 acres of land, more or less.

Being the same parcel of land described in a deed dated November 26, 1963 and recorded among the Baltimore County Land Records in Liber 4236 Folio 537 conveyed from Emma T. Deigert to Donald L. and Shirley L. Snyder.

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**NOTE:**

A VARIANCE FROM SECTION 400.4.1.a. (BCZR) IS REQUESTED TO ALLOW A 1305 SQUARE FOOT ACCESSORY APARTMENT IN LIEU OF THE PERMITTED 1011 SQUARE FEET. A DECLARATION OF UNDERSTANDING HAS BEEN PREPARED AND WILL BE RECORDED AMONG THE BALTIMORE COUNTY LAND RECORDS UPON APPROVAL OF THE VARIANCE REQUEST.

**NOTES**

1. ZONING.....RC2 AND RC5 (MAP 054B1)
2. AREA.....5.38 ACRES +/-
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4. TO THE PREPARER'S KNOWLEDGE, NO UNDERGROUND STORAGE TANKS, HISTORIC STRUCTURES OR CRITICAL AREAS EXIST
5. SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
6. NO PREVIOUS ZONING HISTORY OR VIOLATIONS ARE KNOWN
7. A PORTION OF THIS SITE LIES WITHIN A 100 YEAR FLOOD PLAIN

CENTRAL DRAFTING & DESIGN, INC.  
601 CHARWOOD COURT  
EDGEWOOD, MD 21040  
(410) 679-8719

**OWNER**

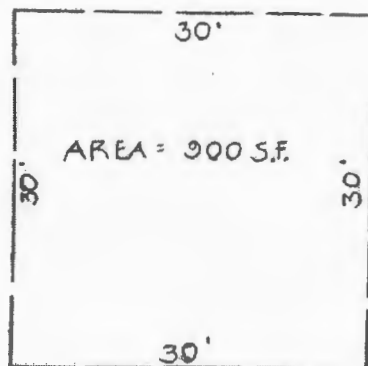
DONALD AND SHIRLEY SNYDER  
6401 BRINTON ROAD  
FORK, MD. 21051  
(410) 592-9028  
DEED REFERENCE: L. 4238 F. 537  
ACCOUNT NO: 1119058830

**PLAT TO ACCOMPANY PETITION  
ZONING VARIANCE AND USE PERMIT**

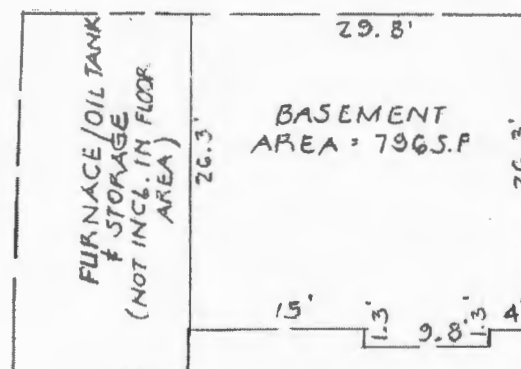
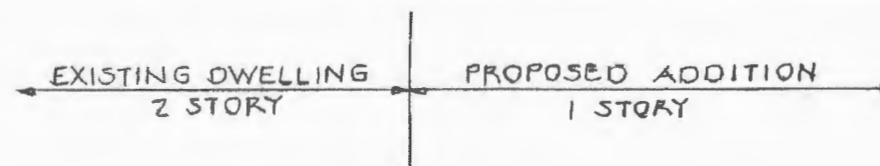
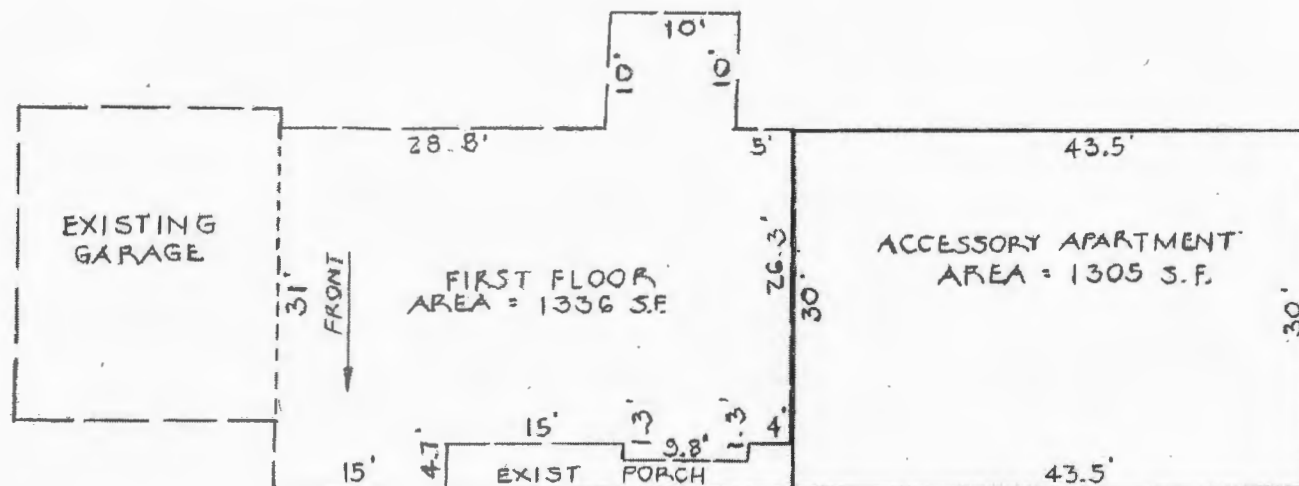
**6401 BRINTON ROAD  
ELECTION DISTRICT 11C3  
BALTIMORE COUNTY, MARYLAND  
SCALE: AS SHOWN OCTOBER 8, 2014  
SHEET 1 OF 2**

REV: 11/6/14  
PER PEOPLE'S  
COUNCIL COMMENT

**EXHIBIT B**



EXISTING SECOND FLOOR



**FLOOR AREAS**

**EXISTING DWELLING**

BASEMENT.....796 S.F.  
FIRST FLOOR.....1336 S.F.  
SECOND FLOOR.....900 S.F.  
TOTAL.....3032 S.F.

