

IN RE: PETITION FOR SPECIAL EXCEPTION *

BEFORE THE

(4 Country Hill Ct.)

11th Election District *

OFFICE OF

5th Council District

Paul V. & Barbara Ann Morley *

ADMINISTRATIVE HEARINGS

Legal Owners

Petitioner *

FOR BALTIMORE COUNTY

Case No. 2015-0215-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Special Exception filed for property located at 4 Country Hill Ct. The Petition was filed on behalf of the legal owners of the subject property, Paul V. & Barbara Ann Morley. The Special Exception petition seeks relief pursuant to §1A04.2.B.11 of the Baltimore County Zoning Regulations (B.C.Z.R) for a professional home-office in the primary residence of an R.C. 5 zoned property. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit No. 1.

Appearing in support of the request were owners Paul V. & Barbara Ann Morley. J. Carroll Holzer, Esquire represented the Petitioners. An adjoining neighbor attended the hearing and opposed the request. The Petition was advertised and posted as required by the B.C.Z.R. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR) and the Department of Planning (DOP). The Bureau of DPR noted a landscape plan is required, while the DOP did not oppose the request.

This matter is currently the subject of a violation case (Case No. CC1500979), and a copy of the Code Enforcement file was made a part of the zoning hearing file.

ORDER RECEIVED FOR FILING

Date 5-29-15

By BW

The subject property is approximately 1.5 acres and is zoned RC 5. The property is improved with a single family dwelling, constructed in 1988. Petitioners are the original owners of the property, and in 2009 they constructed a garage attached to their home via a breezeway. The petition here seeks approval for a professional office on the first floor of the attached garage.

Special Exception Law in Maryland

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981). The Schultz standard was revisited in People's Counsel v. Loyola College, 406 Md. 54 (2008), where the court emphasized that a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use. Here, there was no such evidence presented.

Ron Jacobs, who lives next door to Petitioners, testified he was concerned with traffic and the safety of school children whose bus stop is adjacent to the subject property. These are the same sorts of concerns that would be presented in any professional home office scenario. As such, they are "inherent" in the use and cannot serve as the basis for denying the special exception. There was no testimony to establish that these anticipated impacts would be greater at this location.

Here, the garage is connected to the home, and it is therefore considered "part of the principal building" per B.C.Z.R. §400.1. The zoning office, in a letter dated October 27, 2009 (Exhibit 2), indicated it also believed the garage should be considered part of the dwelling. Petitioners' engineer submitted a certification (Ex. No. 3) stating the home office would be 800 sq. ft. in total area, which equates to 19.97% of the area of the dwelling. This is in compliance with B.C.Z.R. §1A04.2.B.11, which provides that the home office shall not exceed 25% of the total floor area of the dwelling.

ORDER RECEIVED FOR FILING

Date 5-29-15

2

By PW

Finally, Petitioners submitted documentation reflecting they are Certified Financial Planners (CFPs), real estate agents and Internal Revenue Service (IRS) enrolled agents. Exhibit 7. In Case No. 2015-0149-SPHA, a CFP was determined to be a "professional person" as that term is used in the B.C.Z.R. As such, Petitioners have satisfied all of the requirements set forth in B.C.Z.R. §§502.1 & 1A04.2.B.11, and the petition will be granted.

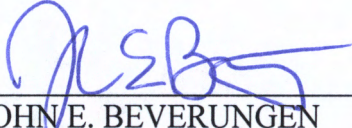
THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 29th day of **May, 2015**, that the Petition for Special Exception to permit a professional home-office in the primary residence of an RC 5 zoned property, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners may operate the home office Monday-Friday between the hours of 9 a.m. to 6 p.m.
3. Petitioners may not have any signage on the premises indicating that an accounting or financial planning office exists at the site.
4. Petitioners may have no more than five (5) client appointments daily at the subject premises.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 5-29-15

By [Signature]



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 4 Country Hill Court which is presently zoned RES105UTAL

Deed References: 10 Digit Tax Account # 2000013252
Property Owner(s) Printed Name(s) PAUL V AND BARBARA ANN MORLEY

(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 800.7 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

BCZR: 1A04.2.B.11 → To permit a professional home-office to be permitted in the primary residence of

3. ☐ an RC5 zoned property.

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 bound 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:

J. CARROLL HOLZER
Name- Type or Print

Signature

508 Fairmount Ave Towson
Mailing Address City State

21286 4108256961 JCHolzer39@gmail.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

PAUL V MORLEY & BARBARA ANN MORLEY
Name #1 - Type or Print Name #2 - Type or Print

Paul V Morley Barbara Ann Morley
Signature #1 Signature #2

4 Country Hill Ct Kinbville MD
Mailing Address City State

21087 4105923030 BobWan@aol.com
Zip Code Telephone # Email Address

Representative to be contacted:

PAUL V MORLEY
Name - Type or Print

Paul V Morley
Signature

4 Country Hill Ct Kinbville MD 21087
Mailing Address City State

410-592-3030
Zip Code Telephone # Email Address

CASE NUMBER 2015-0215-X Filing Date 3/31/15 Do Not Schedule Dates: Reviewer JS

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date 5-29-15

By KW

ZONING PROPERTY DESCRIPTION FOR 4 COUNTRY HILL COURT

Beginning at a point on south side of Country Hill Court which is 50 feet wide at the distance of 276 feet +/- south east of the centerline of the nearest improved intersecting street Harford Road which is 80 feet wide.

Being Lot #10, (Tax Map 54, Parcel 54) in the subdivision of Country Hill Estates recorded in Baltimore County Plat Book #56, Folio #42, containing 64,033 gross square feet, more or less. Located in the 11th Election District and 5th Council District.

2015-0215-X

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

No. **123556**

Date: **3/3/15**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 3/02/2015 3/31/2015 10:57:40 L

REC W001 WALKIN LABS LTR
 RECEIPT # 574324 3/31/2015 OFFER

Dept \$ 520 ZONING VERIFICATION
 CP NO. 123556

Receipt Tot \$500.00
 \$500.00 CK \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
00	806	0000		600				\$500.00

Total: **\$ 500.00**

Rec From: **MOALE**

For: **2015-0215-X**

DISTRIBUTION

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

GOLD - ACCOUNTING

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2015-0215-X

Petitioner: MURLEY

Address or Location: 4 COUNTRY HILL CT

PLEASE FORWARD ADVERTISING BILL TO:

Name: J. Carroll Holzer, Esq.

Address: 508 Fairmount Ave.

TOWSON, MD 21286

Telephone Number: 410-825-6961

Bruce E. Doak Consulting, LLC

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

CERTIFICATE OF POSTING

May 6, 2015

Re:

Zoning Case No. 2015-0215-X

Petitioner / Owner: Paul & Barbara Morley

Date of Hearing: May 26, 2015

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **4 Country Hill Court**.

