



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

March 25, 2021

Michael Cooke
PO Box 42078
Towson, MD 21286

RE: Spirit and Intent Request
Tenant Farmer Dwelling
12615 Dulaney Valley Road

Dear Mr. Cooke,

This refers to your March 10, 2021 letter to Mr. Peter Gutwald, Director of Permits, Approvals & Inspections. You requested in your letter permission to allow you to build a new residential dwelling on the property and to leave an existing dwelling on the property to be used as a residence for a tenant farmer who will farm your land. Based upon the decision of the Baltimore County Agricultural Land Preservation Advisory Board's decision to allow the tenant house, you are permitted to build another dwelling on the property to be used as your primary dwelling.

Please be advised that should the farm use of the property ever cease, the tenant farmer dwelling will have to be repurposed to something other than a residential dwelling.

Please include this letter with your other documentation when applying for all necessary permits.

This letter is strictly limited to the application of the BCZR as applied to the S&I request presented in your letter, and does not represent verification or approvals for any other Local, State or other Regulations that may apply to this property.

Sincerely,

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

Jason Seidelman
Zoning Review

JSS/21-478

Date: 3/25/21

Source/ Rev/

Amount

6150

\$20.00

Total: \$20.00

For: Bucc Dock (Coke)

<u>DISTRIBUTION</u>			
WHITE - CASHIER	PINK - AGENCY	YELLOW - CUSTOMER	GOLD - ACCOUNTING
	PLEASE PRESS HARD!!!!		

**CASHIER'S
VALIDATION**

2592

3/2/21
Date

Pay to the Order of Baltimore County Mercantile \$ 20.

**Photo
Safe
Deposit**
Details on back



PNC Bank, N.A. 040

For 6005 51/50



2592 5336741067 11 290142965 10540000301 105400004501

March 10, 2021

Pete Gutwald, Director PAI
Department of Permits, Approvals &
Inspections
Baltimore County Office Building
111 Chesapeake Avenue, Rm 111
Towson, MD 21204

Re: Spirit and Intent Request

Dear Mr. Gutwald,

In February the Baltimore County Agricultural Advisory Board deemed the subject property agricultural and approved the use of the existing house as a tenant residence and the allowance of a new house to be built as the principal dwelling. I have enclosed a copy of the approval letter and other forms submitted to Baltimore County

The subject property is Lot 29 as shown on the plat entitled "1st Amended Plat 1 Cloverland Farms" and recorded in the land records of Baltimore County in Plat Book 69, page 26. The title deed for the property is recorded in SM 15138/ 375.

It is 14.960 acres and is zoned RC 6. Currently the property is improved with a house and agricultural buildings.

The enclosed subdivision plan and the perc testing plan shows the subject property and the improvements. The proposed house site is also shown and highlighted in pink

I am writing this letter to request a determination that a new house can be built as the principal dwelling on the subject property as a matter of right per the Baltimore County zoning regulations.

Please review the enclosed and provide me with a determination.

Thank you for your consideration of my request.

With regards,



Michael Cooke
Contract Purchaser
P.O. Box 42078
Towson, MD 21286



JOHN A. OLSZEWSKI, JR.
County Executive

STEPHEN LAFFERTY, *Director*
Department of Planning

February 16, 2021

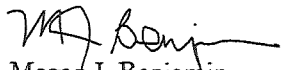
Micahel Cooke
PO Box 42078
Towson, MD 21286
Via email: mike@sterlingforever.com

RE: Request for Tenant House designation of Existing Dwelling-12615 Dulaney Valley Rd

Dear Mr. Cooke:

The Baltimore County Agricultural Land Preservation Advisory Board considered your request for designation of the existing dwelling as a tenant house at its February 10, 2021 meeting. The Board reviewed the request and voted to recommend approval for the legitimacy of farm use on the property and need for an on-site tenant farmer who is to be Mr. Streib.

