



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 21535 MIDDLETOWN ROAD FREELAND MD which is presently zoned RC2
Deed References: JLE 35038/288 21053 10 Digit Tax Account # 0607058226
Property Owner(s) Printed Name(s) SEAN W. DOBBS & MEGAN W. DOBBS

(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

SEE ATTACHED PAGE

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

3. ☐ a Variance from Section(s)

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

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

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

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

Contract Purchaser/Lessee:

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):

SEAN W. DOBBS / MEGAN W. DOBBS
Name #1 - Type or Print Name #2 - Type or Print

Signature #1

Signature #2

4019 OLD FEDERAL HILL ROAD JARRETTSVILLE
Mailing Address City State MD

21084 / 443-463-7900 /
Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE DOAK
BRUCE E. DOAK CONSULTING LLC
Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
Mailing Address City State

21053 / 410-419-9906 / BD@BRUCEDOAK
Zip Code Telephone # Email Address CONSULTING.CO

CASE NUMBER 2065-0099-JPH Filing Date 10/24/14

Do Not Schedule Dates:

Reviewer JF

PETITION REQUESTED

Special hearing to allow a second dwelling on a RC 2 zoned property.

Bruce E. Doak Consulting, LLC

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

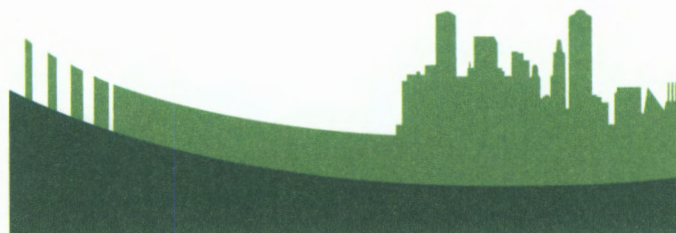
Zoning Description

21535 Middletown Road
Sixth Election District Third Councilmanic District
Baltimore County, Maryland

Commencing at a point on the northeast side of Middletown Road, opposite of the centerline of Baker Schoolhouse Road, thence running the two following courses and distances, viz: 1) Northeasterly 241.27 feet and 2) Northwesterly 23.79 feet to the point of beginning, thence running on the outlines of the subject property, the twelve following courses and distances, viz. 1) Southeasterly 798 feet +-, 2) Northeasterly 774 feet +-, 3) Southeasterly 259 feet +-, 4) Northeasterly 589 feet +-, 5) Northwesterly 580 feet +-, 6) Southwesterly 327 feet+-, 7) Northwesterly 436 feet +-, 8) Southwesterly 915 feet +-, 9) Southeasterly 44 feet +-, 10) Southwesterly 333 feet +-, 11) Southeasterly 604 feet +- and 12) Southwesterly 188 feet +- to the point of beginning.

Containing 40 acres 42 perches of land, more or less.

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



Land Use Expert and Surveyor

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

No. **118372**
Date: **10/24/14**

PAID RECEIPT

BUSINESS ACTUAL TIME DFM
10/24/2014 10/24/2014 10:27:24 B

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	506	0000		6150						75.00

RE: MS04 WALTON SHL SH
ECEIPT # 646746 10/24/2014 OFLN
Det 5 528 ZONING VERIFICATION
CR NO. 118372

Receipt Tot \$75.00
\$75.00 CK \$0.00 CA
Baltimore County, Maryland

Total: **\$ 75.00**

Rec From: **BRUCE DOAK**

For: **Petition for Special Hearing**
21535 Middletown Rd.
2015-0099-3PM

DISTRIBUTION

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

GOLD - ACCOUNTING

**CASHIER'S
VALIDATION**

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 18, 2014 Issue - Jeffersonian

Please forward billing to:

Sean Dobbs
4019 Old Federal Hill Road
Jarrettsville, MD 21084

443-463-7900

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0099-SPH

21535 Middletown Road

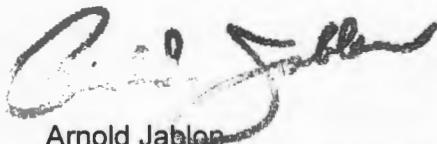
NE/s Middletown Road at a distance of 241.27 northeasterly opposite of Baker Schoolhouse Rd.