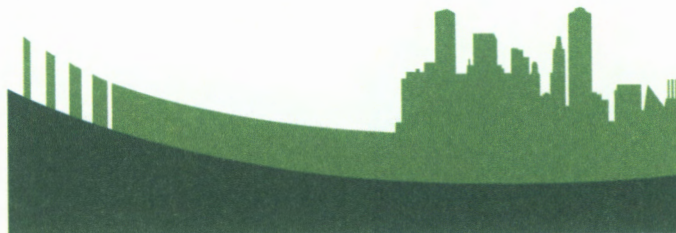
The sign(s) were posted on **May 4, 2015**.

Sincerely,

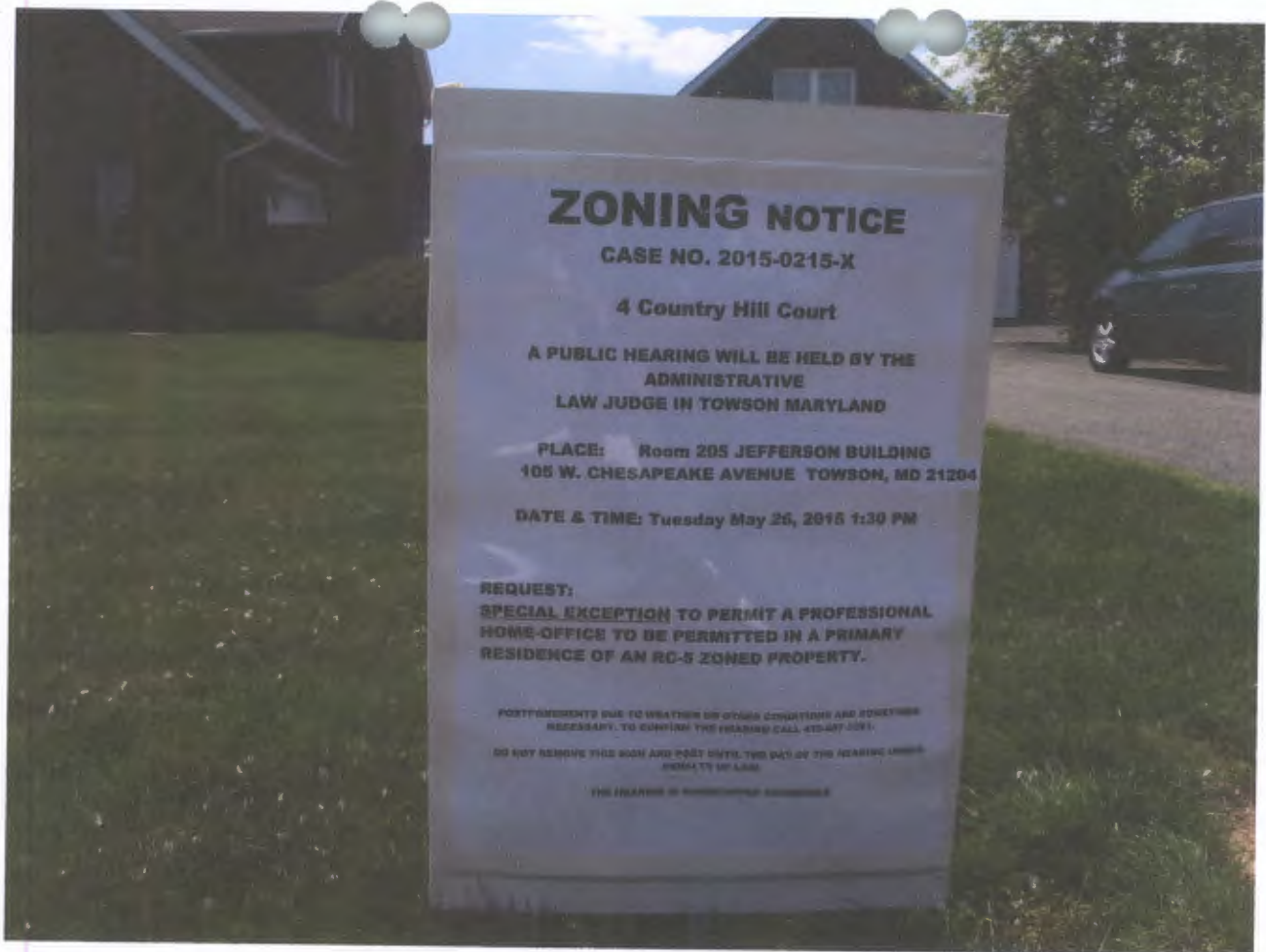


Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor





501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3250981

Sold To:

J Carroll Holzer - CU00440184
508 Fairmount Ave
Towson, MD 21286

Bill To:

J Carroll Holzer - CU00440184
508 Fairmount Ave
Towson, MD 21286

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

May 05, 2015

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

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: # 2015-0215-X

4 Country Hill Court
SW/s Country Hill Court, 250 f. SE of intersection of
Harford Road
11th Election District - 5th Councilmanic District
Legal Owner(s) Paul & Barbara Morley

Special Exception: to permit a professional home-office to be permitted in the primary residence of an RC-5 zoned property.

Hearing: Tuesday, May 26, 2015 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

JT 5/600 May 5

3250981



KEVIN KAMENETZ
County Executive

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

April 8, 2015

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SW/s Country Hill Court, 250 f. SE of intersection of Harford Road
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Legal Owners: Paul & Barbara Morley

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Hearing: Tuesday, May 26, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director

AJ:kl

C: J. Carroll Holzer, 508 Fairmount Avenue, Towson 21286
Mr. & Mrs. Morley, 4 Country Hill Court, Kingsville 21087

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 6, 2015.**
- (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.



