

MEMORANDUM

DATE: November 2, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0004-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on October 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

IN RE: PETITION FOR SPECIAL HEARING *

(15819 A Yeoho Road)

8th Election District *

3rd Council District

Jonathan M. & Shannon Hershfield *

Legal Owners *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2016-0004-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Jonathan M. and Shannon Hershfield, legal owners. The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit the non-density transfer of a 10.767 acre parcel to the adjoining property owners.

Appearing at the public hearing in support of the request was Jonathan Hershfield. Bruce E. Doak, a licensed surveyor, assisted the Petitioners. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants or interested citizens in attendance. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) and the Bureau of Development Plans Review (DPR). Neither agency opposed the request, but both provided suggested conditions for inclusion in the final Order.

As it stands, there are two adjoining parcels of land relevant to this case. As shown on the site plan (and until May, 2015) Bruce and Fran Hershfield owned a 20.00 acre parcel and a 20.76 acre parcel, both of which are zoned R.C. 2. In May 2015, the Hershfields transferred the subject property (i.e., the 20.76 acre parcel) to Jonathan and Shannon Hershfield, Petitioners. See Deed,

ORDER RECEIVED FOR FILING

Date

9-30-15

By

den

Ex. 5. Petitioners plan to construct a dwelling on the property, but propose to transfer a 10.76 acre parcel to be combined with the adjoining 20 acre parcel (owned by Petitioners' parents) so as to create a 30.76 acre parcel and a 10.00 acre parcel. Petitioners stated this will allow for agricultural activities to continue on the larger parcel. As is clear from the title of the zoning request, density on either parcel would not be affected in any way by the proposed transfer.

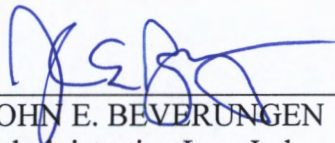
THEREFORE, IT IS ORDERED this 30th day of September, 2015 by this Administrative Law Judge, that the Petition for Special Hearing pursuant to B.C.Z.R. § 500.7 to permit the non-density transfer of a 10.767 acre parcel to the adjoining property owners, be and is hereby GRANTED.

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 must comply with the ZAC comments submitted by DOP and DPR, which are attached hereto and incorporated herein.

Any appeal of this decision must be filed 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

9-30-15

2

By

sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 15819A YEOHO ROAD which is presently zoned RC2
 Deed References: JLE 36224/259 10 Digit Tax Account # 1600006269
 Property Owner(s) Printed Name(s) JONATHAN M. HERSHEFIELD & SHANNON L. HERSHEFIELD

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. **X** a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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):

JONATHAN M. HERSHEFIELD SHANNON L. HERSHEFIELD
 Name #1 - Type or Print Name #2 - Type or Print

Signature #1

Signature #2

1415 COLO BOTTOM ROAD SPARKS MO
 Mailing Address City State

21152 810-636-1271 VIELABRUIA@AOL.COM
 Zip Code Telephone # Email Address

Representative to be contacted:

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

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MO
 Mailing Address City State

2053 910-919-9906
 Zip Code Telephone # Email Address

BDOAK@BRUCEDOAKCONSULTING.COM

CASE NUMBER 2016-0004-SPH Filing Date 7/8/15

Do Not Schedule Dates: _____ Reviewer SLM

SPECIAL HEARING PERMIT REQUESTED

To permit the Non-Density Transfer of a 10.767 acre parcel to the adjoining property owners.

9/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 27, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

AUG 04 2015

SUBJECT: 15819A Yeoho Road

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 16-004

Petitioner: Jonathan M. Hershfield, Shannon L. Hershfield

Zoning: RC 2

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether the Administrative Law Judge (ALJ) should approve the non-density transfer of 10.767 acre parcel to the adjoining property.

The Department has no objection to the grant of the petitioned zoning request conditioned upon the following:

- Prior to the issuance of use and occupancy permits for the residential use of the subject properties any necessary use-in-common easement for ingress and egress is recorded among the Land Records for Baltimore County.
- Exclusion of the property access notes on the plan which are in error and are not applicable to the immediate petition.

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

Division Chief:

Kathy S. Nibbelich

AVA/KS

c: Wallace S. Lippincott, Jr.

ORDER RECEIVED FOR FILING

Date

9-30-15

By

Den

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 July 20, 2015
Item No. 2016-0004

DATE: July 17, 2015

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

Regardless of the non-density transfer decision, the subdivision is subject to the development regulations. Also the notes at the lower left of the plan do not appear to apply to this site.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0004-07202015.doc

ORDER RECEIVED FOR FILING

Date

9-30-15

By

Den

B. E. Doak Consulting, LLC

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

Zoning Description

20.767 Acre Parcel of Land

East Side of Yeoho Road & South of Cold Bottom Road

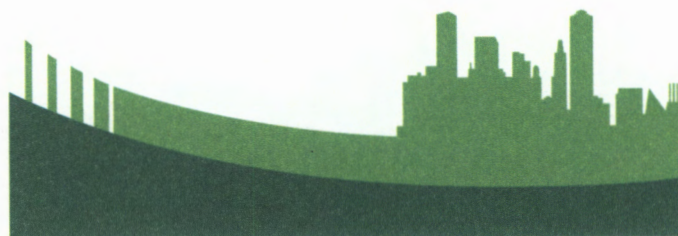
8th Election District, 3rd Councilmanic District

Baltimore County, Maryland

Beginning for the same at a point on the east side of Yeoho Road at a point 990 feet+- south of the south side of Cold Bottom Road, thence running on the east side of Yeoho Road 1) Northerly by a line curving to the right with a radius of 50.00 feet for a distance of 51.66 feet (the chord of said arc bearing North 06 degrees 15 minutes 36 seconds East 51.64 feet), thence leaving the east side of Yeoho Road and running with and binding on the outlines of the subject property, the eight following courses and distances, viz. 2) North 70 degrees 44 minutes 01 second East 1058.04 feet, 3) North 17 degrees 12 minutes 00 seconds West 439.96 feet, 4) North 70 degrees 50 minutes 50 seconds East 382.37 feet, 5) South 88 degrees 18 minutes 30 seconds East 331.00 feet, 6) North 59 degrees 09 minutes 30 seconds East 307.00 feet, 7) South 28 degrees 11 minutes 02 seconds East 786.09 feet, 8) South 69 degrees 38 minutes 25 seconds West 1125.16 feet, 9) North 20 degrees 18 minutes 27 seconds West 365.68 feet and 10) South 70 degrees 44 minutes 01 second West 1068.01 feet to the point of beginning.

