

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(21239 Mikules Manor Road) *
6th Election District *
3rd Council District *
James & Patricia O'Donnell *
 Owners *
Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2017-0214-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of James and Patricia O'Donnell, legal owners ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve a use permit and an accessory apartment in a separate accessory building on the subject single-family residential property containing 14.74 acres of land. In addition, a Petition for Variance seeks to allow a height of 22 ft. in lieu of the permitted 15 ft. for an accessory building. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the public hearing in support of the requests was James O'Donnell. Timothy M. Kotroco, Esq. represented Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not object to the requests, and its comment will be discussed in greater detail below.

SPECIAL HEARING

The subject property is approximately 15 acres in size and is split-zoned RC-8 and RC-2. The property is improved with a single-family dwelling and several accessory buildings used for

ORDER RECEIVED FOR FILING

Date

3-24-17

By

Sen

horses and a dog kennel, which was approved in Case No. 1987-0085-XA. In addition, there is an existing two-story accessory structure on the property which Petitioners propose to use as an accessory apartment for their grandson. The DOP requested confirmation the structure is less than 1,200 square feet, and Petitioners submitted floor plan drawings indicating the apartment is 960 square feet (24' x 20', or 480 sq. ft. per floor). In response to the DOP's second concern, Petitioners submitted at the hearing a Declaration of Understanding containing all of the requirements set forth in Section 400.4 of the Regulations.

The DOP opined Petitioners satisfied the requirements set forth in B.C.Z.R. §502.1, and I concur. This large site is in a rural setting with mature trees and vegetation. The accessory apartment is modest in size and is intended for an appropriate purpose; i.e., to house the owners or "immediate family members," as permitted by B.C.Z.R. §400.4. For these reasons I do not believe the accessory apartment use will have a detrimental impact upon the community, and the special hearing request will be granted.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioners have met this test. The large property has irregular dimensions and is therefore unique. Petitioners would experience practical difficulty if the regulations were strictly interpreted because they would be required to raze or rebuild the accessory building. Finally, as demonstrated by the

ORDER RECEIVED FOR FILING

Date

3-24-17

By

slh

lack of County and/or community opposition, I do not believe granting the request would have a detrimental impact upon the community.

THEREFORE, IT IS ORDERED this 24th day of March, **2017**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve a use permit and an accessory apartment in a separate accessory building on the subject single-family residential property containing 14.74 acres of land, be and is hereby GRANTED.

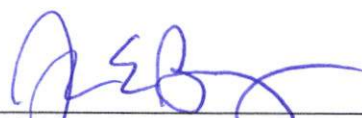
IT IS FURTHER ORDERED that the petition for variance to allow a height of 22 ft. in lieu of the permitted 15 ft. for an accessory building, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon 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 its 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. The accessory apartment shall not be served by a separate utility meter.
3. The accessory apartment use shall be subject to the restrictions set forth in the Declaration of Understanding, which must be filed among the land records of Baltimore County.

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 3-24-17
By sln



KEVIN KAMENETZ
County Executive

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

March 24, 2017

Timothy M. Kotroco, Esq.
305 Washington Avenue, Suite 502
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Case No. 2017-0214-SPHA
Property: 21239 Mikules Manor Road

Dear Mr. Kotroco:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over a horizontal line.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure



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 21239 Mikules Manor Road which is presently zoned RC8 / RC2
 Deed References: 21683/00483 10 Digit Tax Account # 240009070
 Property Owner(s) Printed Name(s) Mr. & Mrs. James O'Donnell

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

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

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

SEE ATTACHED

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

SEE ATTACHED

3. ☒ a **Variance** from Section(s)

SEE ATTACHED

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

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:

Timothy M. Kotroco

Name- Type or Print

Signature

305 Washington Avenue, Suite 502, Towson, Maryland

Mailing Address City State

21204 / 410-299-2943 / TKotroco@gmail.com
 Zip Code Telephone # Email Address

CASE NUMBER 2017-0214-A Filing Date 2/10/17

Legal Owners (Petitioners):

Mr. James O'Donnell Mrs. Patricia J. O'Donnell

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

21239 Mikules Manor Road Freeland Md

Mailing Address City State

21053 / 410-913-3530 /

Zip Code Telephone # Email Address

Representative to be contacted:

Same As Attorney for Petitioner

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Do Not Schedule Dates: Reviewer JS

ATTACHMENT TO SPECIAL HEARING PETITION

Special Hearing in accordance with section 400.4 *et seq* and 1A09.3.A.1 of the BCZR, to approve a use permit and an accessory apartment on the subject single family residential property containing 14.74 acres of land.

And, for such other and further relief as the nature of this cause may require

BCZR
400.3 → Variance to allow a height of 22' in lieu of the
required 15' for an accessory building

EXHIBIT "A"
PROPERTY DESCRIPTION

FIRST PARCEL:

BEGINNING for the first at the beginning of the First Parcel of land described in a deed dated March 3, 1983 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 6497, Folio 18 was conveyed by John Leo Mueller, III and Mary H. Mueller, his wife, to James A. O'Donnell and Patricia J. O'Donnell, his wife; thence running and binding along said parcel of land the four following courses and distances

1. South 16 degrees 00 minutes 10 seconds east 844.73 feet
2. South 56 degrees 59 minutes 50 seconds west 330.00 feet
3. North 30 degrees 43 minutes 54 seconds west 119.78 feet and
4. North 25 degrees 27 minutes 49 seconds west 74.00 feet; thence leaving the outline of said First Parcel and running for four new lines of division through said parcel viz
5. North 62 degrees 34 minutes 22 seconds east 75.00 feet
6. North 01 degrees 53 minutes 00 seconds east 53.72 feet
7. North 19 degrees 25 minutes 23 seconds west 130.00 feet and
8. South 62 degrees 34 minutes 22 seconds west 235.00 feet to Intersect the end of the 6th or north 19 degree 25 minute 23 second west 177.30 foot line of the aforementioned First Parcel; thence binding along the 7th, 8th & 9th line of said First Parcel
9. North 39 degrees 48 minutes 04 seconds west 664.17 feet
10. North 72 degrees 41 minutes 56 seconds east 395.34 feet and
11. North 75 degrees 59 minutes 50 seconds east 379.50 feet to the place of beginning, containing 10.9444 acres of land, more or less.