Sincerely,


Megan J. Benjamin
Northern Sector Planner

c. Bruce Doak, consultant

A-17

RURAL ACCESSORY USES

Reference S. 400, 101, 404.2

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

To: Wallace S. Lippincott, Jr.
Northern Sector Planner
Department of Planning

Date: 2/10/2021

From: Director, Permits, Approvals & Inspection
111 W. Chesapeake Ave., Towson, Maryland

RE: Legitimacy of Farm Use	
To be supplied by applicant:	
Election District	
Owner: <u>4014 Cleveland Dr. LLC</u>	Phone #
Address: <u>4014 Cleveland Dr</u>	
Tax Account Number	
# <u>0300004207</u>	

Pursuant to the Zoning Commissioner's Policy A-17 _____ this office is officially requesting verification of the legitimacy of a farm use on the _____ referenced property. In the judgement of the Zoning Supervisor and/or the Zoning Commissioner, in consideration of your findings, a special hearing may be required by the Zoning Commissioner prior to any zoning approvals. We are submitting a copy of:

To Be Supplied by Applicant		
1. The deed to the property 2. The state tax map for that area: Map: <u>53</u> Block: _____ Parcel: <u>476</u> 3. Letter describing the farm operation 4. Photographs of the agricultural operation		

We appreciate your verification and/or recommendations concerning this property.

LEGITIMACY OF A FARM USE ON THE REFERENCED PROPERTY

Yes ☒ No ☐ Comment _____

Signed: John Thompson Date: 2/10/21
Representative of the Agricultural Land Preservation Board for Baltimore County

RM-19 (Continued)

To Be Supplied By the Applicant

Baltimore County, Maryland
Inter-office Correspondence

To: Wallace S. Lippincott, Jr.
Sector Planner
Department of Planning

Date: 2/03/2021

Subject: Application for tenant Dwelling X Trailer _____
Election District 11
Owner: HAROLD & ROBERT T. STREIB / CONTACT PURCHASER: MICHAEL COOKE
Phone #: 443-520-2564
Address: 12615 DULANEY VALLEY ROAD (SUBJECT PROPERTY)
Tax Account Number: 22 00 012453

Pursuant to the Zoning Commissioner's policies RM-13 and RM-19, this office is officially requesting verification of the legitimacy of a farm use and the need for an on-site full time tenant farmer on the above referenced property. In the judgment of the Zoning Supervisor and/or the Zoning Commissioner, in consideration of your findings, a special hearing may be required before the Zoning Commissioner prior to any zoning approvals. We are submitting a copy of:

1. The signed and notarized tenant affidavit
2. The deed to the property
3. The State tax map for that area Map: 52 Block: 02 Parcel(s): 243

We appreciate your verification and/or recommendations concerning this property.

Legitimacy of a farm use:

Yes ☒ No _____ Comment _____

Need for an on-site tenant farmer:

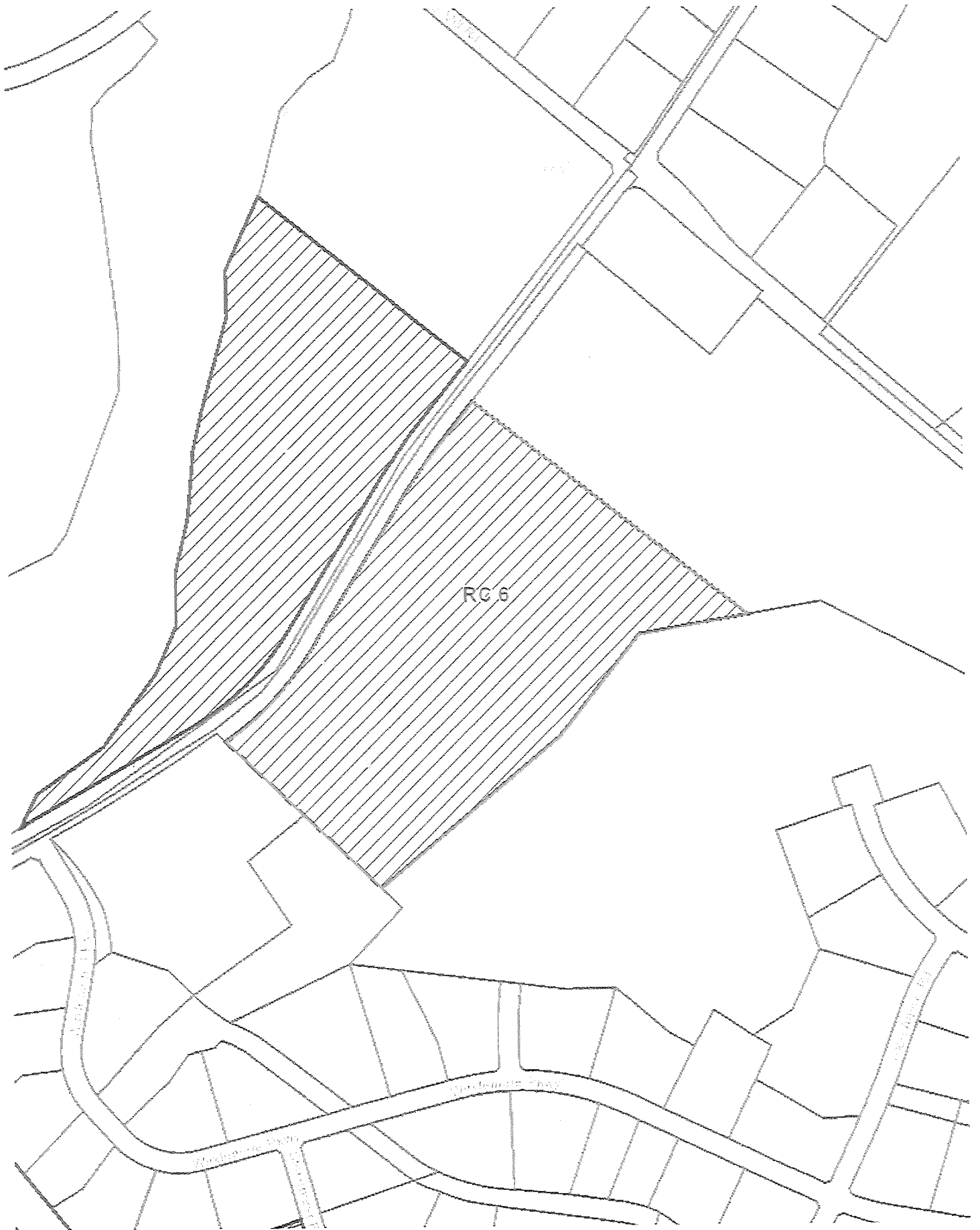
Yes ☒ No _____ Comment _____

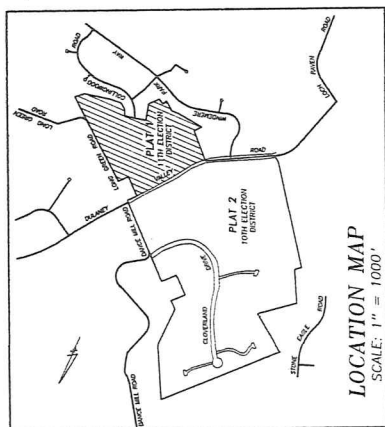
Signed: John Newmyer Date: 2/10/21
Representative of the Agricultural
Land Preservation Advisory Board for
Baltimore County