Containing 20.767 acres 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

2016-0004 SPH



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

Sold To:

Jonathan Hershfield - CU00486510
1415 Cold Bottom Rd
Sparks Glencoe, MD 21152-9520

Bill To:

Jonathan Hershfield - CU00486510
1415 Cold Bottom Rd
Sparks Glencoe, MD 21152-9520

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: # 2016-0004-SPH	
15219A Yeoho Road	
E/s Yeoho Road, 990 ft. +/- s/s of Coldbottom Road	
6th Election District - 3rd Councilmanic District	
Legal Owner(s) Jonathan & Shannon Hershfield	
Special Hearing to permit the non-density transfer of a 10.767 acre parcel to the adjoining property owners.	
Hearing: Monday, September 28, 2015 at 11:00 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.	
IT 9/659 Sept. 8	3553313

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

Sep 08, 2015

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

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

September 10, 2015

Re:

Zoning Case No. 2016-0004-SPH

Petitioner: Hershfield

Date of Hearing: September 28, 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 **15819A Yeoho Road**.

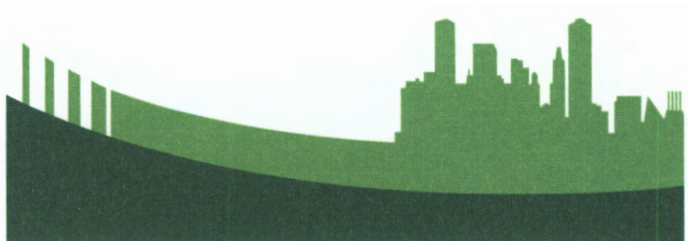
The sign was posted on **September 4, 2015**.

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



KEVIN KAMENETZ
County Executive

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

August 3, 2015

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: 2016-0004-SPH

15819A Yeoho Road
E/s Yeoho Road, 990 ft. +/- s/s of Coldbottom Road
8th Election District – 3rd Councilmanic District
Legal Owners: Jonathan & Shannon Hershfield

Special Hearing to permit the non-density transfer of a 10.767 acre parcel to the adjoining property owners.

Hearing: Monday, September 28, 2015 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a faint circular stamp.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Hershfield, 1415 Cold Bottom Road, Sparks 21152
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, SEPTEMBER 8, 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 8, 2015 Issue - Jeffersonian

Please forward billing to:
Jonathan Hershfield
1415 Cold Bottom Road
Sparks, MD 21152

818-636-1271

NOTICE OF ZONING HEARING

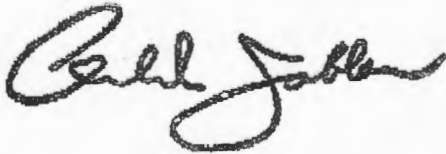
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- 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.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
15819A Yeoho Road; E/S Yeoho Road, * OF ADMINISTRATIVE
990' S from S/S Coldbottom Road * HEARINGS FOR
8th Election & 3rd Councilmanic Districts * BALTIMORE COUNTY
Legal Owners: Johnathan & Shannon Hershfield*
Petitioner(s) *
* 2016-004-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.

RECEIVED

JUL 23 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 23rd day of July, 2015, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: 2016-0004 SPH

Property Address: ^{15819A} YECHO ROAD

Property Description: 20 ACRE PARCEL EAST SIDE OF YECHO ROAD SOUTH
OF COLO BOTTOM ROAD

Legal Owners (Petitioners): JONATHAN M. HERSHFELD & SHANNON L. HERSHFELD

Contract Purchaser/Lessee: NA

PLEASE FORWARD ADVERTISING BILL TO:

Name: JONATHAN M. HERSHFELD

Company/Firm (if applicable): NA

Address: 1415 COLO BOTTOM ROAD
SPARKS MO 21152

Telephone Number: 818-636-1271

CASE NAME WORSFIELD
CASE NUMBER 2016-0004-SP4
DATE 9/28/15

[illegible]

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

7/17/15

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

C

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

FIRE DEPARTMENT

7/27/15

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

C

7/14/15

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

9/8/15

SIGN POSTING

Date:

9/14/15

by

Dook

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☐

Comments, if any: _____

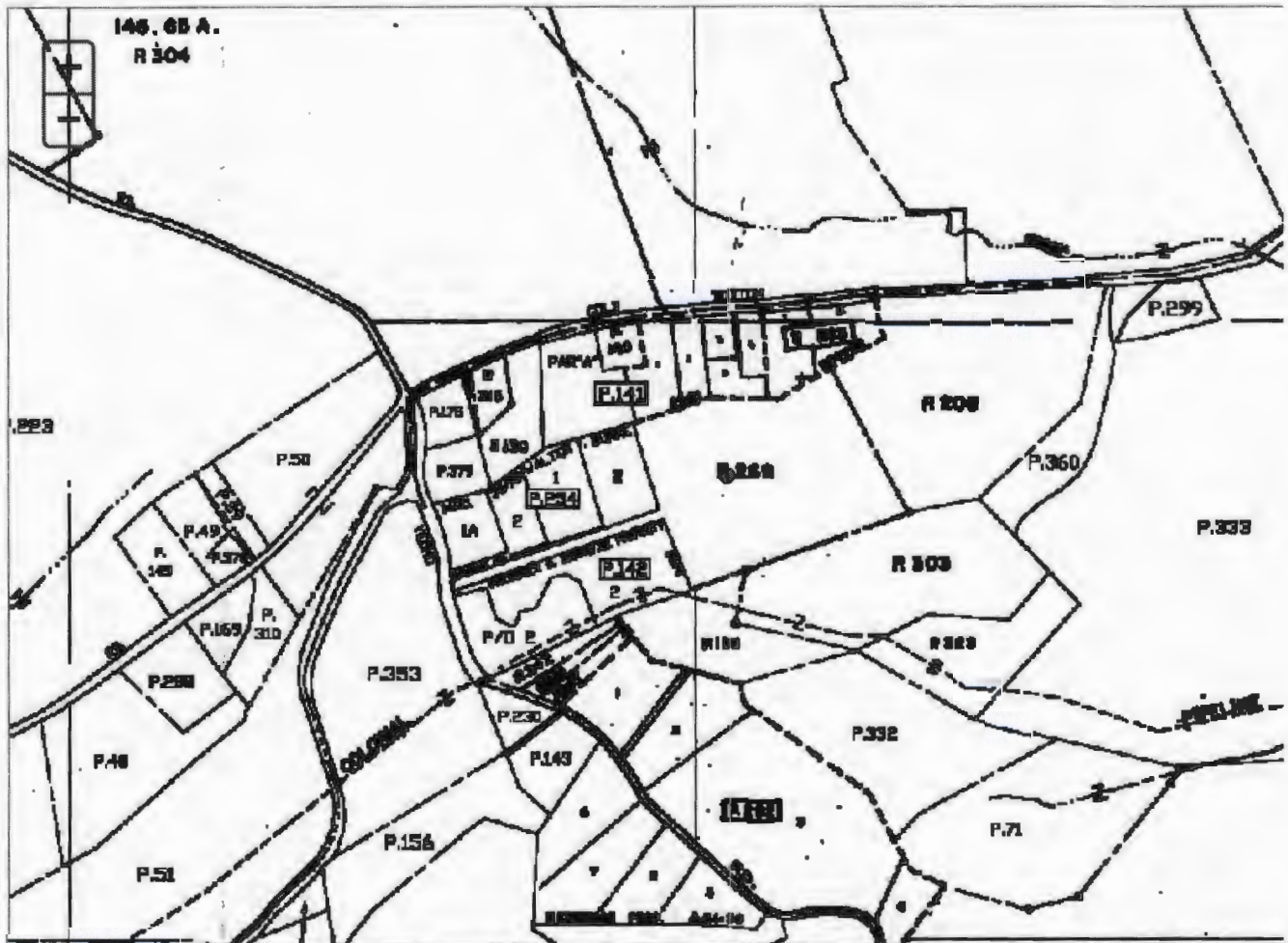
Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 08 Account Number - 1600006269			
Owner Information					
Owner Name:	HERSHFIELD JONATHAN M HERSHFIELD SHANNON L		Use:	AGRICULTURAL NO	
Mailing Address:	1415 COLD BOTTOM RD SPARKS MD 21152-9520		Deed Reference:	/36224/ 00259	
Location & Structure Information					
Premises Address:		YEOHO RD 0-0000		Legal Description:	20.76 AC REAR 950 FT YEOHO RD 1000 S COLD BOTTOM RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0027	0017	0269		0000	
				Assessment Year:	Plat No: Plat Ref:
				2014	
Special Tax Areas:			Town:	NONE	
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area	Property Land Area	County Use
				20.7600 AC	05
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		5,800	5,800		
Improvements		0	0		
Total:		5,800	5,800	5,800	5,800
Preferential Land:		5,800			5,800
Transfer Information					
Seller: HERSHFIELD BRUCE A		Date: 05/27/2015		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /36224/ 00259		Deed2:	
Seller: CRYSTEL CITY AG USE 83-84		Date: 12/20/1983		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06641/ 00798		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
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:		AGRICULTURAL TRANSFER TAX			
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **08** Account Number: **1600006269**

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>).

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://lmsweb05.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

September 23, 2015

Jonathan M & Shannon L Hershfield
1415 Cold Bottom Road
Sparks MD 21152

RE: Case Number: 2016-0004 SPH, Address: 15819A Yeoho Road

Dear Mr. & Ms. Hershfield:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 8, 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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bruce E Doak Consulting LLC, 3801 Baker Schoolhouse Road, Freeland MD 21053

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Douglas H. Simmons, Acting Administrator

Date: 7/14/15

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

RE: Baltimore County
Item No 2016-0004-SPH
Special Hearing
Jonathon M. & Shannon L.
Hershfield.
15819 A. Yeoho 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. 2016-0004-SPH.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

David W. Peake
Metropolitan District Engineer
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 27, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

AUG 04 2015

SUBJECT: 15819A Yeoho Road

INFORMATION:

OFFICE OF ADMINISTRATIVE HEARINGS

Item Number: 16-004

Petitioner: Jonathan M. Hershfield, Shannon L. Hershfield

Zoning: RC 2

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

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- Prior to the issuance of use and occupancy permits for the residential use of the subject properties any necessary use-in-common easement for ingress and egress is recorded among the Land Records for Baltimore County.
- Exclusion of the property access notes on the plan which are in error and are not applicable to the immediate petition.

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

Division Chief: Kathy S. Nalbach
AVA/KS

c: Wallace S. Lippincott, Jr.