Being and intending to be part of the First Parcel of land described in the deed recorded in Liber 6497, folio 18.

SECOND PARCEL:

BEGINNING for the second at the beginning of the Second Parcel of land described in a deed dated March 3, 1983 and recorded among the Land Records of Baltimore County in Liber 6497 folio 18 was conveyed by John Leo Mueller, III and Mary H. Mueller, his wife, to James A. O'Donnell and Patricia J. O'Donnell, his wife; thence running for four new lines of division through the First Parcel of the above mentioned deed viz

1. North 62 degrees 34 minutes 22 seconds east 235.00 feet
2. South 19 degrees 25 minutes 23 seconds east 130.00 feet

3. South 01 degrees 53 minutes 00 seconds west 53.72 feet and
4. South 62 degrees 34 minutes 22 seconds west 215.29 feet to intersect the end of the first or south 19 degrees 25 minutes 23 seconds west 177.30 foot line of the above mentioned Second Parcel; thence binding the outline of the aforesaid Second Parcel the five following courses and distance viz
5. South 9 degrees 12 minutes 03 seconds east 225.84 feet
6. South 51 degrees 17 minutes 59 seconds west 344.95 feet
7. North 35 degrees 42 minutes 19 seconds west 205.01 feet
8. North 06 degrees 28 minutes 30 seconds east 61.85 east and
9. North 37 degrees 11 minutes 56 seconds east 474.41 feet to the place of beginning, containing 3.7956 acres of land, more or less.

Being and intending to be all of Parcel Two and in 0.9366 acres of Parcel One as described in the deed recorded in Liber 6497 folio 18.

The two above descriptions have been compiled from deeds and records for the purpose of revising the common line between the two parcels and does not reflect the results of an actual survey.

BEING all those parcels of land conveyed to James A. O'Donnell and Patricia J. O'Donnell by deed dated March 3, 1983 from John Leo Mueller, III and Mary H. Mueller. Said deed being recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 8497, Folio 18.

The Improvements thereon being known as 21239 Mules Manner Lane.

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

Nº 150301

Date: 2/9/17

Fund	Dept	Unit	Sub Unit	Rev		Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					\$ 150.00

Total: \$ 150.00

Rec From: O'DONNELL

For: 2017-0214-514A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DAY

2/13/2017 2/10/2017 11:33:09 2

REG M302 WALKIN JEE.

>>RECEIPT N 000318 2/10/2017 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 150301

Receipt Tot \$150.00

\$150.00 CK \$1.00 CA

Baltimore County, Maryland

**CASHIER'S
VALIDATION**

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

3/3/2017

Order #: 11287218
Case #: 2017-0214-A
Description:

CASE NUMBER: 2017-0214-A - NOTICE OF ZONING HEARING



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2017-0214-A

21239 Mikules Manor Road

2002 ft. SW of intersection of Mikules Manor Road and Baker Schoolhouse Road

6th Election District - 3rd Councilmanic District

Legal Owners: James & Patricia O'Donnell

Special Hearing 1. To approve a use permit and an accessory apartment in a separate accessory building on the subject single family residential property containing 14.74 acres of land. 2. For such other and further relief as the nature of this cause may require. Variance to allow a height of 22 ft. in lieu of the permitted 15 ft. for an accessory building.

Hearing: Thursday, March 23, 2017 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 410-887-3863.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3301.

mh3

CERTIFICATE OF POSTING

Date: MARCH 3, 2017

RE: Project Name: 21239 MIKULES MANOR RD
Case Number /PAI Number: 2017-0214-SPHA
Petitioner/Developer: JAMES AND PATRICIA O'DONNELL
Date of Hearing/Closing: MARCH 23, 2017

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 21239 MIKULES MANOR ROAD

The sign(s) were posted on MARCH 3, 2017
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

TO: DAILY RECORD
Thursday, March 2, 2017 Issue

Please forward billing to:
Timothy Kotroco
305 Washington Avenue, Ste. 502
Towson, MD 21204

410-299-2943

NOTICE OF ZONING HEARING

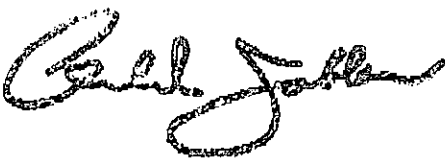
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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21239 Mikules Manor Road
2002 ft. SW of intersection of Mikules Manor Road and Baker Schoolhouse Road
6th Election District – 3rd Councilmanic District
Legal Owners: James & Patricia O'Donnell

Special Hearing 1. To approve a use permit and an accessory apartment in a separate accessory building on the subject single family residential property containing 14.74 acres of land. 2. For such other and further relief as the nature of this cause may require. Variance to allow a height of 22 ft. in lieu of the permitted 15 ft. for an accessory building.

Hearing: Thursday, March 23, 2017 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 ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2017-0214-SPHA

21239 Mikules Manor Road

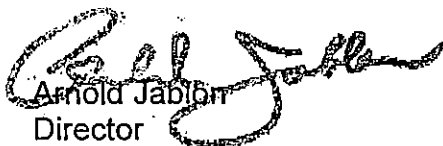
2002 ft. SW of intersection of Mikules Manor Road and Baker Schoolhouse Road

6th Election District – 3rd Councilmanic District

Legal Owners: James & Patricia O'Donnell

Special Hearing to approve a use permit and an accessory apartment in a separate accessory building on the subject single family residential property containing 14.74 acres of land. For such other and further relief as the nature of this cause may require. Variance to allow a height of 22 ft. in lieu of the permitted 15 ft. for an accessory building.

Hearing: Thursday, March 23, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Mr. & Mrs. O'Donnell, 21239 Mikules Manor Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MARCH 3, 2017 .**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868. .**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) 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: 2017-0214-JPH1

Property Address: 21239 MIKULGS MANOR RD.

Property Description: _____

Legal Owners (Petitioners): JAMES + PATRICIA O'DONNELL

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: T.M. KOTROCO

Company/Firm (if applicable): KOTROCO + ASSOCIATES

Address: 305 WASHINGTON AVE

SUITE 502

TOWSON, MD 21204

Telephone Number: 410-299-2943

Revised 7/9/2015



KEVIN KAMENETZ
County Executive

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

March 16, 2017

Mr. James O'Donnell
Mrs. Patricia J O'Donnell
21239 Mikules Manor Road
Freeland MD 21053

RE: Case Number: 2017-0214 SPHA, Address: 21239 Mikules Manor Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 10, 2017. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Timothy M Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson MD 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/21/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-214

INFORMATION:

Property Address: 21239 Mikules Manor Road
Petitioner: James O'Donnell, Patricia J. O'Donnell
Zoning: RC 8, RC 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a use permit and an accessory apartment (within an accessory structure) and also the petition for variance to permit an accessory structure (apartment) with a height of 22 feet in lieu of the required 15 feet.