6th Election District – 3rd Councilmanic District

Legal Owners: Sean & Megan Dobbs

Special Hearing to allow a second dwelling on a RC-2 zoned property.

Hearing: Monday, December 8, 2014 at 11:00 a.m., Jefferson Building, Rm. 205
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

November 10, 2014

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

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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. Dobbs, 4019 Old Federal Hill Road, Jarrettsville 21084
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 18, 2014.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE JUDGES 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.

For Newspaper Advertising:

Case Number: 2015-0099-SP4
Property Address: 21535 MIDDLETOWN ROAD FREELAND MO 21053
Property Description: 40.2625 ACRE PARCEL

Legal Owners (Petitioners): SEAN W. DOBBS & MEGAN W. DOBBS
Contract Purchaser/Lessee: NA

PLEASE FORWARD ADVERTISING BILL TO:

Name: SEAN W. DOBBS
Company/Firm (if applicable): _____
Address: 4019 OLD FEDERAL HILL ROAD
JARROTSVILLE, MO 21084

Telephone Number: 443-463-7900

Revised 5/20/2014

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

DATE: November 3, 2014

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

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
21535 Middletown Road; NE/S Middletown Rd		
241.27' NE opposite Baker Schoolhouse Road*		OF ADMINSTRATIVE
6 th Election & 3 rd Councilmanic Districts		
Legal Owner(s): Sean W. & Megan W. Dobbs *		HEARINGS FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	2015-099-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

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

RECEIVED

OCT 31 2014

CERTIFICATE OF SERVICE

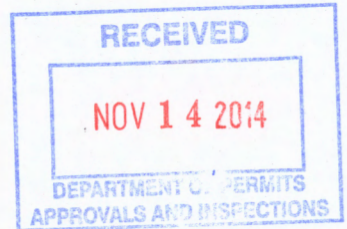
I HEREBY CERTIFY that on this 31st day of October, 2014, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

11/18/14
wcl

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: 21535 Middletown Road

INFORMATION:

Item Number: 15-099
Petitioner: Sean W. Dobbs & Megan W. Dobbs
Zoning: RC 2
Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The subject request is for a special hearing to allow a second dwelling on a RC-2 zoned property.

The Department of Planning has reviewed the petitioner's request and accompanying site plan, and subsequent to a site visit, the following comments and recommendations are offered.

- The applicants own a 40 acre parcel on Middletown Road in Northern Baltimore County and are requesting the right to build a new residential dwelling and to retain a second dwelling on the same lot.
- There are two options that would permit such a request. One is for a tenant involved in the farm operation and the second is if the use is for an accessory use for an in-law. This application is not requesting either of these.
- The proposal is inconsistent with the recently adopted Growth Management Tier 4 provisions which seek to reduce the amount of development on septic systems.
- The proposal is inconsistent with purposes of the RC 2 zone (BCZR Sec 1A01.1B) which is to "foster conditions favorable to continued agricultural use of productive land..." This land is productive and the building of more houses on the farm reduces the productive capability of the farm.

Therefore, it is the recommendation of this Department that as submitted, the requested relief to permit two dwellings on a single farm parcel be denied as it will be detrimental to the health, safety, or general welfare of the surrounding community and the primary agricultural uses of the property.

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

Division Chief:
AVA/LL

A handwritten signature in cursive script, appearing to read "Lynn Lippincott", written over a horizontal line.

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



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 2015-0099-SPH
Special Hearing
Sent W. Megan W. Dobbs
21535 Middletown 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. 2015-0099-SPH.

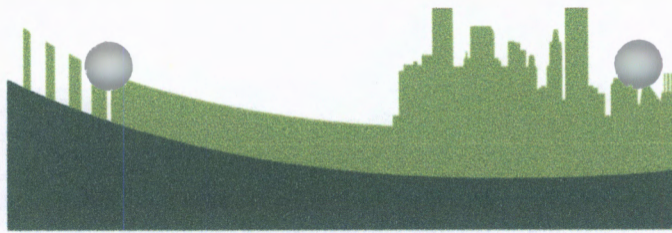
Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Steven D. Foster', is written over a horizontal line.