**PROPOSED ACCESSORY APARTMENT**

FIRST FLOOR.....1305 S.F. = 43.0 %

**PLAT TO ACCOMPANY PETITION  
FOR ZONING VARIANCE  
6401 BRINTON ROAD  
ELECTION DISTRICT 11C3  
BALTIMORE COUNTY, MARYLAND  
SCALE: AS SHOWN OCTOBER 8, 2014  
SHEET 2 OF 2**

**Aaron Tsui - Accessory Apts. Case 15-094-A**

---

**From:** Carl Richards  
**To:** Zimmerman, Peter  
**Date:** 11/7/2014 1:46 PM  
**Subject:** Accessory Apts. Case 15-094-A  
**CC:** Beverungen, John; Tsui, Aaron

---

Peter,

Reference to your mail yesterday concerning the above petition application.

Aaron in this office took in this petition and he considered the area request for a variance application.

We have done these both in the dwelling (oversize) and in an accessory building by Special hearing. Even though we usually process a special hearing, We also believe that as long as the correct BCZR section is referenced in the request (especially with an area request) that a use permit could be considered without a Special Hearing being checked on the form. We do not believe that both a Variance and Special Hearing is required for the request to be considered. A declaration draft could be filed with the petition and John could possibly add or change the specifications based on his findings. If John possibly feels limited in his review, even though the Section is specified, please advise.

**From:** Carl Richards  
**To:** Zimmerman, Peter  
**CC:** Beverungen, John; Tsui, Aaron  
**Date:** 11/7/2014 1:46 PM  
**Subject:** Accessory Apts. Case 15-094-A

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# *Baltimore County, Maryland*

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building  
105 West Chesapeake Avenue, Room 204  
Towson, Maryland 21204

410-887-2188  
Fax: 410-823-4236

PETER MAX ZIMMERMAN  
People's Counsel

CAROLE S. DEMILIO  
Deputy People's Counsel

November 5, 2014

**HAND DELIVERED**

John Beverungen, Administrative Law Judge  
The Jefferson Building  
105 W. Chesapeake Avenue, Suite 103  
Towson, Maryland 21204

Re: Donald & Shirley Snyder  
6401 Brinton Road  
Case No.: 2015-094-A  
Hearing scheduled December 1, 2014

Dear Judge Beverungen,

This case presents a petition for zoning variance for the size of an accessory apartment. However, Petitioners have not filed the prerequisite and integral application for use permit and declaration of understanding required to be filed under BCZR Sec. 400.4 for accessory apartments within existing single family dwellings. The declaration must include, among other things, a description of the request, a statement that the use will be limited to an identified immediate family or members for single-family residence use, that there will be no separate utility meters, that it is subject to review with the PAI department for renewal every two years. The declaration shall be recorded in the land records.

I spoke with Petitioners' representative, David Billingsley. Apparently, he assumed the declaration could be filed later. However, BCZR Sec. 400.4.A clearly requires the filing of the declaration of understanding with a use permit for an accessory apartment if located within an existing single-family dwelling.

In my opinion, there cannot be review of a zoning variance for an accessory apartment in the absence of the prerequisite use permit. Where a variance is required, the administrative law judge should review integrally the entire case, rather than the variance

alone, in the abstract or isolation, without an understanding of the context of the entire proposal.

In my opinion, there should be filed a petition for special hearing for a use permit, to which the variance relates. The site plan should be amended, supplemented or redlined to reference that this variance relates to a use permit under BCZR Sec. 400.4, is subject to limitation for use by immediate family members and other applicable restrictions, and is accompanied by a declaration of understanding.

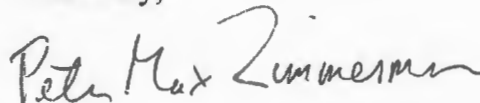
It is my preliminary understanding that Mr. Billingsley is inclined to prepare the declaration of understanding to accompany the variance petition. I am also requesting here that a petition for special hearing for a use permit be filed and added in combination.

The case is already scheduled for December 1, 2014. However, it is my impression that there has not yet been implemented the public notice.

Subject to your review and advice, it is my suggestion that the case be rescheduled in order to provide the petitioners the opportunity and time to prepare and file the petition for special hearing and declaration of understanding, and that the public notice be deferred until that is accomplished.

As a courtesy, I am sending a copy of this letter to Carl Richards, the zoning supervisor.

Sincerely,

A handwritten signature in dark ink, appearing to read "Peter Max Zimmerman". The signature is fluid and cursive, with the first name "Peter" and last name "Zimmerman" clearly distinguishable.

Peter Max Zimmerman  
People's Counsel for Baltimore County

cc: David Billingsley, Representative for Petitioners  
Carl Richards, Zoning Supervisor