A site visit was conducted on February 24, 2017.

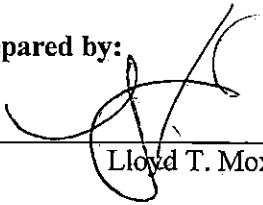
The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- The petitioners shall demonstrate to the satisfaction of the Administrative Law Judge that the structure is less than 1,200 square feet in area.
- The petitioners shall demonstrate to the satisfaction of the Administrative Law Judge that a Declaration of Understanding on the proper form has been filed with the Department of Permits, Approvals and Inspections.
- No separate utility meters shall be installed.

Please be advised that according to GIS data available to the Department, the subject accessory apartment is situated entirely within the RC 8 zone. The department advises that because all structures are existent, the proposal is consistent with the goals of § 1A09 and conforms to § 502.1 of the BCZR.

For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Joseph Wiley
Mr. James O'Donnell, Mrs. Patricia J. O'Donnell
Office of the Administrative Hearings
People's Counsel for Baltimore County

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 3/1/17

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 3/1/17. A field inspection and internal review reveals that an entrance onto US1 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for

Special Exception, Case Number 2015-0214-X

Special Exception
Octavia L. Carter
4325 Washington Boulevard
US1

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

Sincerely,

Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 2/22/19

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0214-SPHA

Special Hearing Variance
Mr. James & Mrs. Patricia J. O'Donnell
21239 MiKutes Manor Road.

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,

A handwritten signature in blue ink, appearing to read 'Richard Zeller'.

Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For February 20, 2017
Item No. 2017-0214

DATE: February 23, 2017

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

In order to conform to the Landscape Manual, the existing fencing along Washington Blvd will need to be moved to meet the current setback standards. All of the Landscape Manual requirements must be met through approval of a Final Landscape Plan and posting of security to ensure installation and survival of the plantings.

* * * * *

DAK:CEN
cc:file
ZAC-ITEM NO 17-0214-02272017.doc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 2/22/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 15-214

INFORMATION:

Property Address: 4325 Washington Boulevard
Petitioner: Octavia L. Carter
Zoning: BR
Requested Action: Special Exception

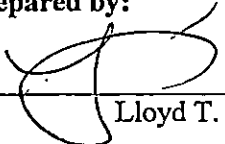
The Department of Planning has reviewed the petition for a special exception to use the property for a contractor's equipment storage yard and also the revised site plan submitted in support of the petition and received by this Department on February 22, 2017.

The Department of Planning has no objection to granting the petitioned zoning relief.

The DR2 zoned portion of the property was rezoned to BR in the 2016 CZMP (Issue 1-019). The entire property is now zoned BR.

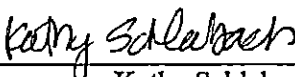
For further information concerning the matters stated herein, please contact Dennis Wertz at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Dennis Wertz
Dino C. La Fiandra, Esquire, Pessin Katz Law, P.A.
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

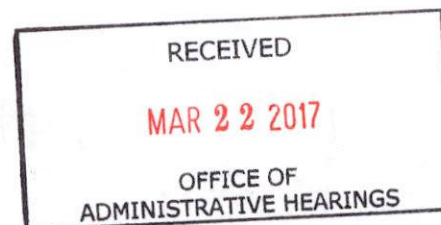
INTER-OFFICE MEMORANDUM

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

DATE: 3/21/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-214



INFORMATION:

Property Address: 21239 Mikules Manor Road
Petitioner: James O'Donnell, Patricia J. O'Donnell
Zoning: RC 8, RC 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a use permit and an accessory apartment (within an accessory structure) and also the petition for variance to permit an accessory structure (apartment) with a height of 22 feet in lieu of the required 15 feet.

A site visit was conducted on February 24, 2017.

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

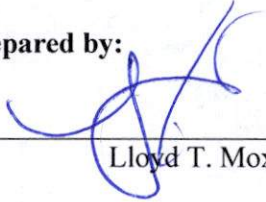
- The petitioners shall demonstrate to the satisfaction of the Administrative Law Judge that the structure is less than 1,200 square feet in area.
- The petitioners shall demonstrate to the satisfaction of the Administrative Law Judge that a Declaration of Understanding on the proper form has been filed with the Department of Permits, Approvals and Inspections.
- No separate utility meters shall be installed.

Please be advised that according to GIS data available to the Department, the subject accessory apartment is situated entirely within the RC 8 zone. The department advises that because all structures are existent, the proposal is consistent with the goals of § 1A09 and conforms to § 502.1 of the BCZR.

Date: 3/21/2017
Subject: ZAC #17-214
Page 2

For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Joseph Wiley
Mr. James O'Donnell, Mrs. Patricia J. O'Donnell
Office of the Administrative Hearings
People's Counsel for Baltimore County

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
21239 Mikules Manor Rd; 2002' SSW intersection
with Mikules Manor & Baker Schoolhouse Rds* OF ADMINISTRATIVE
6th Election & 3rd Councilmanic Districts
Legal Owner(s): James & Patricia O'Donnell * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2017-214-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED
FEB 27 2017

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 27th day of February, 2017, a copy of the foregoing Entry of Appearance was mailed to Timothy Kotroco, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