KEVIN KAMENETZ
County Executive

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

April 8, 2015

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105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: J. Carroll Holzer, 508 Fairmount Avenue, Towson 21286
Mr. & Mrs. Morley, 4 Country Hill Court, Kingsville 21087

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TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 5, 2015 Issue - Jeffersonian

Please forward billing to:

J. Carroll Holzer
508 Fairmount Avenue
Towson, MD 21286

410-825-6961

NOTICE OF ZONING HEARING

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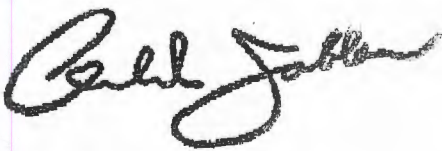
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Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
4 Country Hill Ct; SW/S of Country Hill Ct *
250' SE of intersection of Harford Road * OF ADMINISTRATIVE
11th Election & 5th Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Paul & Barbara Morley *
Petitioner(s) * BALTIMORE COUNTY
* 2015-215-X

* * * * *

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
APR 10 2015

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 10th day of April, 2015, a copy of the foregoing Entry of Appearance was mailed to Paul Morley, 4 Country Hill Court, Kingsville, MD 21087 and J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson, MD 21286, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Permits, Approvals, and Inspections
Code Inspections & Enforcement
County Office Building, Rm. 213
111 West Chesapeake Ave
Towson, Maryland 21204
www.baltimorecountymd.gov/Agencies/permits/



Code Enforcement
Electrical Inspection
Plumbing Inspection
Building Inspection

410-887-3351
410-887-3960
410-887-3620
410-887-3953

CODE ENFORCEMENT CORRECTION NOTICE

nailed TO: J. CARROLL HOLZER
508 FAIRMOUNT AVE
TOWSON MD 21286

MORLEY PAUL V JR MORLEY BARBARA ANN
4 COUNTRY HILL CT
KINGSVILLE, MD 21087-1200

CASE NUMBER	PROP. TAX ID
CC1500979	2000013252
VIOLATION ADDRESS	
4 COUNTRY HILL CT KINGSVILLE, MD 21087-1200	

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY CODES AND/OR REGULATIONS:

County Codes/Regulations	Inspector's Comments
B.C.Z.R 101; 102.1; ZCPM: Illegal home occupation	BCZR 1A04.2: Special Exception required for a home occupation/office in a RC5 zone

Failure to comply with this correction notice, may result in a **\$200.00** fine/penalty per day, per violation pursuant to BCC: 1-2-217; 32-3-602 and/or the County sending a contractor to correct the violation(s) at your expense. Call the inspector for more information and details.

COMPLIANCE DATE: 03/18/2015	INSPECTOR NAME: Christina Frink
	ISSUED DATE: 02/11/2015

IMPORTANT INFORMATION TO THE PERSON'S CHARGED

- It is important that you read this document carefully, as it charges you with the commission of a crime.
- If you fail to correct the violations noted by the date dictated, a citation may be issued, and a trial scheduled at which you may be penalized by a fine, imprisonment, or both.
- If the County is required to bring your property into compliance, all costs and fines shall become a lien and shall be collectible in the manner provided for collection of real estate taxes; or may be collected in the same manner as any civil money judgment or debt collected.
- A lawyer can give important assistance to you:
 - on how to correct the violation(s) in order to avoid trial or
 - at trial, if you failed to correct the violation(s) noted. Assistance may be provided to determine whether there are any defenses to the charges against you or any circumstances helpful to you that should be brought to the trial. A lawyer can help you by developing and presenting information, which could effect how you correct the violation(s).
- A conviction for each violation will subject you to potential fines of \$200, \$500, \$1000 per day per violation, depending on the violation, or 90 days in jail, or both Baltimore County Code section 1-2-217 and 32-3-602.
- It is your responsibility to obtain any required permit(s) to correct the cited violation(s). All repairs must be in accordance with applicable laws, Code of Baltimore County Regulations, and standards.
- Upon correction of these violation(s), contact the inspector for re-inspection. If you have any questions contact the inspector promptly.

2015-0215-X

M E M O R A N D U M

DATE: July 1, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0215-X – Appeal Period Expired

The appeal period for the above-referenced case expired on June 30, 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

Debra Wiley

From: John E. Beverungen
Sent: Thursday, May 28, 2015 4:10 PM
To: Debra Wiley
Subject: 2015-215-X
Attachments: 2015-0215-X.docx

Attached is the final order. Please send to atty holzer and neighbor ron jacobs

CASE NAME 4 Country Music
CASE NUMBER 2015-215-X
DATE May 26, 2015

[illegible]

CASE NO. 2015-0215-X

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
4/13/15	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
4/28/15	PLANNING (if not received, date e-mail sent _____)	C
4/13/15	STATE HIGHWAY ADMINISTRATION	no obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION

(Case No. _____)

CC1500979

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

5/5/15

SIGN POSTING

Date:

5/4/15

by

DocuK

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 11 Account Number - 2000013252			
Owner Information					
Owner Name:		MORLEY PAUL V JR MORLEY BARBARA ANN		Use: Principal Residence: RESIDENTIAL YES	
Mailing Address:		4 COUNTRY HILL CT KINGSVILLE MD 21087-1200		Deed Reference: /07593/ 00217	
Location & Structure Information					
Premises Address:		4 COUNTRY HILL CT KINGSVILLE 21087-1200		Legal Description: 1.47 AC COUNTRY HILL ESTATES	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0054	0017	0054		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	
	10	2015		0056/0042	
Special Tax Areas:			Town: Ad Valorem: Tax Class:		
			NONE		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1988	3,346 SF		1.4700 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	BRICK	2 full/ 2 half	2 Attached
Value Information					
	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014 As of 07/01/2015		
Land:	157,000	157,000			
Improvements	288,000	354,400			
Total:	445,000	511,400	445,000	467,133	
Preferential Land:	0			0	
Transfer Information					
Seller: SPERL GARY L		Date: 06/29/1987		Price: \$45,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07593/ 00217		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 02/08/2012					

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

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://insweb05.mdp.state.md.us/website/mosp/>)

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



KEVIN KAMENETZ
County Executive

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

May 21, 2015

Paul V & Barbara Ann Morley
4 Country Mill Court
Kingsville MD 21087

RE: Case Number: 2015-0215 X, Address: 4 Country Mill Court

Dear Mr. & Ms. Morley:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 31, 2015. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
J Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson MD 21286

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Maryland Department of Transportation

Pete K. Rahn, Secretary
Melinda Peters, Administrator

Date: 4/13/15

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

RE: Baltimore County
Item No. 2015-0215-X
Special Exception
Paul V. & Barbara Ann Morley
41 Country Hill Court

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. 2015-02015-X

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Steven D. Foster".
Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

5-26

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 28, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 4 Country Hill Court

APR 29 2015

INFORMATION:

Item Number: 15-215

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Paul V. and Barbara Ann Morley

Zoning: RC 5

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

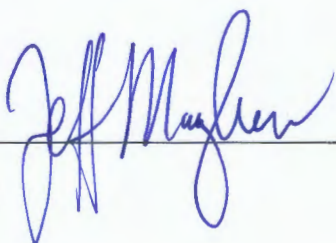
The Department of Planning has reviewed the Petition for Special Exception to use the property for a professional home office.

Upon review of the petition, site plan and site visit on April 22, 2015 the following recommendations are offered.

- The property is within an Agricultural Preservation Priority Area and within the adopted Greater Kingsville Area Community Plan. The subdivision is existing and is buffered from adjacent agricultural uses. The lot has direct access to Country Hill Court which has direct access on Harford Road. The structure is located well interior to the lot. There is sufficient parking to accommodate the use. The use in this location is not inconsistent with either of the Plans.
- The Department recommends that the professional home office can be established such that no condition cited under BCZR 502.1 is created and therefore has no objection to the granting of the petitioned special exception use.