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 July 20, 2015
Item No. 2016-0004

DATE: July 17, 2015

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

Regardless of the non-density transfer decision, the subdivision is subject to the development regulations. Also the notes at the lower left of the plan do not appear to apply to this site.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0004-07202015.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 27, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 15819A Yeoho Road

INFORMATION:

Item Number: 16-004

Petitioner: Jonathan M. Hershfield, Shannon L. Hershfield

Zoning: RC 2

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Hearing to determine whether the Administrative Law Judge (ALJ) should approve the non-density transfer of 10.767 acre parcel to the adjoining property.

The Department has no objection to the grant of the petitioned zoning request conditioned upon the following:

- Prior to the issuance of use and occupancy permits for the residential use of the subject properties any necessary use-in-common easement for ingress and egress is recorded among the Land Records for Baltimore County.
- Exclusion of the property access notes on the plan which are in error and are not applicable to the immediate petition.

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

Division Chief: Kathy S. Nalbach
AVA/KS
c: Wallace S. Lippincott, Jr.

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration			
Account Identifier:			District - 08 Account Number - 0802002901						
Owner Information									
Owner Name:		HERSHFIELD BRUCE A HERSHFIELD FRAN D			Use: Principal Residence:		AGRICULTURAL YES		
Mailing Address:		1415 COLD BOTTOM RD SPARKS MD 21152-9520			Deed Reference:		/06641/ 00798		
Location & Structure Information									
Premises Address:		1415 COLD BOTTOM RD SPARKS 21152-9520			Legal Description:		20 AC & COLD BOTTOM 2300 E YEOHO RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0027	0017	0206		0000				2014	
Special Tax Areas:					Town:		NONE		
					Ad Valorem:				
					Tax Class:				
Primary Structure Built		Above Grade Enclosed Area			Finished Basement Area		Property Land Area		County Use
1900		3,564 SF					20.0000 AC		05
Stories	Basement	Type	Exterior		Full/Half Bath		Garage	Last Major Renovation	
2	YES	STANDARD UNIT	WOOD SHINGLE		2 full/ 1 half		1 Detached		
Value Information									
			Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2015		As of 07/01/2016
Land:			177,300		177,300				
Improvements			161,700		194,200				
Total:			339,000		371,500		360,667		371,500
Preferential Land:			2,300						2,300
Transfer Information									
Seller: CRYSTAL CITY AG USE 83-84				Date: 12/20/1983			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /06641/ 00798			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class			07/01/2015		07/01/2016		
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:		AGRICULTURAL TRANSFER TAX							
Homestead Application Information									
Homestead Application Status: Approved 11/01/2013									

DEED

THIS DEED, Made this 12th day of December, in the year one thousand nine hundred and eighty-three, by and between CRYSTAL CITY CORPORATION, a body corporate of the State of Virginia, Grantor, party of the first part, and BRUCE A. HERSHFIELD and FRAN D. HERSHFIELD, his wife, Grantees, parties of the second part.

D NC/F 15.00
D T IX 1510.00
D OUCS 1510.00
EAK JR T 3035.00
12/21/83

WITNESSETH, that in consideration of the sum of Three Hun-
dred Two Thousand Dollars (\$302,000.00), the said Crystal City Corporation does grant and convey unto the said Bruce A. Hershfield and Fran D. Hershfield, his wife, as tenants by the entireties, their assigns, and unto the survivor of them, his or her personal representatives and assigns, in fee simple, all those lots of ground, situate, lying and being in Baltimore County, State of Maryland, and described as follows, to wit:

BEGINNING for the first thereof at a stone heretofore set at the beginning of the second line of the parcel of land secondly described in a Deed dated February 16, 1957, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3106, folio 530, which was conveyed by Loretta McNichols, widow, to John F. Carter and wife; and running thence with and binding on said second line North 6 degrees 13 minutes West 204.60 feet to a point within the right of way of Cold Bottom Road and to the beginning of the third line of said parcel of land; thence running with and binding on said third line and binding within the right of way of Cold Bottom Road, South 85 degrees 09 minutes East 436.94 feet to the beginning of the twelfth or South 88-1/2 degrees East 36 perches line of the parcel of land firstly described in the aforesaid Deed from McNichols to Carter; thence running with and binding on said twelfth line and continuing to bind within the right of way of Cold Bottom Road, South 85 degrees 07 minutes 30 seconds East 594 feet; thence leaving said road and running with and binding on the thirteenth and last lines and on a part of the first line of said firstly described parcel of land the three following courses and distances viz: South 20 degrees 04 minutes West 559.35 feet to a stone heretofore set, South 54 degrees 18 minutes West 661.65 feet and South 78 degrees 33 minutes West 305.97 feet; thence leaving said outlines and running for a line of division North 19 degrees 18 minutes West 786.09 feet, to intersect the eleventh line of the aforesaid firstly described parcel of land in the Deed from McNichols to Carter; and thence running with and binding on a part of said eleventh line North 68 degrees 03 minutes 30 seconds East 306 feet, to the place of beginning. Containing 20.00 acres of land, more or less, which description was prepared by Dollenberg Brothers, Registered Land Surveyors, and is dated November 22, 1965.