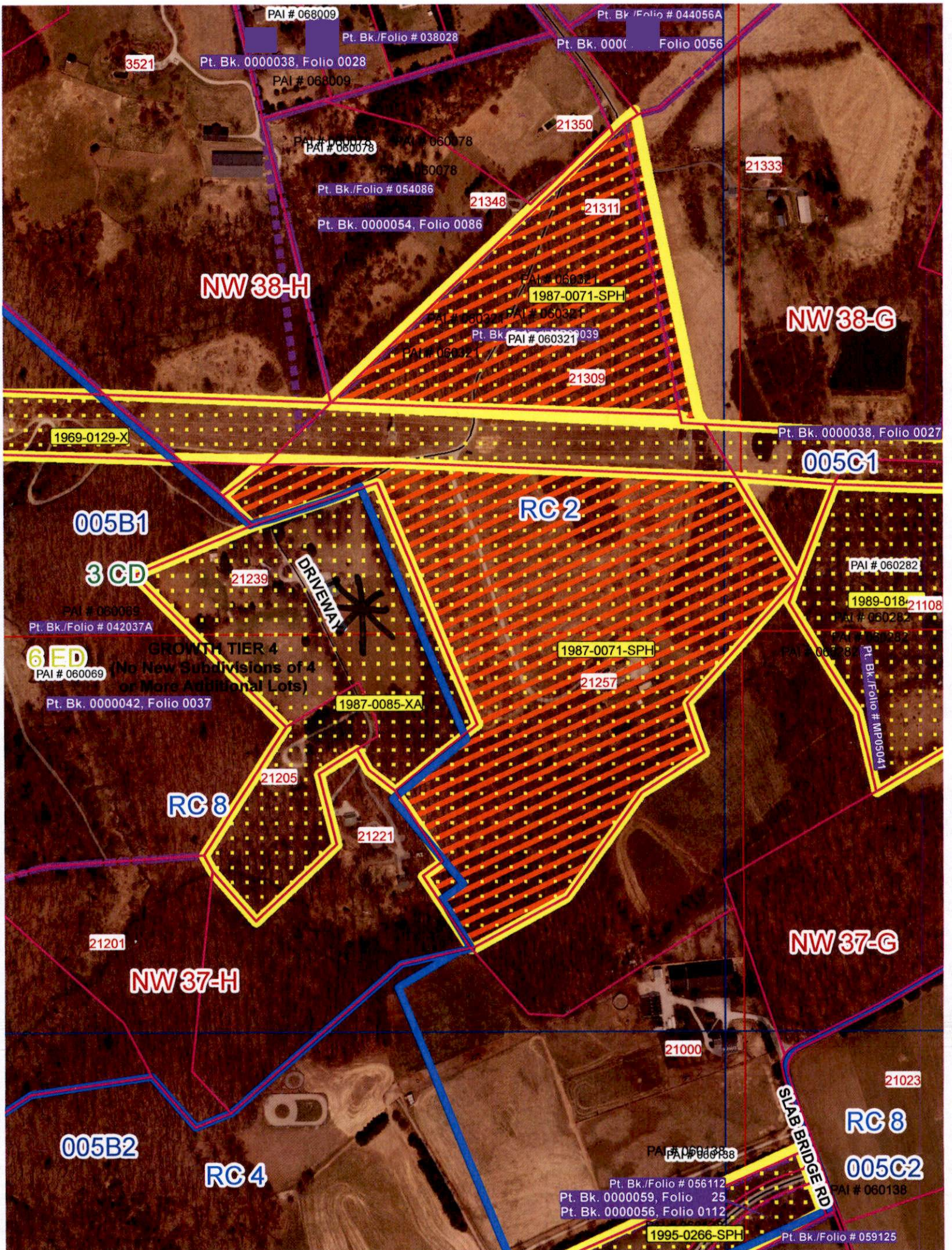
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: April 25, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0214-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on April 24, 2017. 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



NW 38-H

NW 38-G

RC 2

RC 8

NW 37-H

NW 37-G

RC 4

RC 8

005C2

DRIVEWAY

SLAB BRIDGE RD

6 ED

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

3521

21350

21333

21348

21311

21309

21239

21205

21221

21201

21000

21023

Pt. Bk./Folio # 044056A

Pt. Bk./Folio # 038028

Pt. Bk. 0000038, Folio 0028

PAI # 068009

PAI # 060078

PAI # 060078

PAI # 060078

Pt. Bk./Folio # 054086

Pt. Bk. 0000054, Folio 0086

PAI # 060321

1987-0071-SPH

PAI # 060321

PAI # 060321

Pt. Bk. 0000038, Folio 0027

PAI # 060321

PAI # 060321

1969-0129-X

005C1

005B1

3 CD

PAI # 060069
Pt. Bk./Folio # 042037A

PAI # 060282

1989-018-21108

PAI # 060282

PAI # 060282

PAI # 060282

Pt. Bk./Folio # MP05001

1987-0071-SPH

21257

1987-0085-XA

Pt. Bk. 0000042, Folio 0037

PAI # 060138

Pt. Bk./Folio # 056112

Pt. Bk. 0000059, Folio 25

Pt. Bk. 0000056, Folio 0112

1995-0266-SPH

Pt. Bk./Folio # 059125

Clerk of the Circuit Court for
Baltimore County
County Courts Building
401 Bosley Avenue, PO BOX 6754
Towson, MD 21286-6754
(410)887-2601

LR - Declaration/Covenant Recording Fee
1x 20.00 20.00
Declarant Name: O'Donnell
LR - Surcharge
1x 40.00 40.00
SubTotal: 60.00
Total: 60.00
REV-Check-ROA
Number: 2352

0003-AN

06/21/2017 12:37
#8602431 / 142/67

JULIE L. ENSOR
Clerk of the Court

Take Sheet

State Department of
Office Only.
(Must Be Legible)

Other
DECLARATION
Multiple Accounts
Arms-Length (3)
Other
Not an Arms-
Length Sale (9)

Space Reserved for Circuit Court Clerk Recording Validation

Consideration and Tax Calculations																																																																																																																																																																																																																																											
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Space Reserved for County Validation

Distribution: White - Clerk's Office
Pink - Office of Finance

Canary - SDAT
Goldenrod - Preparer

AOC-CG-300 (5/2007)

CASE NAME _____
CASE NUMBER 2017-0214-SRHA
DATE 3-23-2017

[illegible]

Case No.: 2017-0214-SPHA

Exhibit Sheet

Petitioner/Developer

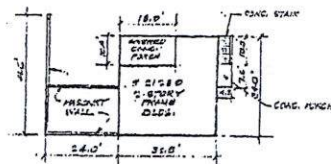
4-25-17
DW

Protestant

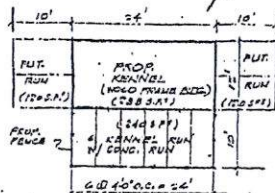
Sen
3-24-17

No. 1	Plan	
No. 2	SDAT records	
No. 3	Aerial photo	
No. 4	Decl. of Understanding	
No. 5	Google Map photo	
No. 6	photos of accessory bldg.	
No. 7	Floorplans	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