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

Deputy Director:
AVA/KS
c: Wally S. Lippincott



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 13, 2015
Item No. 2015-0215

DATE: April 13, 2015

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment.

A landscape plan will be required to be approved with security posted prior to permit issuance.

* * * * *

DAK: CEN
cc:file

ZAC-ITEM NO 15-0215-04132015.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: April 28, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 4 Country Hill Court

INFORMATION:

Item Number: 15-215
Petitioner: Paul V. and Barbara Ann Morley
Zoning: RC 5
Requested Action: Special Exception

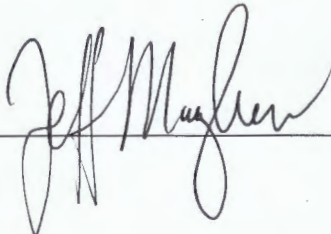
SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Exception to use the property for a professional home office.

Upon review of the petition, site plan and site visit on April 22, 2015 the following recommendations are offered.

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- The Department recommends that the professional home office can be established such that no condition cited under BCZR 502.1 is created and therefore has no objection to the granting of the petitioned special exception use.

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

Deputy Director: 
AVA/KS
c: Wally S. Lippincott



CERTIFIED FINANCIAL PLANNER BOARD OF STANDARDS, INC.

3

November 26, 2014

ID: 14164

Mr. Paul V. Morley, Jr., CFP®
Morley & Morley
PO Box 129
Fork MD 21051-0129



Dear Mr. Paul V. Morley, Jr.:

Thank you for paying your annual certification fee. Being a CERTIFIED FINANCIAL PLANNER™ professional sets you and more than 70,000 of your colleagues apart. CFP® professionals are an elite group of financial planning professionals that set the standard for ethical and competent personal financial planning.

The attached CFP Board ID card is valid through 12/31/2015. Your CFP Board ID number is your unique identifier as a CFP® professional, so please keep this ID number handy as you will need it when communicating with CFP Board.

If you have any questions moving forward, do not hesitate to call us at 866-894-6697 or e-mail us at renewal@CFPBoard.org. For the latest on the Public Awareness Campaign and to take advantage of toolkit resources available for your use, please go to www.CFP.net/toolkit.

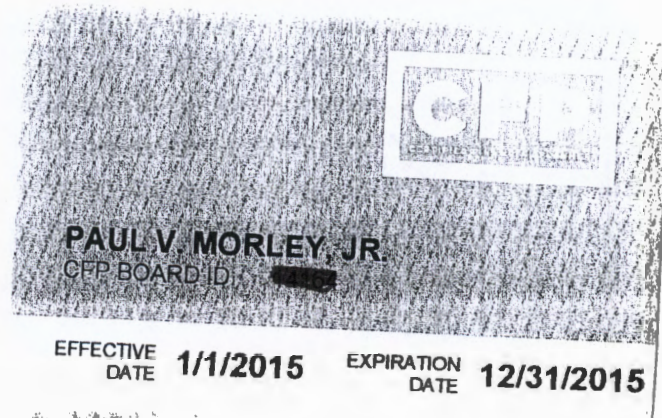
Thank you for keeping your certification up to date.

Sincerely,

Kevin R. Keller, CAE
Chief Executive Officer

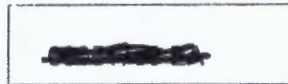
30 hrs CFE

Every 2 years



#7
Pet.

Enrollment to
Practice Before the
Internal Revenue
Service



This evidences that

PAUL V MORLEY JR

is enrolled to practice before the Internal Revenue Service under 31 Code of
Federal Regulations Part 10 (Treasury Department Circular No. 230)

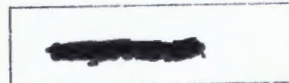
ISSUE DATE

04/01/2014

Limitations on Practice, if any

EXPIRATION DATE
03/31/2017

Enrollment to
Practice Before the
Internal Revenue
Service



This evidences that

BARBARA A MORLEY

is enrolled to practice before the Internal Revenue Service under 31 Code of
Federal Regulations Part 10 (Treasury Department Circular No. 230)

ISSUE DATE

04/01/2013

Limitations on Practice, if any

EXPIRATION DATE
03/31/2016



Enrolled Agents Topics

- [IRB](#)
- [Enrolled Agents Home](#)

Maintain Your Enrolled Agent Status

Enrolled Agent Renewal

- Renewal cycle: every 3 years based on last digit of SSN (view [Circular 230](#) Section 10.6(d) for your specific cycle)
- Renew online at [Pay.gov](#) (put 8554 in the search box)
- Renew on paper using [Form 8554](#)

PTIN Renewal

- Renew your preparer tax identification number (PTIN) between October 16 – December 31 each year at www.irs.gov/ptin

Continuing Education Requirements

- Obtain 72 hours every three years (based on your renewal cycle)
- Obtain a minimum of 16 hours per year (2 of which must be on ethics)
- Use an IRS [approved continuing education provider](#)
- Review the [enrolled agent CE credit chart](#)
- Review the [Frequently Asked Questions](#)

Keep Your Contact Information Current

If your contact information has changed since the time of your last renewal, please notify us by fax or mail your address change to:

Office of Practitioner Enrollment
P.O. Box 33968
Detroit, MI, 48232

OR

Fax: (313) 234-1622

Please include your name, prior contact information, new contact information, social security number or tax identification number, and the date.

Page Last Reviewed or Updated: 07-Jan-2015



Department of Treasury
Internal Revenue Service
IRS Tax Professional PTIN Processing Center
104 Brookeridge Drive #5000
Waterloo, IA 50702

Letter	4763
Date	October 16, 2014
To contact us	Phone 1-877-613-7846 TTY 1-877-613-3686 8 a.m.- 5 p.m. CT



Department of Treasury
Internal Revenue Service
IRS Tax Professional PTIN Processing Center

Name: PAUL VERNON MORLEY
PTIN: [REDACTED]
Effective Year: 2015



Department of Treasury
Internal Revenue Service
IRS Tax Professional PTIN Processing Center
104 Brookeridge Drive #5000
Waterloo, IA 50702

Letter	4763
Date	October 16, 2014
To contact us	Phone 1-877-613-7846 TTY 1-877-613-3686 8 a.m.- 5 p.m. CT



Department of Treasury
Internal Revenue Service
IRS Tax Professional PTIN Processing Center

Name: BARBARA A MORLEY
PTIN: [REDACTED]
Effective Year: 2015



Department of Treasury
Internal Revenue Service
IRS Tax Professional PTIN Processing Center
104 Brookeridge Drive #5000
Waterloo, IA 50702

Letter	1401
Date	December 01, 2014
To contact us	Phone 1-877-613-7846 TTY 1-877-613-3686 8 a.m.- 5 p.m. CT

PAUL VERNON MORLEY
4 COUNTRY HILL COURT
KINGSVILLE, MARYLAND 21087

Dear Tax Professional:

You have met the continuing education requirements for the Internal Revenue Service's 2015 Annual Filing Season Program.