BEGINNING for the second thereof at a point in the first line of a parcel of land which by a Deed dated August 22, 1967, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4797, folio 598, was conveyed by John F. Carter and wife to

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION

23 12-20-83
CLERK DATE

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE TO THIS DEED

SIGNATURE _____ DATE _____

1510-
1510-
15-

PETITIONER'S

EXHIBIT NO. 4

Frederick M. Bryant III, said point being distant South 78 degrees 33 minutes West 305.97 feet measured along said first line from the beginning thereof, said place of beginning also being at the beginning of the seventh or North 19 degrees 18 minutes West 786.09 foot line of a parcel of land which by a Deed dated December 2, 1965, and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4555, folio 41, was conveyed by John F. Carter and wife to Mildred C. Banister, widow; and running thence with and binding on a part of the first line of the first herein mentioned parcel of land South 78 degrees 33 minutes 20 seconds West 1125.16 feet thence leaving said outline and running for lines of division the two following courses and distances, viz: 2 North 11 degrees 26 minutes 40 seconds West 365.86 feet and 3 South 79 degrees 37 minutes 06 seconds West 1068.01 feet, to the East side of the Yeoho Road, as widened and realigned; thence binding on the East side of said road, as widened, 4 Northerly by a line curving toward the right having a radius of 541.96 feet for a distance of 51.50 feet (the chord of said arc bearing North 3 degrees 52 minutes 30 seconds East 51.37 feet); thence leaving said road and running for lines of division the two following courses and distances, viz: 5 North 79 degrees 37 minutes 06 seconds East 1058.04 feet and 6 North 8 degrees 18 minutes 24 seconds West 440 feet, to intersect the ninth or North 76-3/4 degrees East 29 perches line of the aforesaid parcel of land which was conveyed by Carter to Bryant; thence running with and binding on a part of the ninth line, on the tenth line and on a part of the eleventh line of said parcel of land the three following courses and distances, viz: 7 North 79 degrees 47 minutes 30 seconds East 382.37 feet to a stone, 8 South 79 degrees 24 minutes 30 seconds East 331.00 feet to a stone, and 9 North 68 degrees 03 minutes 30 seconds East 307 feet, to the end of the aforesaid seventh line of the parcel of land which was conveyed by Carter to Banister; and thence binding reversely on said seventh line 10 South 19 degrees 18 minutes East 786.09 feet to the place of beginning. Containing 20.76 acres of land, more or less.

BEING the same lots of ground which were granted and conveyed unto the said Crystal City Corporation by virtue of the followings: (1) Deed from Mildred C. Banister dated August 9, 1974 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. No. 5470, folio 86; and (2) Deed from Robert James Moore and Mary Jane Moore, his wife, dated August 9, 1974 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. No. 5470, folio 89.

TOGETHER with the buildings and improvements thereupon erected, made or being, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said lots of ground and premises above described and mentioned and hereby intended to be conveyed unto and to the proper use and benefit of the said Bruce A. Hershfield and Fran D. Hershfield, his wife, as tenants by the entirety, their assigns, and unto the survivor of them, his or her personal representatives and assigns, in fee simple.

AND the said party of the first part warrants that the transfer of the property herein described does not constitute all or substantially all of the property and assets of the corporation.

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

WITNESS the name and corporate seal of said body corporate and the signature of William B. Payne, the President thereof.

ATTEST:

CRYSTAL CITY CORPORATION

[Signature]
(SEAL)

BY: William B. Payne, Pres.
President

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I HEREBY CERTIFY, that on this 21 day of December, 1983, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared William B. Payne, who acknowledged himself to be the President of Crystal City Corporation, a body corporate of the State of Virginia, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the corporation by himself as such President, and who further acknowledged that the transfer of the property herein described does not constitute all or substantially all of the property and assets of the corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My commission expires: 1986

rec'd for record DEC 21 1983 at 11:09 am
Per Elmer H. Kahline, Jr. Clerk
Mail to Friedman Friedman
Receipt No. 15-000000



TAX ID NUMBER: 08-1600006269

NO TITLE SEARCH
 NO CONSIDERATION
 NO TRANSFER TAX
 FOR ESTATE PLANNING PURPOSES

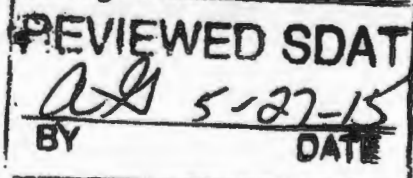
DEED

THIS DEED is made this 21st day of May, 2015, by and between BRUCE

A. HERSHFIELD and FRAN D. HERSHFIELD, his wife (the "Grantors"), and JONATHAN M. HERSHFIELD and SHANNON L. HERSHFIELD, his wife (the "Grantees").

WITNESSETH that in consideration of the sum of ZERO DOLLARS (\$0.00), love and affection, the Grantors hereby grant and convey to the Grantees, as tenants by the entireties, their assigns, and to the survivor of them, his or her personal representatives and assigns, in fee simple, all that parcel of land located in Baltimore County, Maryland, and described as follows, that is to say:

Beginning for the same at a point on the east side of Yeoho Road at the end of a fence line, said point of beginning also being the beginning of the fourth line of a parcel of land described in a deed dated December 12, 1983 and recorded in the land records of Baltimore County in Liber EHK Jr. 6641, folio 798, which was conveyed by Crystal City Corporation to Bruce A. Hershfield and Fran D. Hershfield, thence running on the east side of Yeoho Road and running with and binding on said fourth line, referring the courses of this description to the deed meridian, the following course and distance, viz. (1) Northerly by a line curving to the right with a radius of 50.00 feet for a distance of 51.66 feet (the chord of said arc bearing North 06 degrees 15 minutes 36 seconds East 51.64 feet) to a point, said point lying North 57 degrees 14 minutes 36 seconds West 0.76 of a foot from a pipe found, thence leaving the east side of Yeoho Road and running with and binding on the outlines of the subject property, the eight following courses and distances, viz. (2) North 70 degrees 44 minutes 01 second East 1058.04 feet to a concrete monument found, (3) North 17 degrees 12 minutes 00 seconds West 439.96 feet to a concrete monument found, (4) North 70 degrees 50 minutes 50 seconds East 382.37 feet to a point, said point lying North 03 degrees 39 minutes 42 seconds West 0.33 of a foot from a 3/4 inch pipe found, (5) South 88 degrees 18 minutes 30 seconds East 331.00 feet to a stone found, (6) North 59 degrees 09 minutes 30 seconds East 307.00 feet to a point, said point lying North 04 degrees 46 minutes 20 seconds West 0.58 of a foot from a 1/2 inch pipe found, (7) South 28 degrees 11 minutes 02 seconds East 786.09 feet to a point, said point lying North 04 degrees 04 minutes 26 seconds East 0.47 of a foot from a 1/2 inch pipe found, (8) South 69 degrees 38 minutes 25 seconds West 1125.16 feet to a concrete



AGR
 NOT

PETITIONER'S

SIGN

EXHIBIT NO.