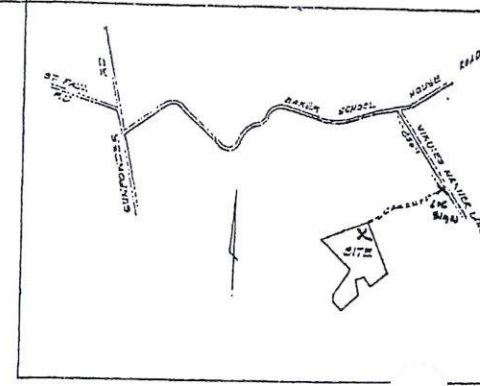
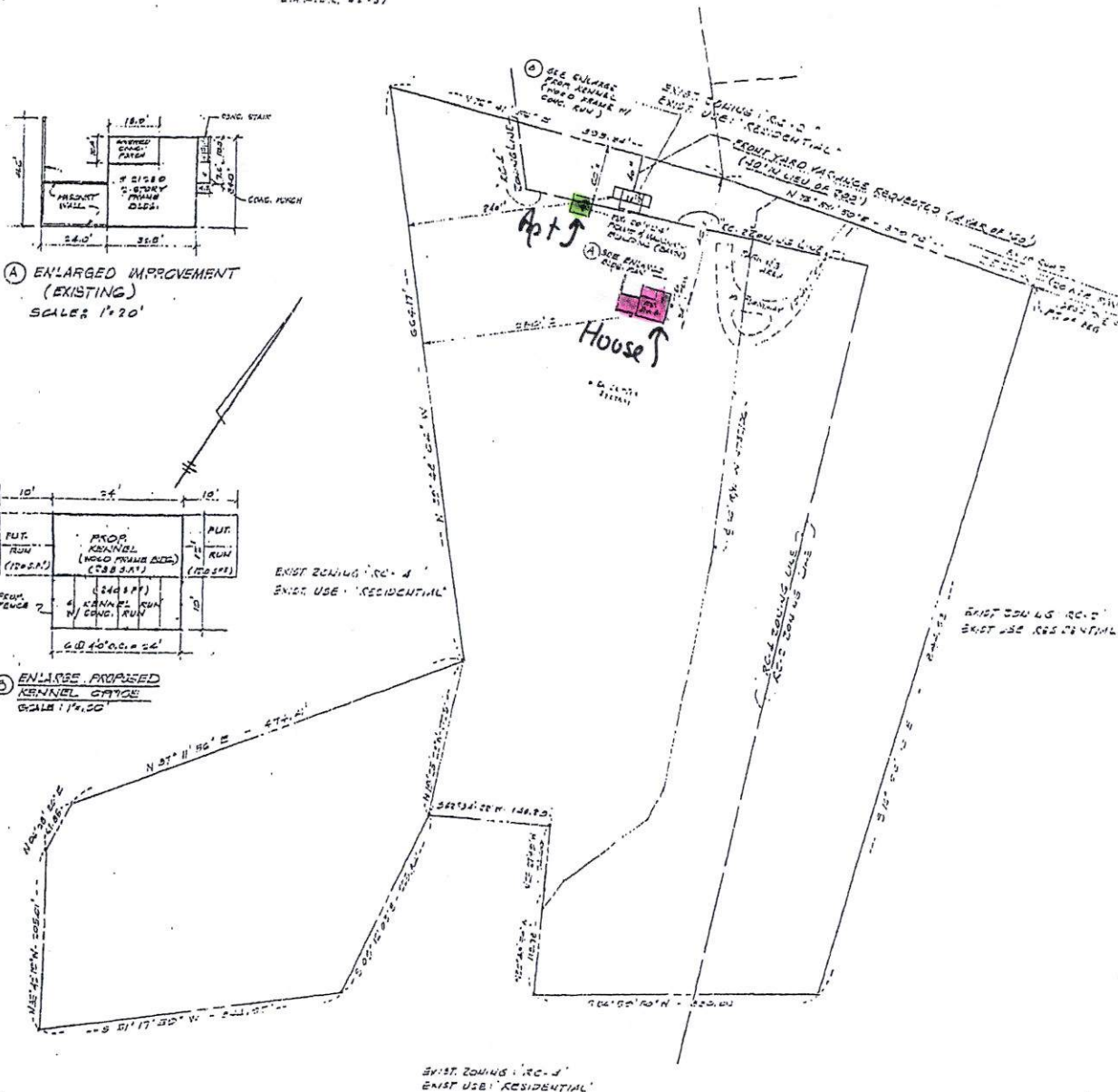
LOT 2 MICHAEL R. WOOT PROPERTY
E.N.D. 1/2, 42-57



(A) ENLARGED IMPROVEMENT
(EXISTING)
SCALE: 1"=20'



(B) ENLARGE PROPOSED
KENNEL OFFICE
SCALE: 1"=20'



VICINITY MAP
SCALE: 1"=500'

GENERAL NOTES

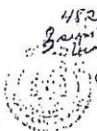
1. AREA OF SITE: 14.74 ACRES
2. EXISTING ZONING OF PROPERTY: RC-4
3. EXISTING USE OF PROPERTY: RESIDENTIAL
4. PROPOSED ZONING: RC-4 (SPECIAL EXCEPTION)
5. PROPOSED USE OF PROPERTY: RESIDENTIAL (KIDNAP)
6. TOTAL AREA FOR KENNEL USE:
7. PROPOSED BUILDING: 100' x 100' x 100' x 100'
8. REQUIRED OFF-STREET PARKING: 0
9. PETITIONER REQUESTING SPECIAL EXCEPTION TO PERMIT A KIDNAP IN RC-4 ZONE.
10. PETITIONER REQUESTING A VARIANCE TO SECTION 12.1 OF THE ZONING REGULATIONS TO PERMIT A FRONT YARD SETBACK OF 40' INSTEAD OF THE REQUIRED 100' (A VARIANCE 100').
11. PROPERTY DEED BY: PRIVATE OWNER: CHATEL
12. PROPERTY DEED TO: PARKER, RUN