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

SDF/raz



Bruce E. Doak Consulting, LLC
Land Use Expert & Surveyor

November 17, 2014

Arnold Jablon
Baltimore County Office of Zoning

Re: Withdraw of Case #2015-0099-SPH

Dear Mr. Jablon,

I am asking by way of this letter to withdraw case #2015-0099-SPH. Withdrawing and refiling a new case with a different request will allow me to utilize the recommendations provided to me by the other county agencies.

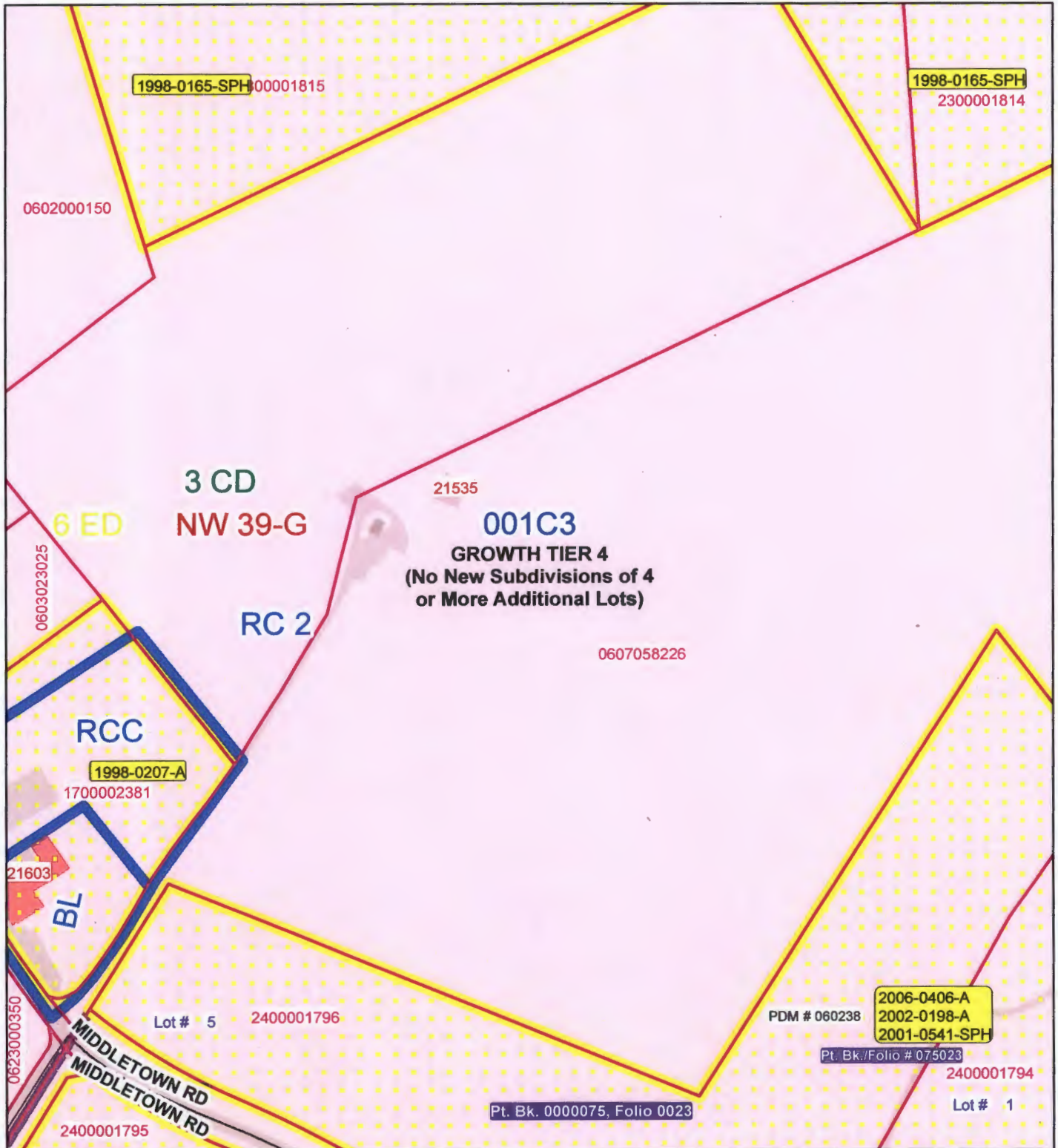
Thank you for your consideration of my request.