5

monument found, 9 North 20 degrees 18 minutes 27 seconds West 365.68 feet to a concrete monument found and 10 South 70 degrees 44 minutes 01 second West 1068.01 feet to the point of beginning.

Containing 20.767 acres of land, more or less, as surveyed by MAI, LLC in April 2015.

BEING all of the second (2nd) parcel of land which by a Deed dated December 12, 1983 and recorded among the Land Records of Baltimore County, Maryland in Liber E.H.K., Jr. No. 6641, folio 798 was granted and conveyed by Crystal City Corporation to the Grantors herein, in fee simple.

TOGETHER WITH the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described parcel of land and premises unto and to the use and benefit of the Grantees, as tenants by the entireties, their assigns, and to the survivor of them, his or her personal representatives and assigns, in fee simple, forever.

AND the Grantors 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 the Grantors on the day and year first above-written.

WITNESS:

[Signature]

Bruce A. Hershfield (SEAL)
BRUCE A. HERSHFIELD

[Signature]

Fran D. Hershfield (SEAL)
FRAN D. HERSHFIELD

STATE OF MARYLAND, COUNTY OF Baltimore TO WIT:

I HEREBY CERTIFY that on this 2/5 day of May, 2015, before me, a Notary Public in and for the jurisdiction aforesaid, personally appeared BRUCE A. HERSHFIELD and FRAN D. HERSHFIELD, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and did each acknowledge the foregoing Deed to be their respective act and that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

WITNESS my hand and Notarial Seal.

Catherine L. Foster
Notary Public



My commission expires: 8/11/15

I HEREBY CERTIFY that the within instrument was prepared by an attorney duly admitted to practice before the Court of Appeals of the State of Maryland.

Jonathan M. Herbst
Jonathan M. Herbst, Attorney

PLEASE RETURN TO:
Jonathan M. Herbst
Friedman & Friedman, LLP
409 Washington Avenue, Suite 900
Towson, Maryland 21204
File No. 0647.009

**MARYLAND
FORM
WH-AR**

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2015

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor Bruce A. Hershfield and Fran D. Hershfield

2. Reasons for Exemption

Resident Status



We, Transferors, are residents ~~of the State of Maryland~~ of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence



Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

[Signature]
Witness

Bruce A. Hershfield
X Bruce A. Hershfield

Fran D. Hershfield
Signature Fran D. Hershfield

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

Title

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: BaltimoreInformation provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

1 Type(s) of Instruments		☐ Check Box if addendum Intake Form is Attached.			
		X Deed	Mortgage	Other	Other
		Deed of Trust	Lease		
2 Conveyance Type Check Box		Improved Sale Arms-Length [1]	Unimproved Sale Arms-Length [2]	Multiple Accounts Arms-Length [3]	☒ Not an Arms-Length Sale [9]
3 Tax Exemptions (if applicable)		Recordation			
Cite or Explain Authority		State Transfer			
		County Transfer			
4 Consideration and Tax Calculations		Consideration Amount		Finance Office Use Only	
		Purchase Price/Consideration \$ 0.00		Transfer and Recordation Tax Consideration	
		Any New Mortgage \$ 0.00		Transfer Tax Consideration \$	
		Balance of Existing Mortgage \$		X () % = \$	
		Other: \$		Less Exemption Amount = \$	
		Other: \$		Total Transfer Tax = \$	
		Full Cash Value: \$		Recordation Tax Consideration \$	
				X () per \$500 = \$	
				TOTAL DUE \$	
5 Fees		Amount of Fees		Doc. 1	
		Recording Charge		\$ 20.00	
		Surcharge		\$ 40.00	
		State Recordation Tax		\$	
		State Transfer Tax		\$	
		County Transfer Tax		\$	
		Other		\$	
		Other		\$	
		Doc. 2		\$	
		Agent:			
		Tax Bill:			
		C.B. Credit:			
		Ag. Tax Other:		N/A	
6 Description of Property		District	Property Tax ID No. (1)	Grantor Liber/Folio	Map
		08	1600006269	EHK Jr. 6641/798	0027
		Subdivision Name		Lot (3a)	Block (3b)
				Sect/AR (3c)	Plat Ref.
					SqFt/Acreage (4)
					20.76 acres +/-
		Location/Address of Property Being Conveyed (2)			
		Yeoho Road, Sparks, Maryland			
		Other Property Identifiers (if applicable)			
		Water Meter Account No.			
		Residential ☐ or Non-Residential ☒ Fee Simple ☒ or Ground Rent ☐ Amount:			
		Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred:			
		If Partial Conveyance, List Improvements Conveyed:			
7 Transferred From		Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)	
		Bruce A. Hershfield and Fran Hershfield, his wife			
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)	
8 Transferred To		Doc. 1 - Grantee(s) Name(s)		Doc. 2 - Grantee(s) Name(s)	
		Jonathan M. Hershfield and Shannon L. Hershfield, his wife			
		New Owner's (Grantee) Mailing Address			
		1415 Cold Bottom Road, Sparks, MD 21152-9520			
9 Other Names to Be Indexed		Doc. 1 - Additional Names to be Indexed (Optional)		Doc. 2 - Additional Names to be Indexed (Optional)	
10 Contact/Mail Information		Instrument Submitted By or Contact Person		☒ Return to Contact Person	
		Name: Jonathan B. Herbst, Esquire		☐ Hold for Pickup	
		Firm: Friedman & Friedman, LLP		☐ Return Address Provided	
		Address: 409 Washington Avenue, Suite 900			
		Towson, MD 21204		Phone: (410) 494-0100	
11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER		Assessment Information			
		Yes No Will the property being conveyed be the grantee's principal residence?			
		Yes No Does transfer include personal property? If yes, identify:			
		Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).			
		Assessment Use Only - Do Not Write Below This Line			
		Terminal Verification		Whole Part Tran. Process Verification	
		Transfer Number		Assigned Property No.:	
		Date Received:		Deed Reference:	
		Year 20 20		Geo. Map Sub Block	
		Land		Zoning Plat Lot	
		Buildings		Use Section Occ. Cd.	
		Total		Taxes Ex. Cd.	
		REMARKS:			
		RECORDED TRANSFER TAX			
		ART-11 TITLES			
		SUBTITLE 2, 11-3-202			
		RECORDED TRANSFER TAX			
		ART-12-108			
		Date 05/27/15			