RECEIVED

FEB 03 2021

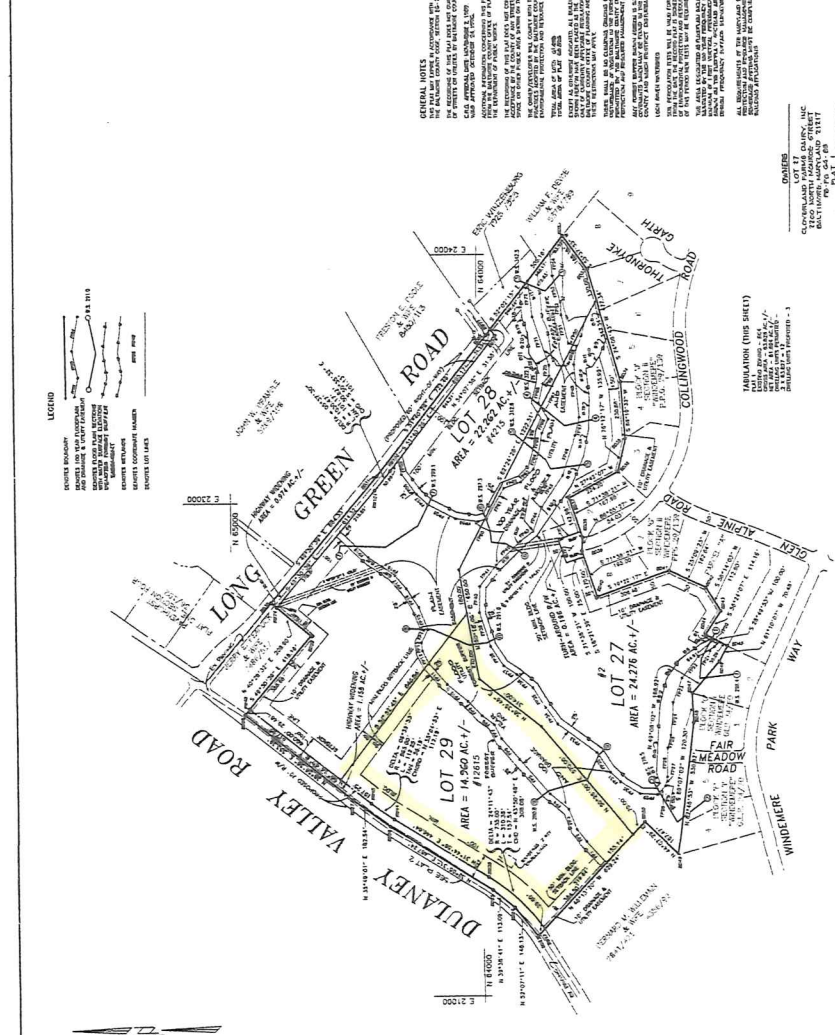
DEPARTMENT OF PLANNING





GENERAL NOTES

THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE BETWEEN LOT 28 AND LOT 29 OF THE 11TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND, AS SHOWN ON THE RECORDED PLAT OF CLOVERLAND FARMS, DATED DECEMBER 15, 1966, AND TO CORRECT THE LOT LINE BETWEEN LOT 28 AND LOT 29 OF THE 11TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND, AS SHOWN ON THE RECORDED PLAT OF CLOVERLAND FARMS, DATED DECEMBER 15, 1966, AND TO CORRECT THE LOT LINE BETWEEN LOT 28 AND LOT 29 OF THE 11TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND, AS SHOWN ON THE RECORDED PLAT OF CLOVERLAND FARMS, DATED DECEMBER 15, 1966.



1ST AMENDED PLAT 1
CLOVERLAND FARMS
11TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 200' DATE: OCTOBER 28, 1996

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

COORDINATE TABLE

N	E	S	W
1	100.00	100.00	100.00
2	100.00	100.00	100.00
3	100.00	100.00	100.00
4	100.00	100.00	100.00
5	100.00	100.00	100.00
6	100.00	100.00	100.00
7	100.00	100.00	100.00
8	100.00	100.00	100.00
9	100.00	100.00	100.00
10	100.00	100.00	100.00
11	100.00	100.00	100.00
12	100.00	100.00	100.00
13	100.00	100.00	100.00
14	100.00	100.00	100.00
15	100.00	100.00	100.00
16	100.00	100.00	100.00
17	100.00	100.00	100.00
18	100.00	100.00	100.00
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21	100.00	100.00	100.00
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23	100.00	100.00	100.00
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26	100.00	100.00	100.00
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71	100.00	100.00	100.00
72	100.00	100.00	100.00
73	100.00	100.00	100.00
74	100.00	100.00	100.00
75	100.00	100.00	100.00
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81	100.00	100.00	100.00
82	100.00	100.00	100.00
83	100.00	100.00	100.00
84	100.00	100.00	100.00
85	100.00	100.00	100.00
86	100.00	100.00	100.00
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92	100.00	100.00	100.00
93	100.00	100.00	100.00
94	100.00	100.00	100.00
95	100.00	100.00	100.00
96	100.00	100.00	100.00
97	100.00	100.00	100.00
98	100.00	100.00	100.00
99	100.00	100.00	100.00
100	100.00	100.00	100.00