1118052090

6410

Lot # 3

Pt. Bk. 0000040, Folio 0097  
1700012754 12846

Pt. Bk. PDM # 1102737

12844

1700012753

Lot # 2

1108005680

NE 17-H

2200017431

RC 2

1102003102

ROAD

1102003101

1115017070

6416

BRINTON RD

3 CD

11 ED

054B1

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

2200029291

6401

1119058830

RC 5

6415

6405  
Pt. Bk. 0000029, Folio 0017  
1118073060

Lot # 2

Lot # 1 1108056180  
Pt. Bk. Folio # 029017B

NE 16-H

2200029277

Lot # 23

PDM # 110146

2200029282

2001-0488-SPHA

Lot # 28

2200029283

Lot # 29

2200029286

Lot # 32

Pt. Bk. Folio # 069065

Lot # 27

2200029284

Lot # 30

Lot # 31  
2200029285  
6422

6414  
2200029281

BLUE VIOLET CT

2006-0498-A

2200029262

Lot # 8

Lot # 6

2200029260

2200029259

Lot # 5

2200029258

Lot # 4

CATALPA RD

6429  
2200029256  
Lot # 2 Pt. Bk. 0000057, Folio 0006

2200029289

2200029255

Lot # 1

2200029257  
Lot # 3

2400007062

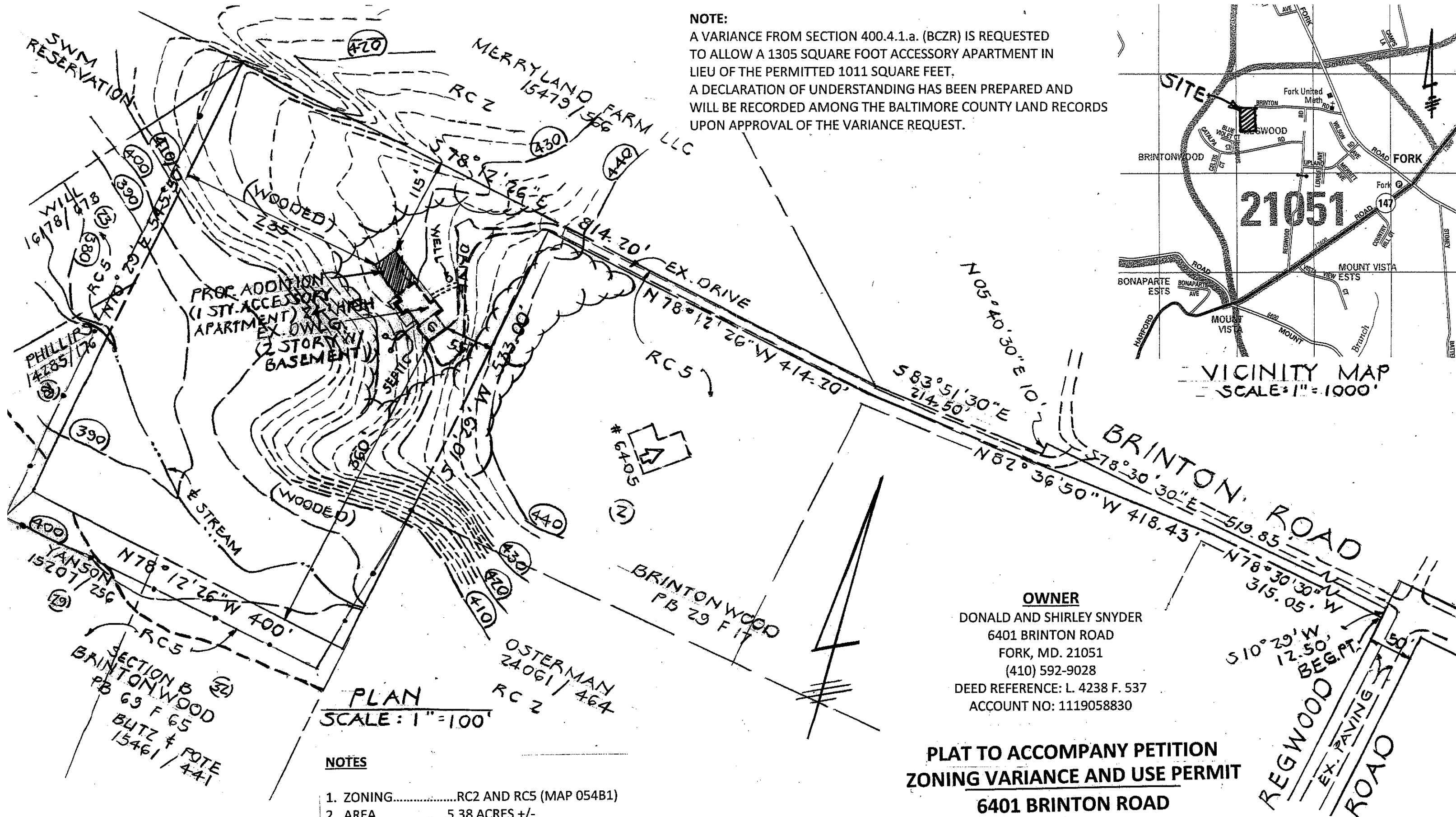
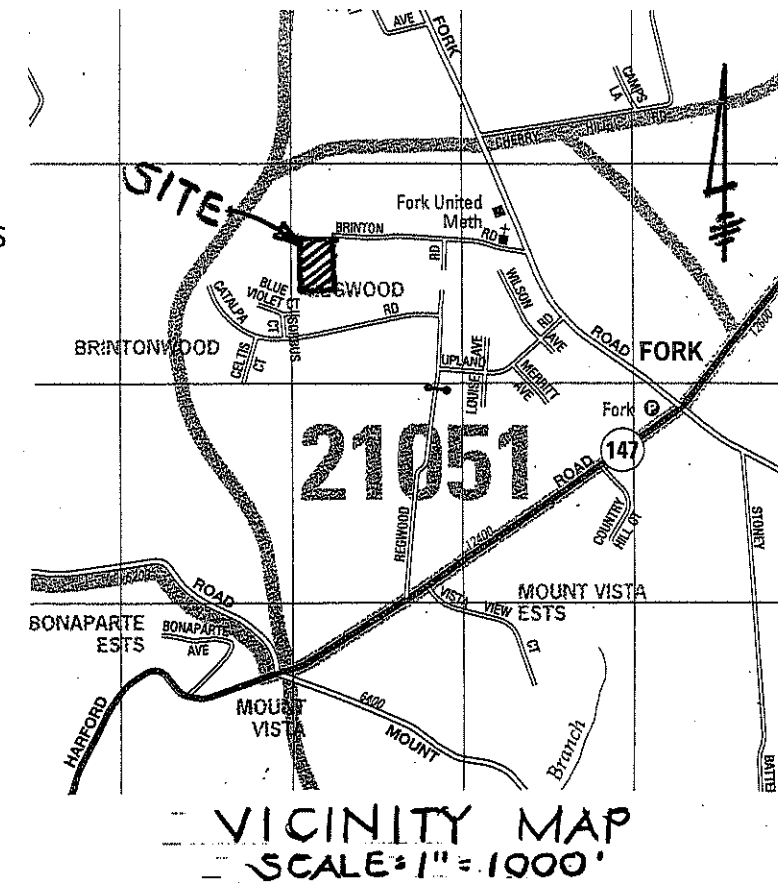
2100000161