Space Reserved for County Validation

IMP FD SURE
RECORDING FEE
TOTAL
Res# B483
JLE BC
May 27, 201540.00
20.00
60.00
Rcpt # 30485
Blk # 2528
11:08 am

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 36224, p. 0263, MSA_CE62_36080. Date available 06/05/2015. Printed 06/30/2015.

Space Reserved for County Validation

Case No.:

2016-0004-SPH

Exhibit Sheet

9-30-15
Sen

Petitioner/Developer

DW
11-2-15

Protestants

No. 1	Plan	
No. 2	zoning map	
No. 3	aerial photo	
No. 4	deed 6641/798	
No. 5	deed 36224/259	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate due to various reasons and should not be used for any legal, financial, or other purposes without the aid of a professional. This data may be used for general information purposes only.

PETITIONER'S

EXHIBIT NO. 2



My Neighborhood Map

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate and does not warrant partial and final court use of or reliance upon this data.

PETITIONER'S

EXHIBIT NO.

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GENERAL NOTES

1. Ownership: Jonathan M. Hershfield & Shannon L. Hershfield (20.767 ac.) Yeoho Road
Bruce A. Hershfield & Fran D. Hershfield (20.00 ac.) 1415 Cold Bottom Road
2. Addresses: Yeoho Road (20.767 ac.) & # 1415 Cold Bottom Road (20.00 ac.)
3. Deed reference: JLE 36224/ 259 (20.767 ac.) Yeoho Road
EHK Jr 6641/ 798 (20.00 ac.) 1415 Cold Bottom Road
4. Property area: 20.767 acres (per JLE 36224/ 259) & 20.00 acres (per EHK Jr 6641/ 798)
5. Election District: 8th Councilmanic District: 3rd
6. Tax Map 27 Grid 17 Parcel 269 Tax Acc. # 16-00-006269 (20.767 ac.)
Tax Map 27 Grid 17 Parcel 206 Tax Acc. # 08-02-002901 (20.00 ac.)
7. ADC Map Grid: 4345H1
Position Sheets: 96NW16, 97NW15, & 97NW16
8. GIS Tile Numbers: 027C2
9. Regional Planning District: Sparks Regional Planning Dist. Code: 304
10. Growth Tier: 4 Growth Tier Description: Preservation & Conservation Areas
11. Watershed Name: Loch Raven Reservoir
12. URDL Land Type: 1
13. School Districts: Sparks ES Hereford MS Hereford HS
14. Census Blocks: 240054082002002
Census Tract: 408200
15. The boundary shown hereon is from the title deeds.
16. The topography shown hereon is from the Baltimore County GIS.

GROUND WATER MANAGEMENT

1. Perc tests have been conducted on the 20.767 acre lot as a part of the building permit process.
2. A well on the 20.767 acre lot will be completed prior to applying for a building permit.
3. There are no underground fuel tanks on the subject properties.
4. The wells and septic systems within 200' of the 20.767 acre parcel are shown hereon. The lot line adjustment will not affect the existing or proposed septic systems or wells on the subject properties.

ENVIRONMENTAL IMPACT

Forest Conservation

1. Forest exists on the 20.767 acre parcel.
2. A Single Lot Declaration will be recorded as a part of the building permit.

Forest Buffer

1. Wetlands exist on the 20.767 acre parcel.
2. A Forest Buffer Declaration of Protection will be recorded as a part of the building permit.
3. No flood plain for the subject property is shown on the current FEMA FIRM Map.
4. The subject parcels are not located within a 100 year flood plain.
5. The subject parcels are not in the Chesapeake Bay Critical Area.

AGRICULTURE

The 20.767 acre parcel and the adjoining property, both owned by Hershfield family are currently being used for agricultural purposes. The remaining property not used for residential use will continue to be used for agricultural purposes.