The program was created to recognize the efforts of non-credentialed return preparers who voluntarily obtain continuing education credits and meet certain other requirements.

Our records indicate you are an authorized Department of Treasury Circular 230 practitioner. As an attorney, certified public accountant, enrolled agent, enrolled retirement plan agent, or enrolled actuary subject to all Circular 230 rights and responsibilities, an Annual Filing Season Program Record of Completion serves no additional purpose. However, if you wish to obtain a 2015 Annual Filing Season Program Record of Completion, you may log into your PTIN account and elect to participate in the program. Once the indicated steps are complete, you may print your Record of Completion.

To access the log in page, visit www.irs.gov/ptin. After you log in, select "AFSP Record of Completion - Elect to Participate" on the Main Menu to complete the process.

For more information about the new Annual Filing Season Program, visit www.irs.gov/Tax-Professionals/Annual-Filing-Season-Program.

Return Preparer Office
Internal Revenue Service



LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

REAL ESTATE COMMISSION

CERTIFIES THAT:

BARBARA ANN MORLEY

LT REAL ESTATE REFERRALS, LLC

9217 BEL AIR ROAD

BALTIMORE MD 21236

IS AN AUTHORIZED: **05 - SALESPERSON**

LIC/REG/CERT

EXPIRATION

EFFECTIVE

CONTROL NO

01-09-2016

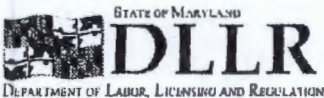
N/A

1632

Signature of Bearer

Secretary DLLR

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES



LICENSE * REGISTRATION * CERTIFICATION * PERMIT

STATE OF MARYLAND

DEPARTMENT OF LABOR, LICENSING AND REGULATION

REAL ESTATE COMMISSION

CERTIFIES THAT:

PAUL VERNON MORLEY JR

LT REALTY BROKERAGE FIRM

9217 BEL AIR ROAD

BALTIMORE MD 21236

IS AN AUTHORIZED: **05 - SALESPERSON**

LIC/REG/CERT

EXPIRATION

EFFECTIVE

CONTROL NO

01-10-2016

N/A

1632

Signature of Bearer

Secretary DLLR

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

15 HOURS OF C/E EVERY 2 YEARS

State of Maryland Insurance License

License No: [REDACTED]

NPN: [REDACTED]

PAUL V. MORLEY, JR

PO BOX 129

FORK, MD 21051-0129

This is to certify that pursuant to requirements of the Maryland Insurance Code the above named is qualified to do business in the state of Maryland with the authority listed below:

LICENSE/REGISTRATION

PRODUCER

LICENSE

ISSUED: 01/01/2015 EXPIRATION: 07/31/2016

LINES OF AUTHORITY

**HEALTH LIFE VARIABLE LIFE AND
VARIABLE ANNUITY PRODUCTS**

This qualification shall remain in effect until the expiration date, when applicable, unless suspended, revoked or denied. Licensees/Registrants must renew the qualification and pay all applicable fees as required by Maryland Insurance Code prior to the expiration date.

For questions regarding licensing, renewal or continuing education requirements, contact the Maryland Insurance Administration at 1-888-204-6198 or visit www.mdinsurance.state.md.us

Alfred W. Redmer, Jr.
Alfred W. Redmer, Jr, Insurance Commissioner

VOID IF ALTERED NON-TRANSFERABLE

Dear Licensee:

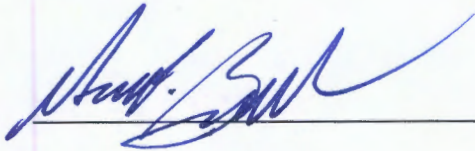
Enclosed is your new license.

Please use your new License number, your name as it appears on your License, and your Social Security or National Producer Number whenever calling or writing to the Maryland Insurance Administration. Any update to the information provided on your original application

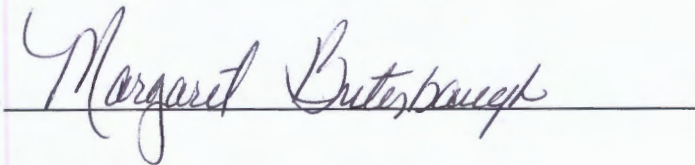
24 MONTHS EVERY 2 YEARS

To: Administrative Law Judge
From: Richard and Margaret Buterbaugh
1 Country Hill Ct.
Kingsville, MD 21087

I'm writing to inform you that we do not see the Morley business as being intrusive in the neighborhood. We do not see any traffic issues. We don't even know when they are conducting business.



5/19/2015



5/19/2015

Pet. #8

Notice of Zoning Hearing

Case Number: 2015-0215-X

SW/s Country Hill Court, 250 f. SE of Intersection of Harford Rd

Legal Owners: Paul and Barbara Morley

May 18, 2015

To Whom It May Concern,

We are neighbors to Paul and Barbara Morley. We live directly across the street at 3 Country Hill Court, Kingsville, MD. We are writing this letter in **"support"** of the Special Exception **"to permit"** a professional home-office in the primary residence of Paul and Barbara Morley. The garage-office structure that was built blends well with their primary residence design as well as with the other homes in the neighborhood. The driveway that services the residence can hold many cars and provides adequate parking area for the sporadic visits of clients for their business thereby avoiding any traffic congestion on our street.

Since we have a direct view of their home and garage-office, it is seldom that we notice any clients that visit their home office. If there is a visit, the client typically would pull into their driveway and stay a short period of time. Additionally, we have "not noticed" or been disturbed by any client visits that arrived too early or late at this home office business.

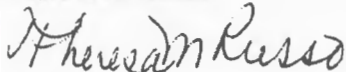
Thank-you for your consideration of our support for this special exception request,

Sincerely,

Thomas J. Russo



Theresa M. Russo



3 Country Hill Court
Kingsville, MD 21087
410-592-7896

May 25, 2015

Dear Sir or Madam,

We are neighbors of the Morley's, living across the street from their residence and their home office. Morley's have been great neighbors since we have moved to this community. Few years back they built a home office for their accounting firm on their property and that has been never an issue or concern for us in terms of traffic and/or our safety.

This office has never been a disturbance to our quiet neighborhood. Besides their personal vehicles, we have never witnessed more than one additional car in their driveway. As we leave for our kid's school-drop off in the early morning hours we have never seen traffic around their home, nor have we witnessed any additional traffic late in the evening; on occasions there has been cars (usually one at a time) that come in for a very brief time and are parked in a very sensible manner.