PDM # 110535

Lot # 1  
2100000160

2015-0094-A

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 A DECLARATION OF UNDERSTANDING HAS BEEN PREPARED AND  
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**NOTES**

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6. NO PREVIOUS ZONING HISTORY OR VIOLATIONS ARE KNOWN
7. A PORTION OF THIS SITE LIES WITHIN A 100 YEAR FLOOD PLAIN

**OWNER**

DONALD AND SHIRLEY SNYDER  
 6401 BRINTON ROAD  
 FORK, MD. 21051  
 (410) 592-9028  
 DEED REFERENCE: L. 4238 F. 537  
 ACCOUNT NO: 1119058830

**PLAT TO ACCOMPANY PETITION  
 ZONING VARIANCE AND USE PERMIT**

**6401 BRINTON ROAD**

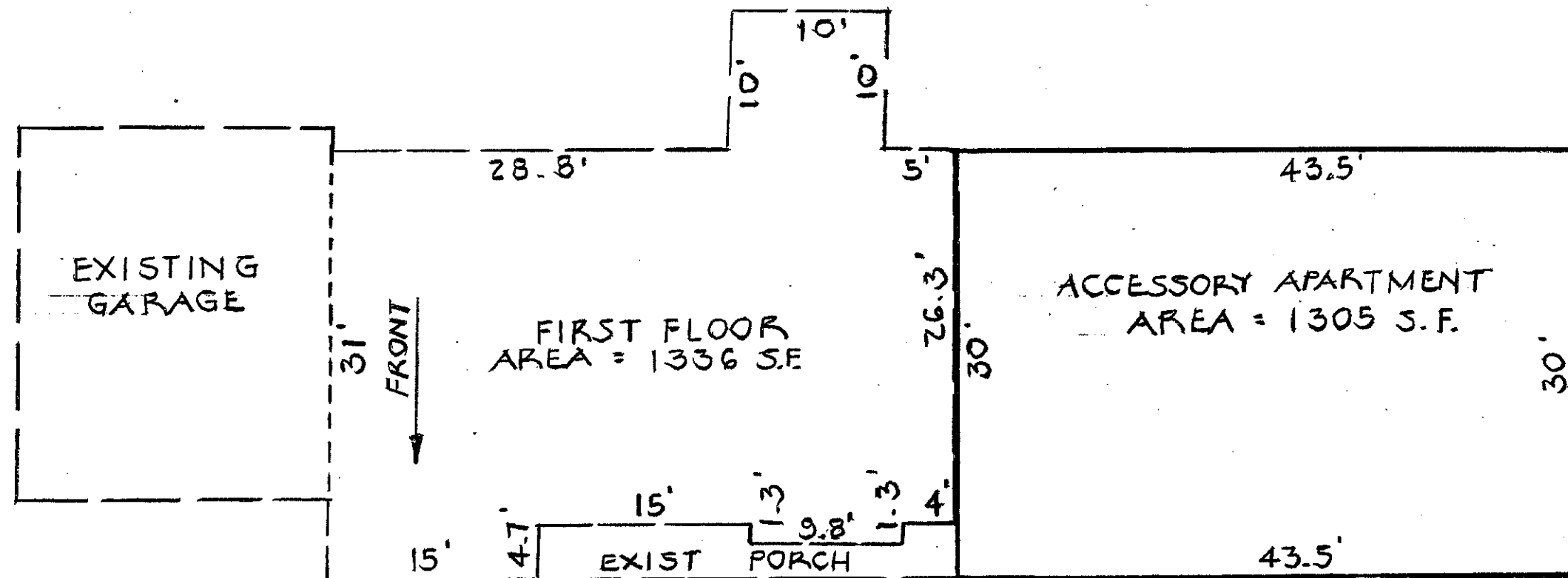
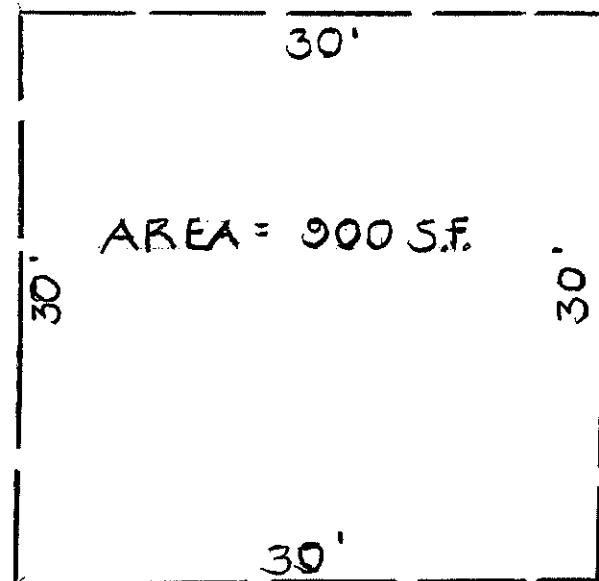
**ELECTION DISTRICT 11C3**