With regards,

Bruce E. Doak

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road Freeland, MD 21053
443-900-5535 office 410-419-4906 cell
bdoak@bruceedoakconsulting.com

21535 Middletown Road



Publication Date: 10/24/2014

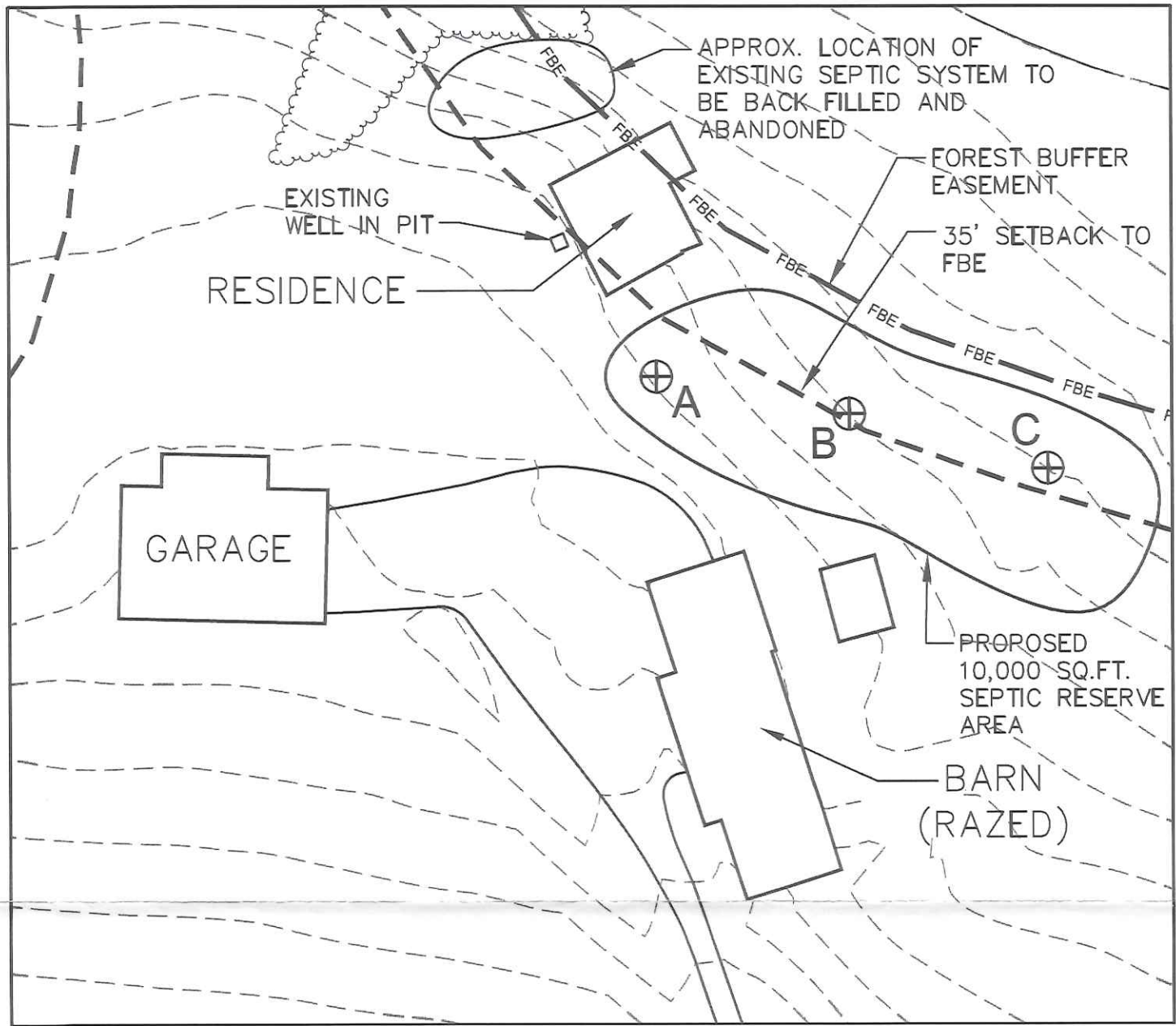
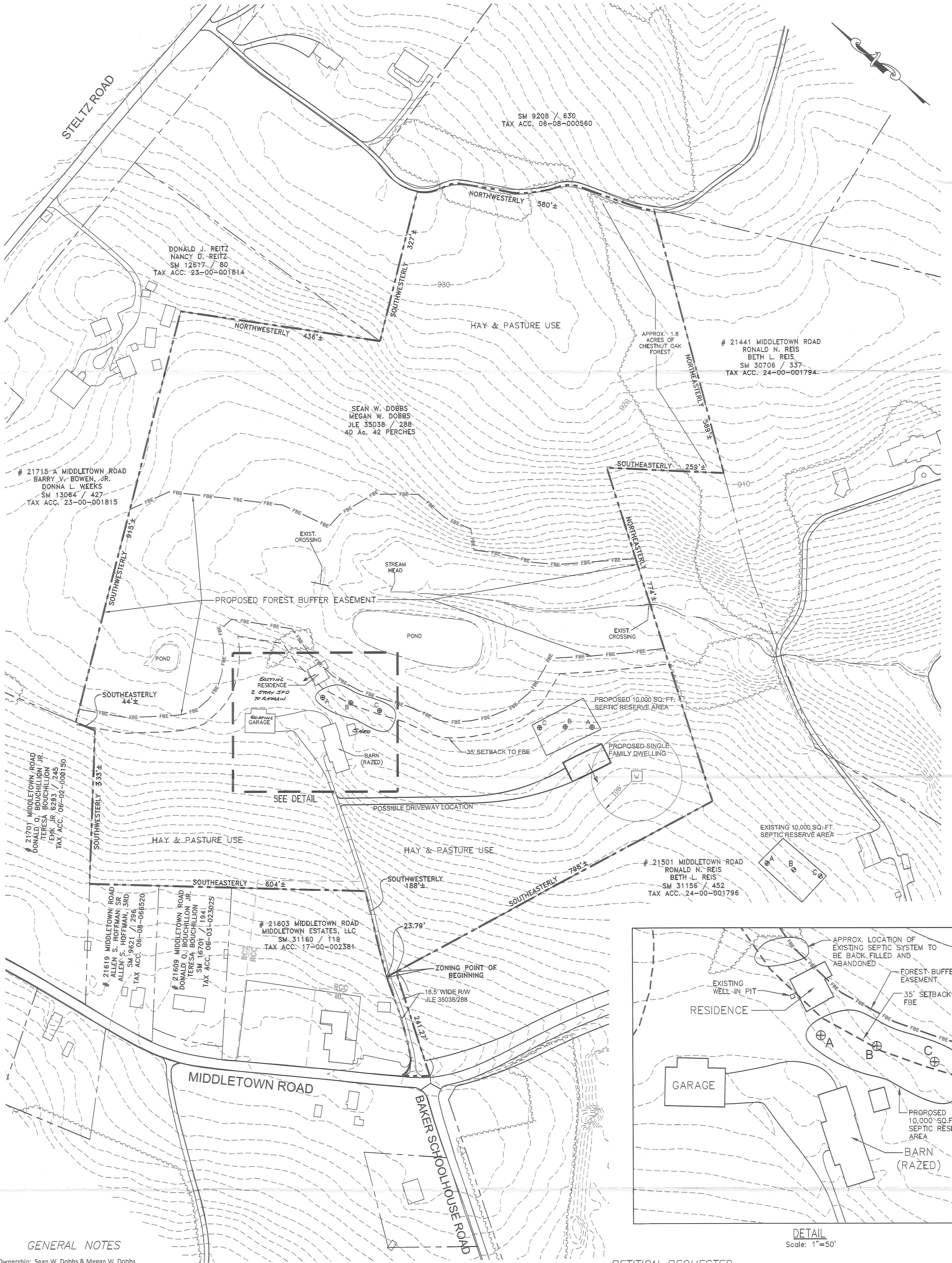