21233 MIKULES MANNER LANE

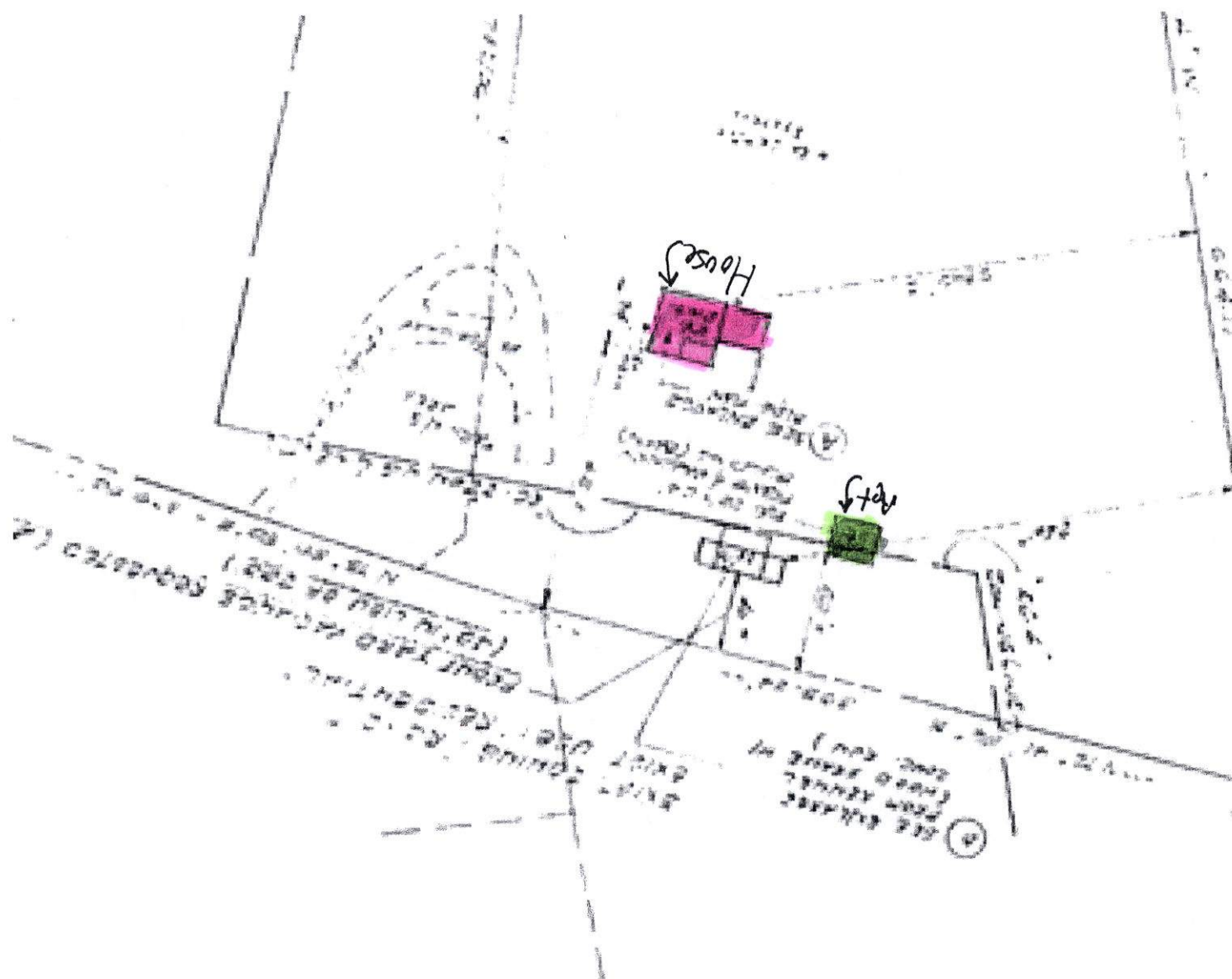
GIVELECT, DIST: BALTIMORE COUNTY, MD
SCALE: 1"=50' MAY 22, 1985

Plan to Accompany Petition For
Special Hearing + Use Permit for an
Accessory Apartment

PAUL LEE ENGINEERING, INC.
304 W PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204



Pets. #1



Guide to searching the database

View Map		View GroundRent Redemption		View GroundRent Registration					
Account Identifier:		District - 06 Account Number - 2400009071							
Owner Information									
Owner Name:		ODONNELL JAMES A ODONNELL PATRICIA J		Use: Principal Residence:	AGRICULTURAL NO				
Mailing Address:		21239 MIKULES MANOR RD FREELAND MD 21053-9764		Deed Reference:	/21683/ 00483				
Location & Structure Information									
Premises Address:		21239 MIKULES MANNER LN 0-0000		Legal Description:	10.9444 AC S/END MIKULES MANNER LA 2500FT SW BAKR SCHHSE RD				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0005	0004	0027		0000				2017	Plat Ref:
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		1,282 SF				10.9400 AC		05	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1 1/2	YES	STANDARD UNIT	STUCCO	1 full					
Value Information									
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016		As of 07/01/2017			
Land:		87,400	87,400						
Improvements		81,700	81,700						
Total:		169,100	169,100	169,100					
Preferential Land:		1,900							
Transfer Information									
Seller: ODONNELL JAMES A			Date: 04/08/2005		Price: \$0				
Type: NON-ARMS LENGTH OTHER			Deed1: /21683/ 00483		Deed2:				
Seller: OFONNELL JAMES A			Date: 01/14/2005		Price: \$0				
Type: NON-ARMS LENGTH OTHER			Deed1: /21278/ 00405		Deed2:				
Seller:			Date:		Price:				
Type:			Deed1:		Deed2:				
Exemption Information									
Partial Exempt Assessments:		Class	07/01/2016		07/01/2017				
County:		000	0.00						
State:		000	0.00						
Municipal:		000	0.00		0.00				
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		AGRICULTURAL TRANSFER TAX							
Homestead Application Information									
Homestead Application Status: No Application									