**BALTIMORE COUNTY, MARYLAND**

**SCALE: AS SHOWN OCTOBER 8, 2014**

**SHEET 1 OF 2**

**REV: 11/6/14**  
**PER PEOPLE'S**  
**COUNCIL COMMENT**  
**PETITIONER'S**  
**EXHIBIT NO. 1**



## EXISTING SECOND FLOOR

EXISTING DWELLING 2 STORY

PROPOSED ADDITION 1 STORY

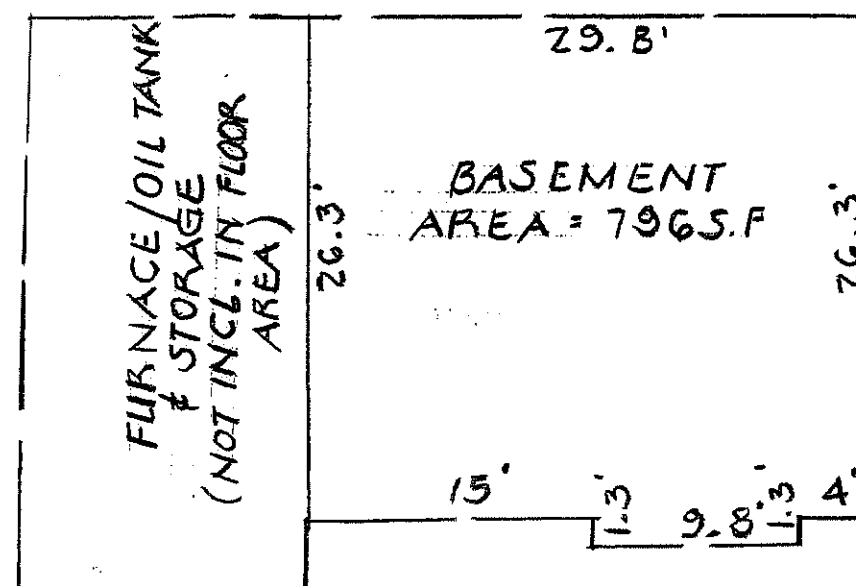
### FLOOR AREAS

#### EXISTING DWELLING

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 TOTAL.....3032 S.F.