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 50 100 200 300 400 Feet

1 inch = 200 feet



DETAIL
Scale: 1"=50'

GENERAL NOTES

1. Ownership: Sean W. Dobbs & Megan W. Dobbs
2. Addresses: 21535 Middletown Road
3. Deed reference: JLE 35038 / 288
4. Property area: 40.2625 acres (per SDAT)
5. Election District: 6th Councilmanic District: 3rd
6. Tax Map 01 Parcel 35 Tax Acc. # 06-07-058226
7. ADC Map Grid: 400616
8. Position Sheets: 153NW27, 153NW28, 154NW27 & 154NW28
9. GIS Tile Numbers: 001C3
10. Regional Planning District: Hereford / Maryland Line Regional Planning Dist. Code: 301
11. Growth Tier: 4 Growth Tier Description: Preservation & Conservation Areas
12. Watershed Name: Loch Raven Reservoir
13. URDL Land Type: 1
14. School Districts: Prettyboy ES Hereford MS Hereford HS
15. Census Block: 240054060002 Census Tract: 406000
16. The boundary shown hereon is from SDAT Records. The description of the subject property in JLE 35038 / 288 is incomplete. A boundary survey would need to be performed to provide an accurate description.
17. The topography shown hereon is from GIS tiles 001C3

GROUND WATER MANAGEMENT

Existing dwelling & buildings:

1. Approval from the Office of Zoning will be requested for the continued use of the existing dwelling for a family member of the owner.
2. The septic system for the existing dwelling will be back filled and abandoned. A new septic system will be installed.
3. The well for the existing dwelling is located in a concrete pit. This well will continue to be utilized.
4. There are no underground fuel tanks on the subject property.
5. The perc tests shown hereon are for a replacement septic system for the existing dwelling.

Proposed dwelling:

1. The perc tests shown hereon are proposed and will be performed prior to the application for a building permit for the proposed dwelling.

ENVIRONMENTAL IMPACT

Forest Conservation

1. A Single Lot Declaration of Protective Covenants to Baltimore County for the protection of the existing forest to meet the Forest Conservation Act requirements will be provided.

Forest Buffer

1. A wetlands delineation was performed by Human & Rohde in October 2014.
2. The Declaration of Protective Covenants to Baltimore County for the protection of the existing streams and wetlands to meet the Forest Buffer requirements will be provided.
3. A variance for the following will be applied for:
 - * continued residential use of the existing house and surrounding it
 - * continued recreational use around each of the two ponds
 - * continued agricultural use within the proposed forest buffer easement
4. No flood plain for the tributary is shown on the current FEMA FIRM Map.
5. The subject property is not located within a 100 year flood plain.
6. The subject property is not in the Chesapeake Bay Critical Area.

AGRICULTURE

All of the subject property is currently being used for agricultural purposes.

Agricultural Note

Any dwelling may be subject to inconveniences or discomforts arising from agricultural operations, including, but not limited to noise, odors, fumes, dust, the operations of machinery of any kind during any 24 hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. The county shall not consider an agricultural operation to be a public or private nuisance, if the operation complies with these regulations and all federal, state or county health or environmental requirements.

PETITION REQUESTED

Special hearing to allow a second dwelling on a RC 2 zoned property.

STORM WATER MANAGEMENT

1. All regulations for storm water management will be met during the construction of the proposed dwelling

OFFICE OF ZONING

Current Zoning RC 2

Devolution of Title

The subject property as shown on this plan has been held intact since March 14, 1893 (LMB 202/ 266).

Zoning History

There have been no past zoning hearings for the subject property

R.C. 2 Setbacks for Residential Single Family Dwellings

Front: 75 feet from the centerline of any street or road
Side / Rear: 35 feet from any lot line other than a street or road line

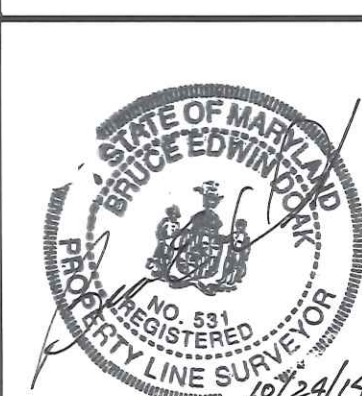
The owner will request in a special hearing to be allowed to keep the existing dwelling.

OFFICE OF PLANNING

1. The subject property is not located in a National Register Historic District or on any other preservation list.
2. Middletown Road is not designated as a Baltimore County scenic.

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

PLAN TO ACCOMPANY A ZONING PETITION
FOR THE
DOBBS PROPERTY
21535 MIDDLETOWN ROAD
6th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



Date: 10/15/14

Scale: 1"=100'