In summary, we are in favor to the granting of a special exception from Baltimore County allowing the Morley's to continue conducting their business from their home based office.

Please feel to reach us at (410) 817-4597 should you have any questions or need any additional information.

Thanks,



Gayatri & Devesh Gupta

Mario & Rosanne DiFonzo
9 Country Hill Court
Kingsville, MD 21087
410-592-3184
fonzosrun@comcast.net

May 20, 2015

The Administrative Law Judge
Baltimore County, Maryland

RE: Zoning Case# 2015-0215

Morley Residence - 4 Country Hill Court, Kingsville, MD 21087

Dear Judge,

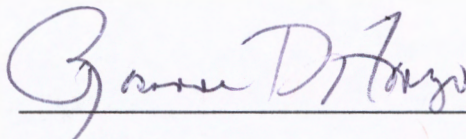
We are writing this letter in support of Paul and Barbara Morley to obtain a Special Exception to permit a professional home-office to be permitted in the primary residence of an RC-5 zoned property. Our home is across the street, downhill from the Morley's and we have lived on Country Hill Court for twenty-seven years.

There has never been a time that there was any type of traffic that would interfere with or, be of nuisance with the street/neighborhood. (Rosanne is home two out of five work days per week). The Morley's have always been helpful, considerate and the best of neighbors.

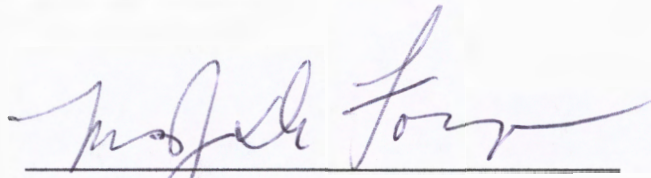
We will be out of town on the day of the hearing and appreciate your consideration of this letter of support.

We FULLY SUPPORT the granting of a Special Exception for the Morley's at 4 Country Hill Court

Sincerely,



Rosanne DiFonzo



Mario J. DiFonzo

Charles and Sheila Bender

11 Country Hill Court

Kingsville, MD 21087

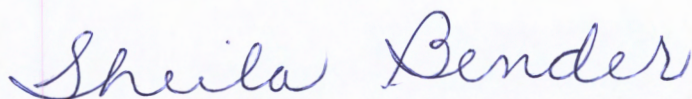
May 17, 2015

To the Administrative Law Judge:

We are neighbors of the Morleys, living across the street from their residence and home office. We have had no issues since 2009 with their business being attached to their home. This office has never been a disturbance to our quiet neighborhood. Besides their personal vehicles, we have never witnessed more than one additional car in their driveway. As we travel to work in the early morning we have never seen traffic around their home. Nor have we witnessed any additional traffic late in the evening.

In summary, we are in favor to the granting of a special exception from Baltimore County allowing the Morleys to continue having a home office/home business.

Sincerely,

A handwritten signature in blue ink that reads "Charles Bender". The script is cursive and fluid.A handwritten signature in blue ink that reads "Sheila Bender". The script is cursive and fluid.

Charles and Sheila Bender

May 19, 2015

Case No. 2015-0215-X

To: The Administrative Law Judge
From: Adele and George Donald (13 Country Hill Court)
Purpose: Support for May 26, 2015 hearing for a special exception approval from Baltimore County to permit professional home-office to be permitted in the primary residence 4 Country Hill Court, belonging to Paul and Barbara Morley

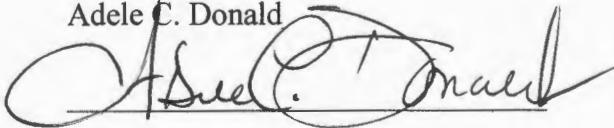
As primary residents and owners of 13 Country Hill Court, we urge the court to grant the Morley's an exception to run a home-office. Living down the street from the Morley's their professional home-office creates no disturbance, noise, traffic etc... In fact, their home-office is hardly if at all noticeable and we strongly urge, as members of the Country Hill community, the judge grant a special exception to the zoning for the property's office/home business.

The Morley's home-office is not a disturbance to the community. I live at the end of the neighborhood and stay home during the day, constantly running in and out of the neighborhood at all hours. Driving by the Morley's countless on a daily basis, since 2009 there never has been a slight instance of disturbance. Their property is consistently a non-disturbance and, while running their home business, this activity has been and is indistinguishable to the other properties who have guests or visitors.

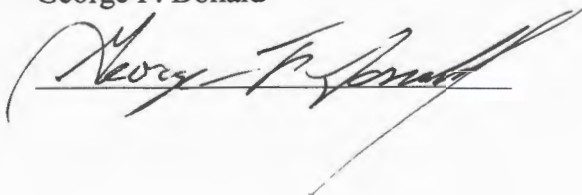
The Morley's home office does not cause traffic issues. Again, driving past the Morley's property numerous times daily, going in and out of Country Hill at all hours of the day, evening and night, we never had a traffic issue. The community road is more than sufficiently wide to facilitate parked cars. Many Country Hill members or guests park on the neighborhood road. There is nor has there ever been a traffic issue noticed by the countless times we daily pass the Morley's property.

The Morley's property is always in pristine condition – the property's addition is aesthetically beautiful and contributes to the value of the community. Thank you for your consideration,

Adele C. Donald



George F. Donald



CMW Lawn & Land Service
Clint Williams
32 Whips Lane
Baltimore MD 21236

18 May 2015

Administrative Law Judge
Baltimore County
105 W Chesapeake Avenue, Room 205
Jefferson Building
Towson MD 21204

Dear Sir:

I provide lawn, landscaping and tree removal services during the year in the Country Hill community, Kingsville MD. I am there at least once a week, April through October, and often during November through March. I usually park my truck and trailer across the street from the Morley property. I am in the community during the daylight hours, starting at 7am on various days depending on weather conditions.

I have been working in the Country Hill community for ten years. During the ten years I have not seen more than a total thirty cars or trucks stop at Morley's in those ten years. Most of the time the vehicles pull into the driveway and have left within five to ten minutes.

There certainly is not a traffic issue during the time I am in the neighborhood and depending on the services I am providing I am there for three to eight hours plus on any given day.

From my view point Morley's are an asset to the neighborhood and not a problem. I believe that their home office should be approved.

Sincerely yours,

A handwritten signature in black ink, appearing to be 'Clint Williams', with a large, stylized initial 'C' and 'W'.