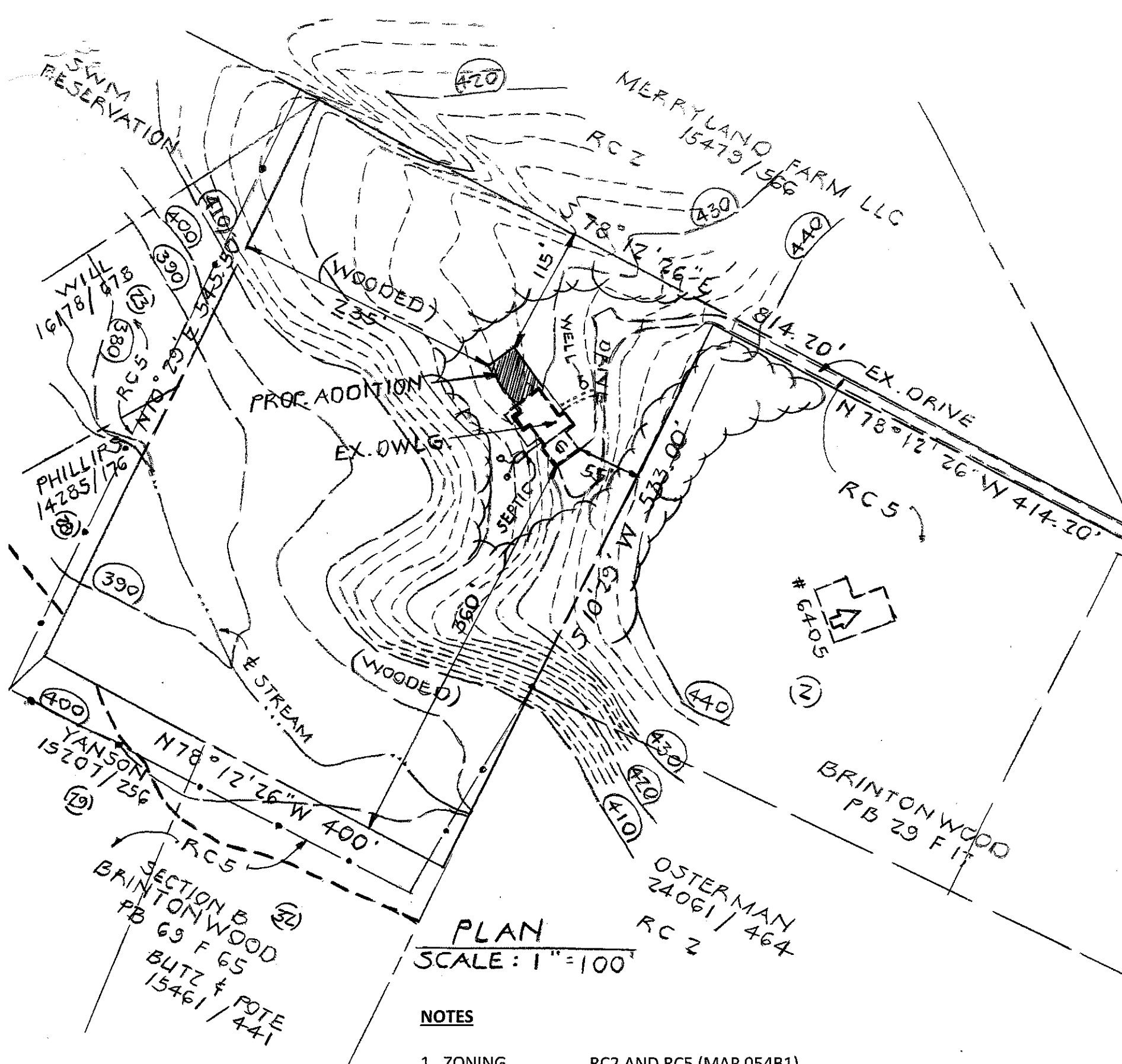
#### PROPOSED ACCESSORY APARTMENT

FIRST FLOOR.....1305 S.F. = 43.0 %



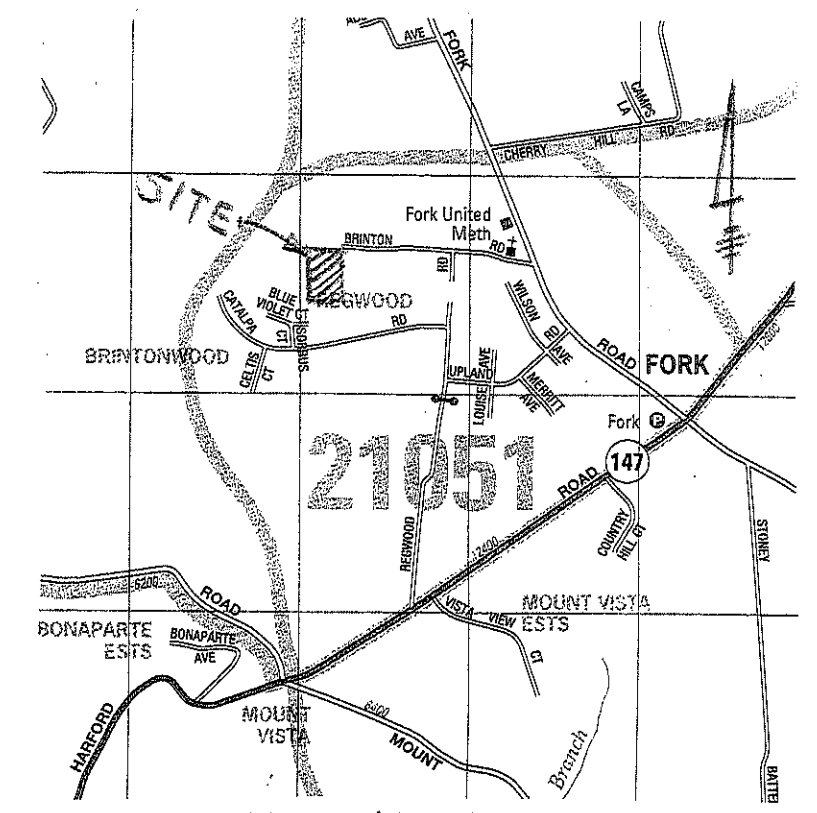
### PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

6401 BRINTON ROAD  
 ELECTION DISTRICT 11C3  
 BALTIMORE COUNTY, MARYLAND  
 SCALE: AS SHOWN OCTOBER 8, 2014  
 SHEET 2 OF 2



**NOTES**

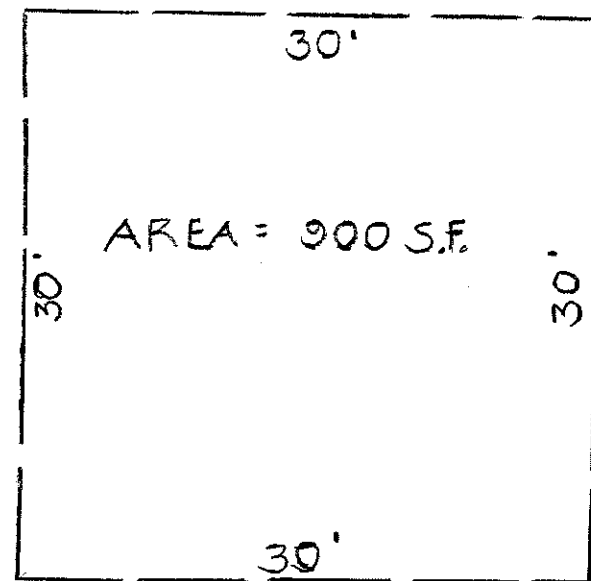
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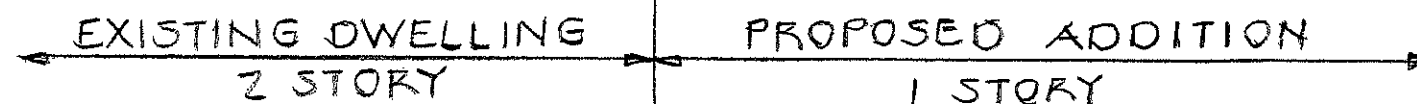
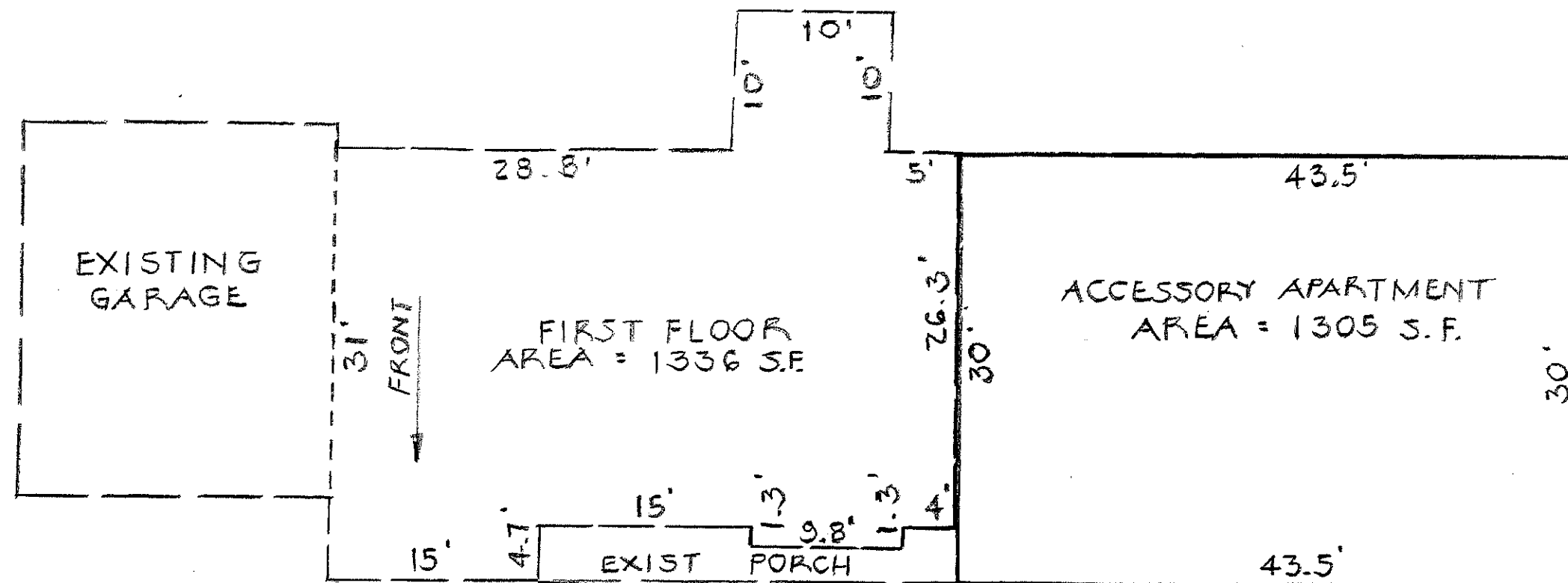
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**PLAT TO ACCOMPANY PETITION  
FOR ZONING VARIANCE  
6401 BRINTON ROAD  
ELECTION DISTRICT 11C3  
BALTIMORE COUNTY, MARYLAND  
SCALE: AS SHOWN OCTOBER 8, 2014  
SHEET 1 OF 2**