- Pets. No 2

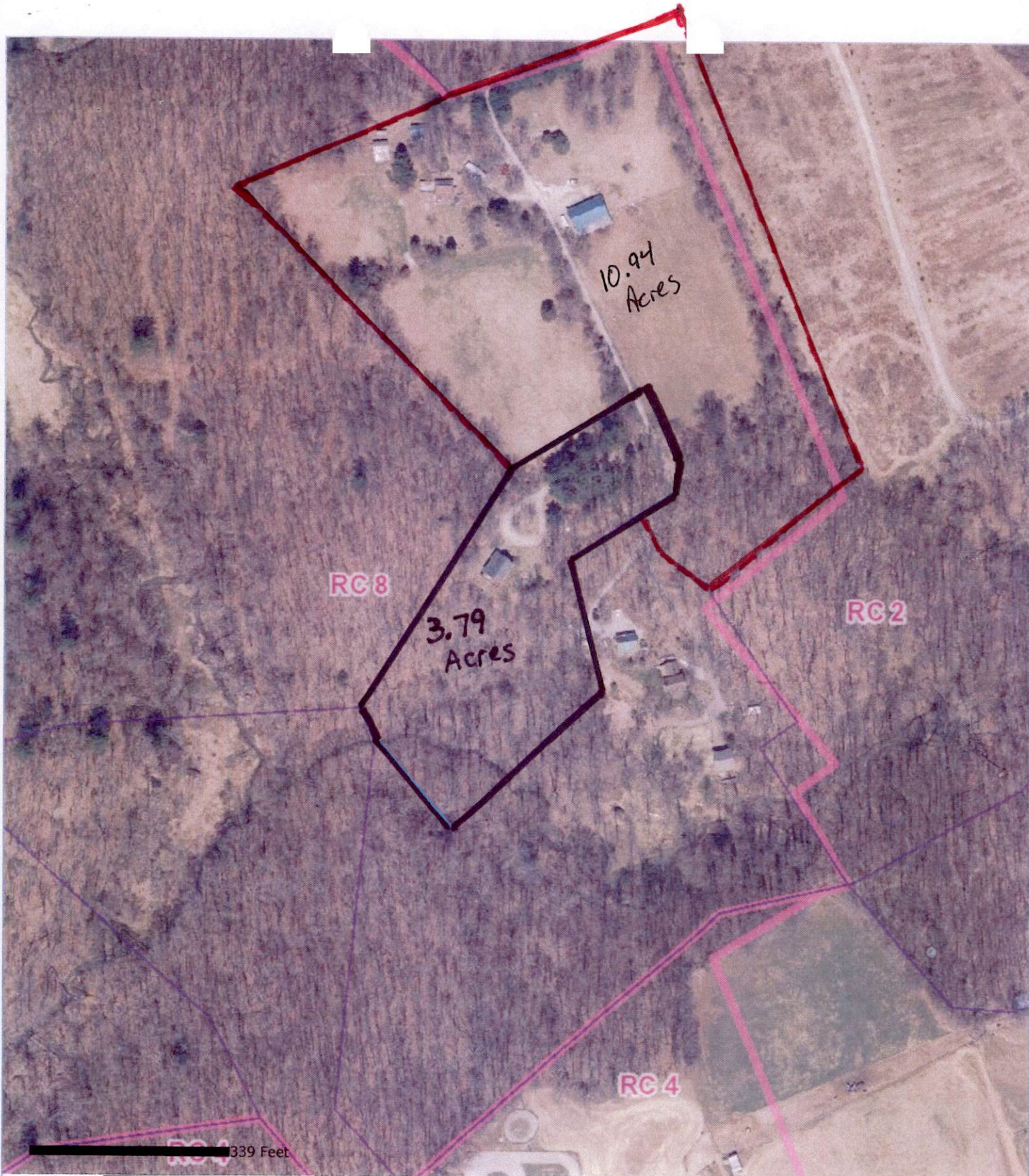
Real Property Data Search (w2)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 06 Account Number - 2400009070			
Owner Information					
Owner Name:		ODONNELL JAMES A ODONNELL PATRICIA J		Use:	AGRICULTURAL
Mailing Address:		21239 MIKULES MANOR RD FREELAND MD 21053-9764		Principal Residence:	YES
				Deed Reference:	/21683/ 00483
Location & Structure Information					
Premises Address:		21205 MIKULES MANNER LN 0-0000		Legal Description:	3.7956 AC 21205 MIKULES MANNER LN 2800FT SW BAKR SCHHSE RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0005	0010	0182		0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2017	
					Plat Ref:
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
2001		1,440 SF		3.8000 AC	
				Property Land Area	
				05	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1 1/2	YES	STANDARD UNIT	FRAME	1 full	
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		86,000	86,000		
Improvements		165,900	165,900		
Total:		251,900	251,900	251,900	
Preferential Land:		500			
Transfer Information					
Seller: ODONNELL JAMES A		Date: 04/08/2005		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /21683/ 00483		Deed2:	
Seller: ODONNELL JAMES A		Date: 01/14/2005		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /21278/ 00405		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		AGRICULTURAL TRANSFER TAX			
Homestead Application Information					
Homestead Application Status: Approved 12/18/2014					

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in



My Neighborhood Map

#3

Created By
Baltimore County
My Neighborhood



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

Printed 8/23/16

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 6th day of February, 20 17, by and between James A. O'Donnell and Patricia J. O'Donnell (hereinafter referred to as the "Declarant (s)") and the Department of Permits, Approvals, and Inspections (hereinafter referred to as "PAI".)

Recitals

- A. The Declarants who are also the owners of this property have filed an application for a use permit and special hearing to: Approve a use permit and an accessory apartment on their property. The property being located at 12329 Mikules Manor Road, Freeland Maryland 21053 and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The use permit or hearing plans) attached hereto and made a part hereof. The property is zoned RC 8, which is the particular zone in which the property is located.
- B. PAI (or) The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be the housing for either the Declarant, James A. O'Donnell or members of the Declarant's immediate family namely the Declarant's grandson, JAMES NOAH RYAN

The other residents of the property are the Declarant, Patricia J. O'Donnell who is the wife of the Declarant James A. O'Donnell. The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

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

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

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory Apartment will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Accessory Apartment shall house only the immediate family member(s) listed in this Declaration

and it is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in Land Records.

2. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has been renewed within the 2-year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.
3. Upon use permit termination: *(Adjust this statement for the location of the apartment)*
 - A. In the Accessory Apartment in the principal dwelling, use permit termination requires removal of the second kitchen and the former Accessory Apartment space to be occupied by the Declarant(s) or subsequent purchaser.
 - B. In the Accessory Apartment in the accessory building, requires removal of the kitchen and possibly other residential elements, at the discretion of PAI.
 - C. The Declarant(s) upon termination of the use permit will provide written notification to PAI for the closing of the Department file.
4. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or portion of the Property.
5. Enforcement of the Covenants shall be proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

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

WITNESS: _____

Buffy Kotroco

Patricia J. O'Donnell
Patricia J. O'Donnell

James A. O'Donnell
James A. O'Donnell

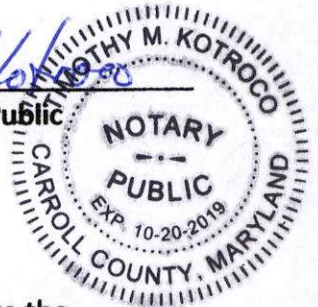
State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 6th February day of 2017, before the Subscriber, a Notary Public of State of Maryland, personally appeared James A. O'Donnell, The declarant herein, who is the owner of this property, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and who acknowledged that he executed for the forgoing instrument for the purposes therein contained.

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

My Commission Expires:

Notary Public



MARYLAND
State of ~~Florida~~, County of Prince George's to wit:

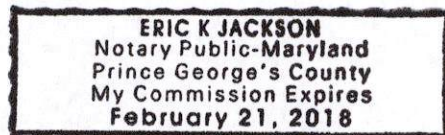
I HEREBY CERTIFY that on this January 18th day of 2017, before the Subscriber, a Notary Public of State of ~~Florida~~, personally appeared Patricia J. O'Donnell, The declarant herein, who is the owner of this property, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and who acknowledged that he executed for the forgoing instrument for the purposes therein contained.

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

My Commission Expires:

Notary Public

Eric K. Jackson



State of Maryland, County of Baltimore to wit:

I, Timothy M. Kotroco, Notary Public for the State of Maryland, do hereby certify that on this 10th day of February, 2018, I was present at the execution of the foregoing instrument, and I am a Notary Public for the State of Maryland, and I am duly qualified and sworn to perform the duties of my office.

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

My Commission Expires:

State of Maryland, County of Prince George's to wit:

I, Eric K. Jackson, Notary Public for the State of Maryland, do hereby certify that on this 21st day of February, 2018, I was present at the execution of the foregoing instrument, and I am a Notary Public for the State of Maryland, and I am duly qualified and sworn to perform the duties of my office.

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

My Commission Expires:

ERIC K JACKSON
Notary Public-Maryland
Prince George's County
My Commission Expires
February 21, 2018







6





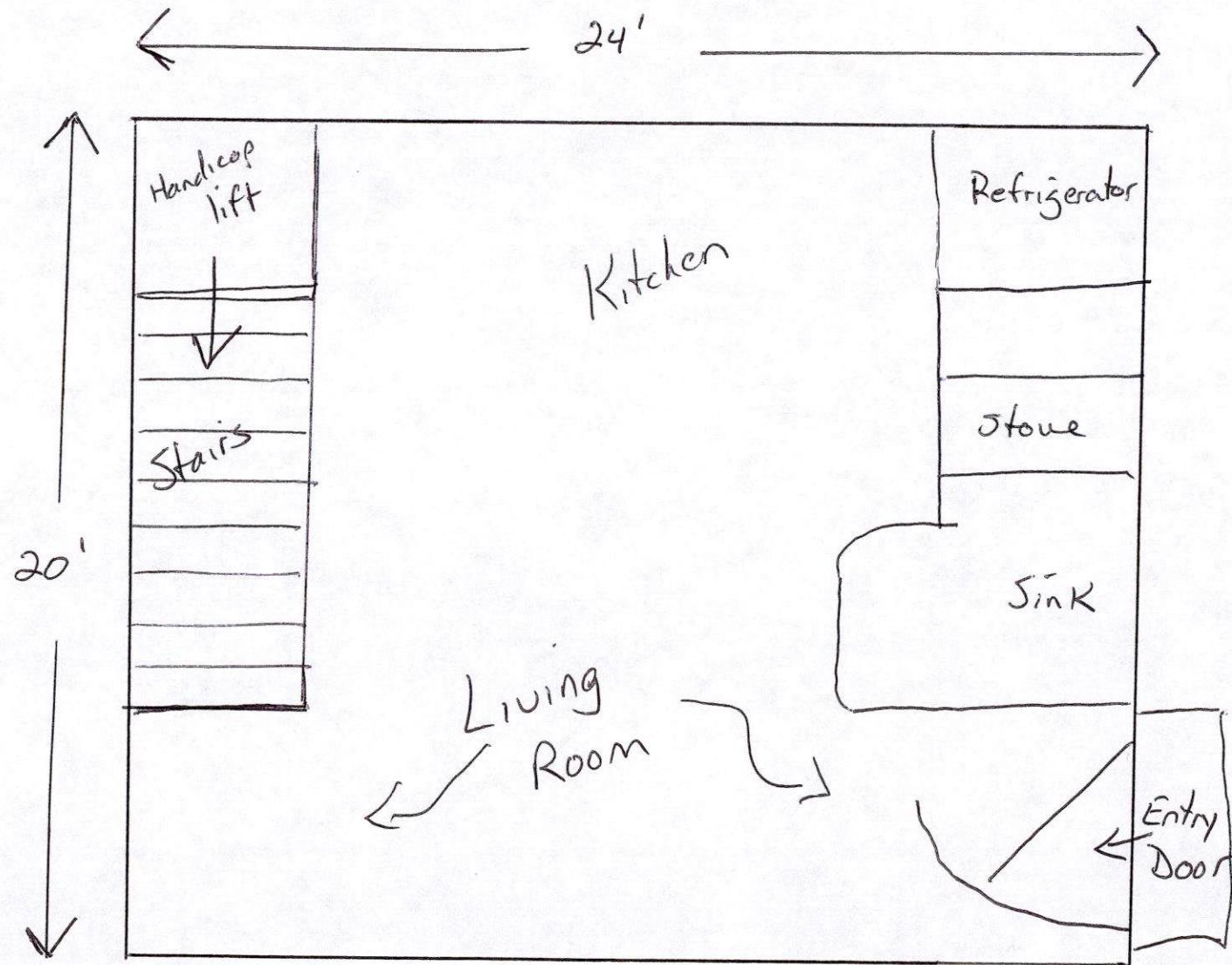






First Floor

$$24' \times 20' = 480 \text{ Sq. Ft.}$$



Pets. No. 7

Second Floor

$$24' \times 20' = 480 \text{ Sq. Ft.}$$