Case No.: 2015-0215-X

Exhibit Sheet

Petitioner/Developer

10-1-15

Protestant

10-5-29-15

No. 1	site plan	
No. 2	10-27-2009 letter from zoning office	
No. 3	April 22, 2015 certification - Midstate Engineering	
No. 4	photos - front of dwelling	
No. 5	folder of photos of neighborhood	
No. 6	folder of photos of neighborhood	
No. 7	Licenses and certifications	
No. 8	letters of support	
No. 9		
No. 10		
No. 11		
No. 12		

Midstate Engineering Inc

82 Walnut Hill Lane Freehold, New Jersey 07728 (732) 308-4226 fax (732) 308-4190

April 22, 2015

Mr. Paul Morley
4 Country Hill Court
Kingsville, Maryland 21087

Re: Plot Plan for accessory structure

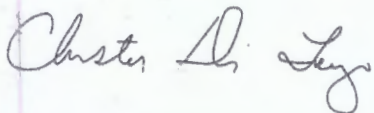
Dear Mr. Morley:

Per your request, I have revisited both the plot plan for your dwelling and accessory structure to provide you with interactive percentages of structure size. To begin with it should be stated that the first floor of your home measures 2,124 square feet, the second floor another 1,942 square feet (only counting that portion of the storage space above your garage which I deem usable due to roof slope). Summing the above stated, your total dwelling size is 4,066 square feet (again to be precise, your second floor matches your first floor totaling the dwelling to 4,248 square feet, I downsized the second floor due to usability).

The accessory structure has an open attic and is 800 square feet in total area. There is also a roof trellis connecting the 2 structures which I do not believe could be construed to be part of the accessory structure in my professional opinion, however the roof structure I am alluding to is 180 square feet. Thus the office at 800 sf represents an area of 19.97 percent of the area of your dwelling.

In consideration of the above stated, again it is my professional opinion that your accessory structure is in compliance with the zoning requirements requiring that the accessory structure be less than 25 percent of the primary structure. I believe the above stated, should address your request for information. If you have any questions, I can be reached at the above telephone number.