Agricultural Note

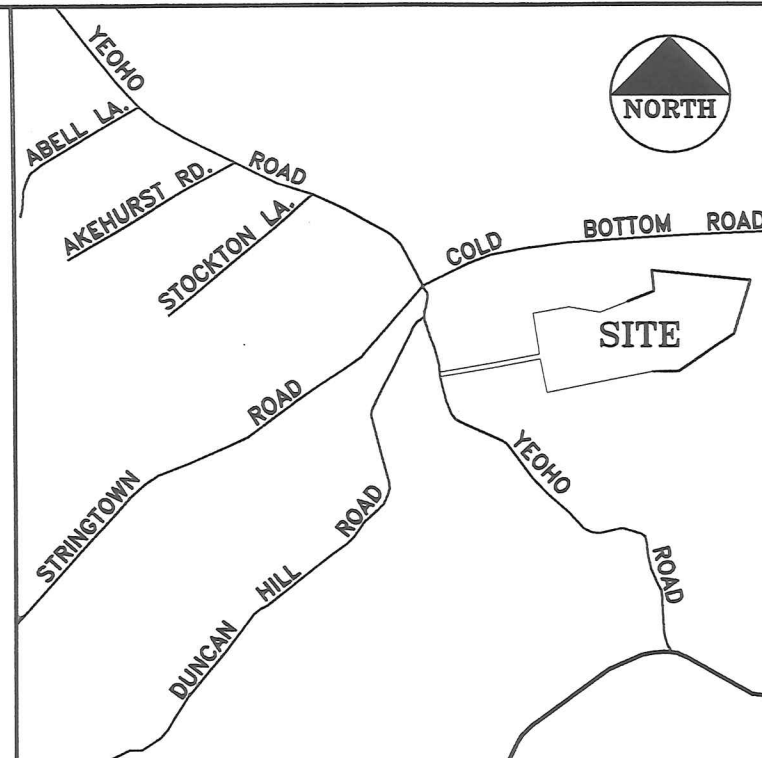
Any dwelling may be subject to inconveniences or discomforts arising from agricultural operations, including, but not limited to noise, odors, fumes, dust, the operations of machinery of any kind during any 24 hour period (including aircraft), the storage and disposal of manure, and the application by 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.

SEDIMENT CONTROL

1. Sediment control provisions will be required and provided as a part of the building permit.

STORM WATER MANAGEMENT

1. The storm water management requirements will be provided as a part of the building permit.



Vicinity Map - Scale: 1" = 2000'
ADC The Map People - Permitted Use # 20612205

OFFICE ZONING

Current Zoning RC 2

Devolution of Title

Each of the subject properties were created prior to November 15, 1979.

The developer's surveyor has confirmed that no part of the gross area of this property as shown on this plan has ever been utilized, recorded, or represented as density or area to support any off-site dwellings.

Zoning History

There have been no zoning hearings concerning the subject property.

Density Calculations for R.C. 2

Gross area:	20.767 acres
Highway widening:	0 acres
Net area:	20.767 acres
Lots permitted:	2 (the subject property was created prior to 1979)
Lots proposed:	1

R.C. 2 Setbacks for Residential Single Family Dwellings

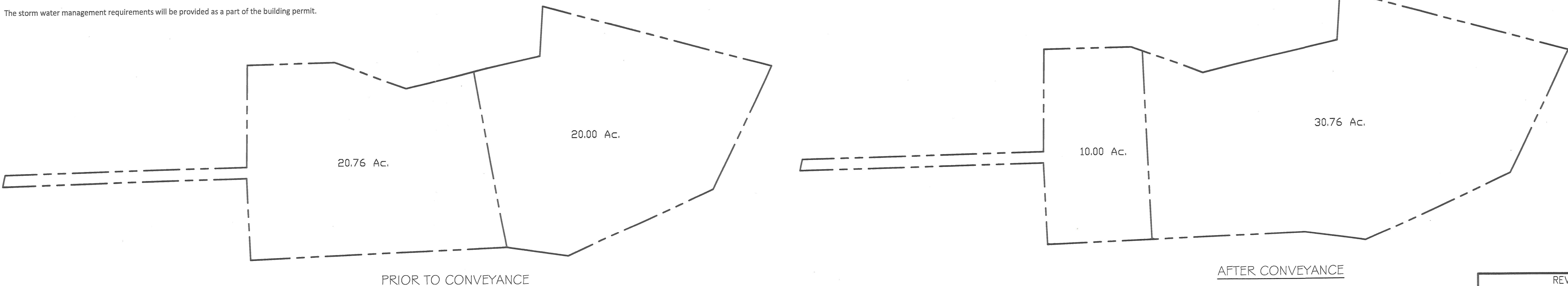
Front:	75 feet from the centerline of any street or road
Side / Rear:	35 feet from any lot line other than a street or road line

Building Heights

The proposed house will not exceed the current zoning regulations of 35'.

SPECIAL HEARING PERMIT REQUESTED

To permit the Non-Density Transfer of a 10.767 acre parcel to the adjoining property owners.



PROPERTY ACCESS

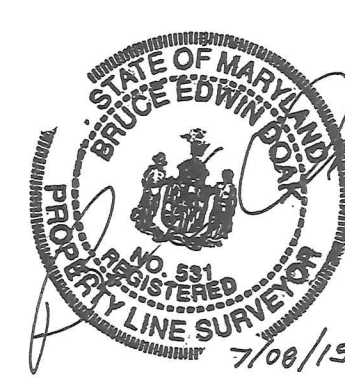
1. A shared driveway from Western Run Road will be constructed for the two proposed lots on the 2.730 acre parcel.
2. Cross easements for the shared driveway will be recorded to provide access and use for the two proposed lots on the 2.730 acre parcel.
3. The areas between the sight lines and the edge of the road must be cleared, graded and kept free of any obstructions.

OFFICE OF PLANNING

1. The subject property is not located in a National Register Historic District.
2. The dwelling and the improvements on the 20.00 acre parcel is not on any historic list.

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PLAN TO ACCOMPANY A
ZONING PETITION
HERSHFIELD PROPERTIES
YEOHO AND COLD BOTTOM ROADS
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



Date: 6/30/2015

Scale: 1" = 100'

PETITIONER'S

EXHIBIT NO. 1

2016-0004 SPH