2015-0094-A



EXISTING SECOND FLOOR



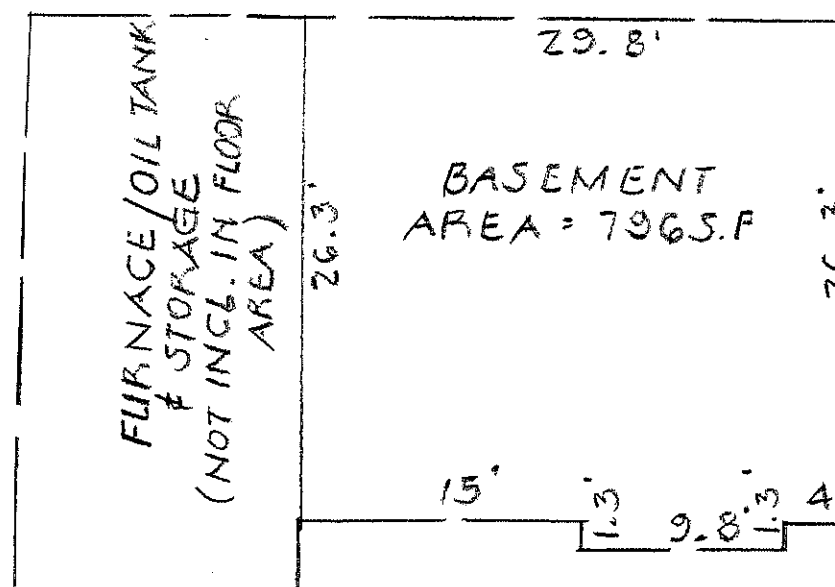
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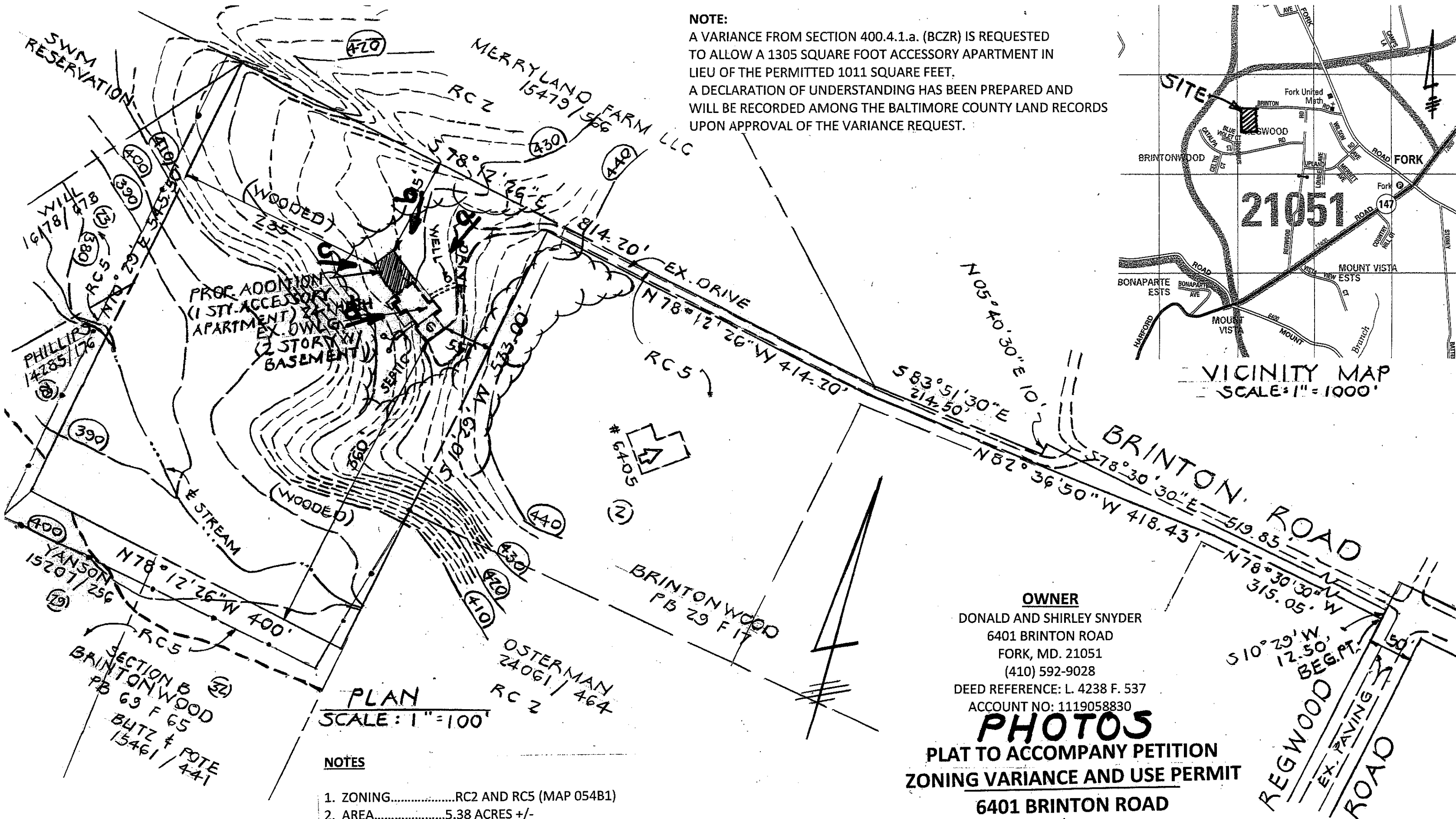
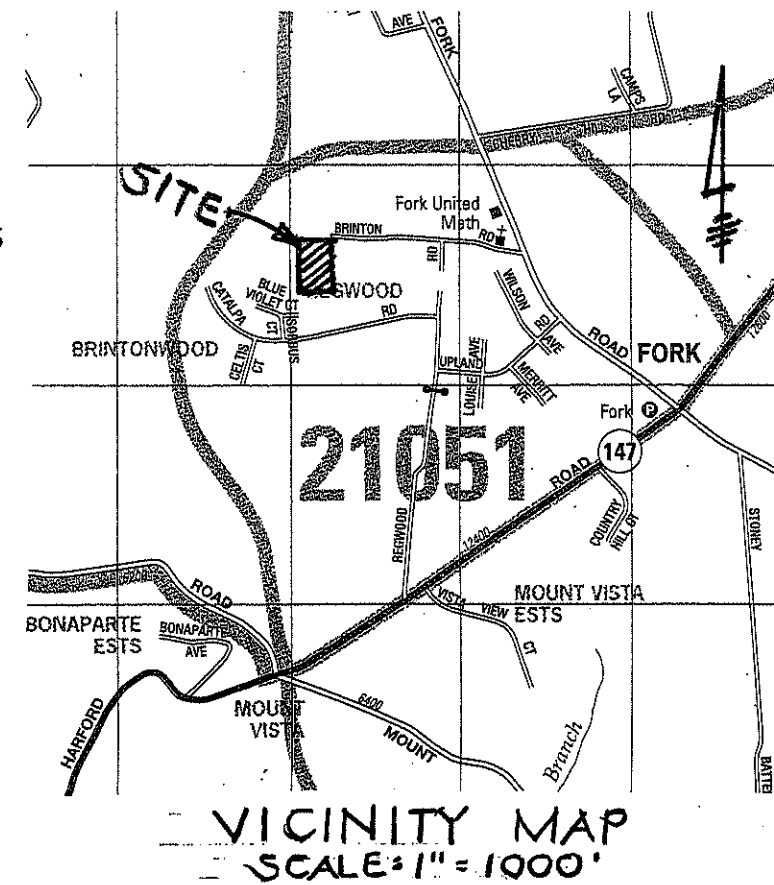
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**PLAT TO ACCOMPANY PETITION  
 FOR ZONING VARIANCE  
 6401 BRINTON ROAD  
 ELECTION DISTRICT 11C3  
 BALTIMORE COUNTY, MARYLAND  
 SCALE: AS SHOWN OCTOBER 8, 2014  
 SHEET 2 OF 2**