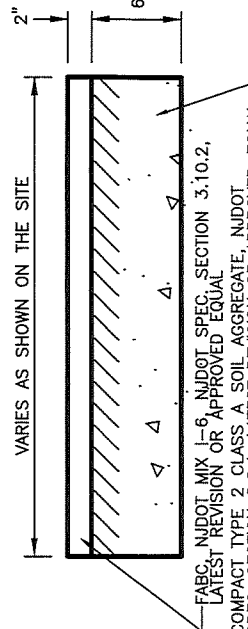
Very truly yours,



Chester DiLorenzo PE
Maryland License No. 13571

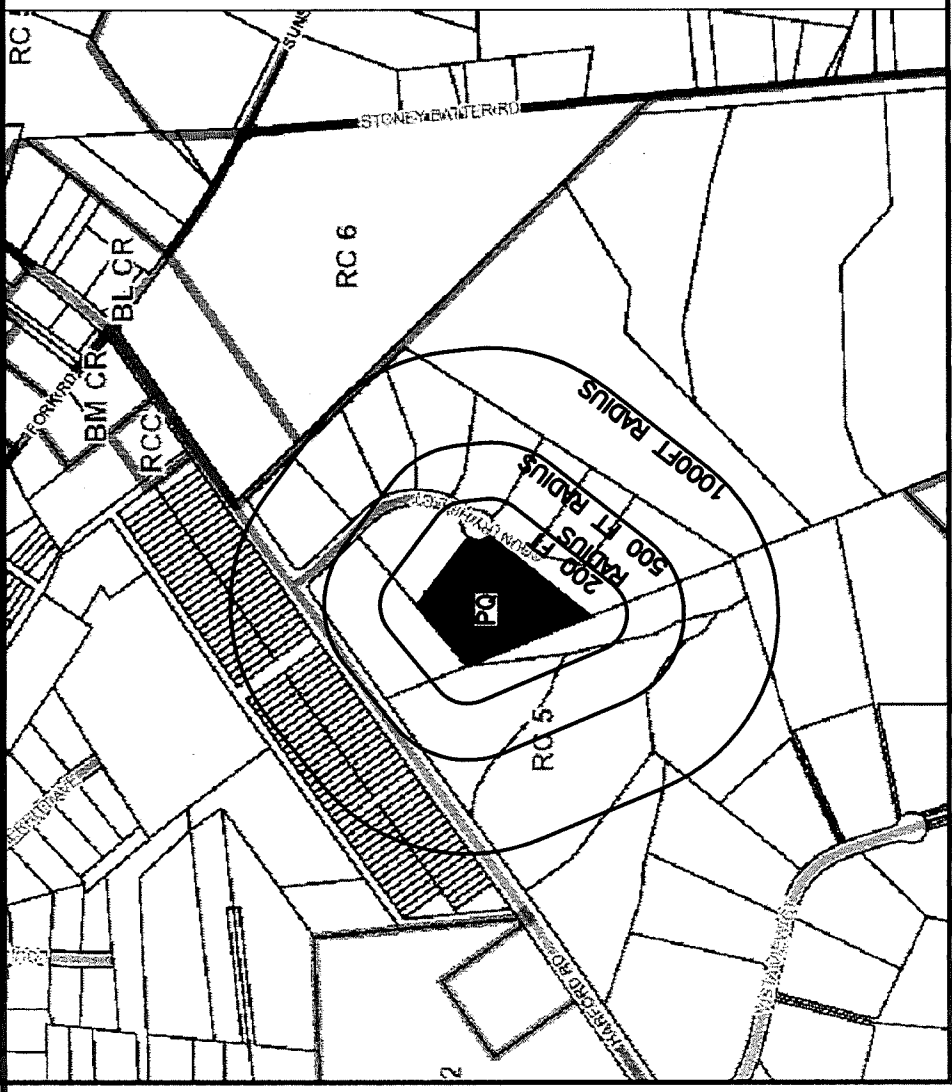


- SOIL EROSION AND SEDIMENT CONTROL NOTES**
- The Baltimore County Soil Conservation District shall be notified seventy-two (72) hours in advance of any land disturbing activity.
 - All work to be done in accordance with the Standards for Soil Erosion and Sediment Control.
 - All Soil Erosion and Sediment Control practices are to be installed prior to any major soil disturbance, or in their proper sequence, and maintained until permanent protection is established.
 - The Erosion and Sediment Control Plans will include the submittal of revised Soil Erosion and Sediment Control Plans to the District for re-certification. The revised plans must meet all current State Soil Erosion and Sediment Control Standards.
 - In that it is required that no Certificates of Occupancy be issued until Erosion Control have been installed and maintained, the District will require that all Erosion Control measures comply with for permanent measures. All site work and all work around individual lots in subdivisions will have to be completed prior to the District issuing a Report of Completion for the issuance of a Certificate of Occupancy by the Municipality.
 - Any Erosion and Sediment Control measures installed on a lot shall not be subject to construction traffic, will immediately receive a temporary seeding. If the season prohibits the establishment of temporary seeding, the disturbed areas will be mulched with straw, or equivalent material, at a rate of 2.0 to 2.5 tons per acre. The straw or equivalent material shall be applied immediately following initial disturbance or rough grading, and critical areas subject to erosion (i.e. steep slopes and roadway embankments) will receive a temporary seeding in combination with straw mulch or a suitable equivalent, at a rate of 2.0 to 2.5 tons per acre.
 - A sub-base course will be applied immediately following rough grading and installation of improvements in order to stabilize streets, roads, driveways and parking areas. In areas where no utilities are present, the sub-base shall be applied immediately following rough grading.
 - Any steep slopes within a project installation will be back-filled and stabilized daily, as the installation continues (i.e. slopes greater than 3:1).
 - The Standard for Stabilized Construction Access requires the installation of a pad of clean crushed stone at points where traffic will be accessing the construction site. The pad shall be a minimum of 12 inches thick and shall be installed at the entrance consisting of a 2" to 4" stone for a minimum length of 10' equal to the lot entrance width. All other access points shall be blocked off.
 - All soil washed, dropped, spilled or tracked outside the limit of disturbance or onto public rights-of-way will be removed immediately.
 - Unfiltered dewatering is to be seeded or sodded on all exposed areas within ten (10) calendar days of completion of the project.
 - At the time the site preparation for permanent vegetative stabilization is going to be accomplished, any soil that will not provide a suitable environment to support adequate vegetative ground cover shall be removed or treated in such a manner as to provide a suitable environment for permanent vegetative stabilization. If the removal or treatment of the soil will not provide suitable conditions, non-vegetative means of permanent ground stabilization will have to be employed.
 - The Standard for Management of High Acid Producing Soils requires any soil having a pH of 4 or less or containing iron sulfides shall be covered with a minimum of twelve (12) inches of soil having a pH of 5 or more prior to seedbed preparation. Areas where trees or shrubs are to be planted shall be covered with a minimum of twenty-four (24) inches of soil having a pH of 5 or more.
 - Conduit Outlet Protection must be installed at all required outfalls prior to the drainage system becoming operational.
 - Unfiltered dewatering is not permitted. Necessary precautions must be taken to prevent dewatering from causing erosion or sedimentation. Dewatering methods used must be in accordance with Standard for Dewatering.
 - Should the control of dust at the site be necessary, the site will be sprinkled until the surface is wet, temporary vegetative cover shall be established or such shall be applied as required by the Standard for Dust Control.
 - Any area within the limit of disturbance shall be stabilized within the limit of disturbance according to the certified plans. Staging areas and stockpiles not located within the limit of disturbance will require certification of a revised Soil Erosion and Sediment Control Plan. Certification of a new Soil Erosion and Sediment Control Plan shall be required for these activities if any area greater than 5,000 square feet is disturbed.
 - All soil stockpiles are to be temporarily stabilized in accordance with the Soil Erosion and Sediment Control note #6.
 - The property owner shall be responsible for any erosion or sedimentation that occurs as a result of construction or the project.



BITUMINOUS DRIVEWAY DETAIL

Not To Scale



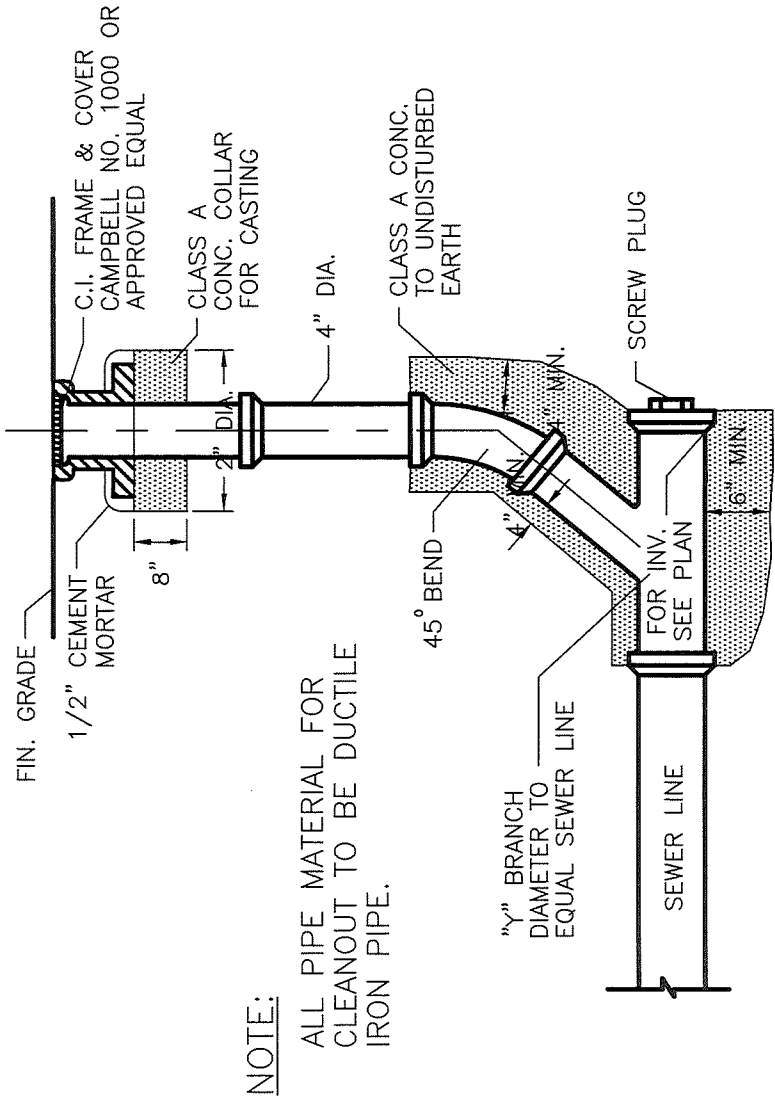
KEY & ZONING MAP SCALE

GENERAL NOTES

- DO NOT SCALE DRAWINGS, AS ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STREETS, UTILITIES, AND OTHER FEATURES ARE NOT TO SCALE. THE DRAWING IS TO BE USED AS A GUIDE ONLY. THE SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STREETS, UTILITIES, AND OTHER FEATURES ARE NOT TO SCALE. THE DRAWING IS TO BE USED AS A GUIDE ONLY.
- EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS NOTED ANY DISCREPANCIES. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS NOTED ANY DISCREPANCIES.
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SANITARY LINE CLEANOUT

SCALE 1/2"=1'



NOTE:
ALL PIPE MATERIAL FOR
CLEANOUT TO BE DUCTILE
IRON PIPE.

A=82700.02'
R=213.46'
L=305.50'
CH=280.09'
CB=S 0317 00" E