**NOTE:**

A VARIANCE FROM SECTION 400.4.1.a. (BCZR) IS REQUESTED TO ALLOW A 1305 SQUARE FOOT ACCESSORY APARTMENT IN LIEU OF THE PERMITTED 1011 SQUARE FEET. A DECLARATION OF UNDERSTANDING HAS BEEN PREPARED AND WILL BE RECORDED AMONG THE BALTIMORE COUNTY LAND RECORDS UPON APPROVAL OF THE VARIANCE REQUEST.



CENTRAL DRAFTING & DESIGN, INC.  
601 CHARWOOD COURT  
EDGEWOOD, MD 21040  
(410) 679-8719

**NOTES**

1. ZONING.....RC2 AND RC5 (MAP 054B1)
2. AREA.....5.38 ACRES +/-
3. PRIVATE WATER AND SEWER EXIST
4. TO THE PREPARER'S KNOWLEDGE, NO UNDERGROUND STORAGE TANKS, HISTORIC STRUCTURES OR CRITICAL AREAS EXIST
5. SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
6. NO PREVIOUS ZONING HISTORY OR VIOLATIONS ARE KNOWN
7. A PORTION OF THIS SITE LIES WITHIN A 100 YEAR FLOOD PLAIN

**OWNER**

DONALD AND SHIRLEY SNYDER  
6401 BRINTON ROAD  
FORK, MD. 21051  
(410) 592-9028

DEED REFERENCE: L. 4238 F. 537  
ACCOUNT NO: 1119058830

**PHOTOS**  
**PLAT TO ACCOMPANY PETITION**  
**ZONING VARIANCE AND USE PERMIT**

**6401 BRINTON ROAD**

**ELECTION DISTRICT 11C3**

**BALTIMORE COUNTY, MARYLAND**

**SCALE: AS SHOWN OCTOBER 8, 2014**

**SHEET 1 OF 2**

**REV: 11/6/14**  
**PER PEOPLE'S**  
**COUNCIL COMMEN**

**PETITIONER'S**  
**EXHIBIT NO. 6a-d**