OWNER'S CERTIFICATE

SURVEYOR'S CERTIFICATE

NOTES

FORWARD OF DEED

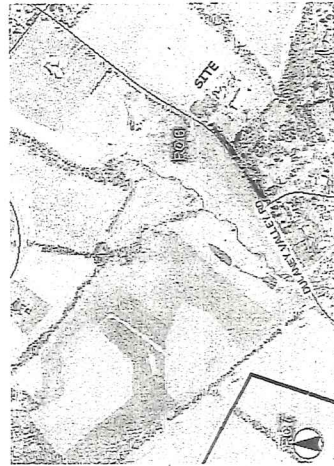
NOTES

DRAINAGE AND UTILITY EASEMENT

FLUO PLAN TABLE

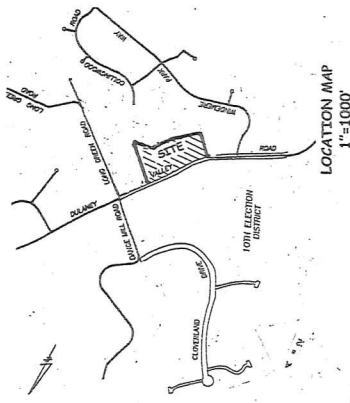
NOTES:

1. OWNERSHIP:
ROBERT T. AND HELEN STEED
STATE MAP NO. 23
PHONE: 410-597-5516
2. TAX MAP NO. 23
TAX MAP NO. 23
TAX MAP NO. 23
3. TAX MAP NO. 23
TAX MAP NO. 23
TAX MAP NO. 23
4. AREA OF SUBJECT PROPERTY: 14.56 AC. ±
LOT NO. 23 (P. 23)
LOT NO. 23 (P. 23)
5. WELLS AND SEPTIC SHOWN HEREON PER FIELD RECORD
"CLOVELAND PARK"
"CLOVELAND PARK"
6. EXISTING ZONING OF SITE SHOWN HEREON PER U.S.D.A. SOILS MAP NO. 23
"CLOVELAND PARK"
7. EXISTING ZONING OF SITE SHOWN HEREON PER U.S.D.A. SOILS MAP NO. 23
"CLOVELAND PARK"
8. EXISTING ZONING OF SITE SHOWN HEREON PER U.S.D.A. SOILS MAP NO. 23
"CLOVELAND PARK"
9. EXISTING ZONING OF SITE SHOWN HEREON PER U.S.D.A. SOILS MAP NO. 23
"CLOVELAND PARK"
10. TOPOGRAPHY SHOWN HEREON PER BALTIMORE COUNTY S.D.S. TOPO
"CLOVELAND PARK"
11. NOT A HISTORIC SITE.



ZONING MAP
(PER BALTIMORE COUNTY WEBSITE)
N.T.S.

J.S. DALLAS, INC.
SURVEYING & ENGINEERING
1000 DULANEY VALLEY ROAD
BALTIMORE, MD 21013
(410) 617-4500



LOCATION MAP
1"=1000'

NOTES:
1. OWNERSHIP:
ROBERT T. AND HELEN STEED
STATE MAP NO. 23
PHONE: 410-597-5516

PROPERTY ADDRESS	TYPE OF INFO	STATUS	DATE	SOURCE	FIELD	OWNER
1000 DULANEY VALLEY ROAD	Y	Y	Y	Y	Y	Y
1000 DULANEY VALLEY ROAD	Y	Y	Y	Y	Y	Y
1000 DULANEY VALLEY ROAD	Y	Y	Y	Y	Y	Y
1000 DULANEY VALLEY ROAD	Y	Y	Y	Y	Y	Y
1000 DULANEY VALLEY ROAD	Y	Y	Y	Y	Y	Y
1000 DULANEY VALLEY ROAD	Y	Y	Y	Y	Y	Y
1000 DULANEY VALLEY ROAD	Y	Y	Y	Y	Y	Y
1000 DULANEY VALLEY ROAD	Y	Y	Y	Y	Y	Y
1000 DULANEY VALLEY ROAD	Y	Y	Y	Y	Y	Y
1000 DULANEY VALLEY ROAD	Y	Y	Y	Y	Y	Y

FOREST BUFFER ESMT VARIANCE
PLAN TO ACCOMPANY APPLICATION FOR PERCOLATION TESTS

TAX MAP 53 PARCEL 23 LOT 29

#12615 DULANEY VALLEY ROAD
1ST ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD

SCALE: 1"=60'

JOB NO. 10-1283

12-1-2014

4-21-2015

1000 DULANEY VALLEY ROAD

SUSAN W. ROBERTSON

3157-462

P. 117

MEMORANDUM

DATE: August 15, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0311-A – Appeal Period Expired

The appeal period for the above-referenced case expired on August 14, 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

IN RE: PETITION FOR VARIANCE

(12615 Dulaney Valley Road)

11th Election District

3rd Council District

Helen & Robert Streib

Legal Owners

Petitioners

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0311-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Robert Streib, owner of the subject property ("Petitioner"). Petitioner is requesting variance relief from § 1A07.8.B.5.b of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed dwelling and well with setbacks as close as 20 ft. and 10 ft., respectively, from adjacent property that was cultivated or used for pasture in lieu of the minimum required 200 ft. A site plan was marked as Petitioner's Exhibit 1.

Robert Streib and surveyor Scott Dallas appeared in support of the Petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment was received from the Department of Planning (DOP). That agency did not oppose the request.

The site is approximately 14.96 acres in size and zoned RC 6. The property is shown as Lot 29 on Plat 1 of Cloverland Farms, recorded in 1997 (Plat Book 69, p. 26). The property is improved with a single-family dwelling constructed in 1937, which obviously predates the 1997 residential subdivision. Petitioner explained his home was originally owned and used by Cloverland Farms as part of its dairy farm and agricultural operations many years ago. Petitioner has owned and lived at the property since 1997. Petitioner proposes to re-subdivide the lot (an

ORDER RECEIVED FOR FILING

Date

By

7/13/17

Sen

issue discussed in greater detail below) and create a 1.5 acre building lot along the northeast property boundary. To do so requires zoning relief.

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).

The large property has an irregular shape and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because he would be required to create the proposed building lot in the middle of Lot 29, which would interfere with farming operations. Finally, I find that the variances can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of community and/or Baltimore County opposition.

In its ZAC comment, the DOP intimated (as have other County agencies) Petitioner will be required to submit a "development plan" to create the 1.5 acre lot. Having reviewed the RC-6 regulations, I do not believe Petitioner is required to go through the "full" development process to create one lot. The plat for this portion of the overall development (a 63 acre tract shown on Plat 1, admitted as Exhibit 2) shows 12 density units were permitted while only three were proposed (three single-family dwellings were in fact existing at the time the plat was approved in 1997). In terms of the overall development, the gross area is approximately 297 acres, which yields 59 dwelling units (with only 30 dwellings proposed).

As such there is available density, and in my opinion the Petitioner would only need to

ORDER RECEIVED FOR FILING

Date

7/13/17

By

Den

amend the final development plan/plat and secure an exemption from the Development Review Committee (DRC). Indeed, the regulations expressly contemplate "limited exemptions" or "minor subdivision plans" may be approved on RC-6 tracts. B.C.Z.R. §§ 1A07.4.A; 1A07.10. Simply put, development can take place in the RC-6 zone without a "full process" review. It is true Petitioner will need to comply with the conservancy area requirements of the RC-6 zone, and Mr. Dallas indicated he is currently reviewing with the DOP primary and secondary conservancy area designations for the tract.

The DOP also suggested Petitioner would be required to remove certain portions of the evergreen tree buffer which Mr. Streib stated he planted approximately 8-10 years ago along the Dulaney Valley Road frontage. While I am aware Dulaney Valley Road is designated a scenic route, I do not believe Petitioner should be compelled to remove mature trees from his property. There is no indication the trees are in poor condition or present a hazard to motorists traveling along Dulaney Valley Road. The regulations indicate the DOP may only require in an RC-6 zone that landscaping be planted or that existing vegetation not be disturbed. B.C.Z.R. § 1A07.6. As such this will not be included as a condition in the order below.

THEREFORE, IT IS ORDERED, this 13th day of **July, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to permit a proposed dwelling and well with setbacks as close as 20 ft. and 10 ft., respectively, from adjacent property that was cultivated or used for pasture, in lieu of the minimum required 200 ft., 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.

ORDER RECEIVED FOR FILING

Date 7/13/17

By Sen

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 7/13/17

By Sen



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 12615 Dulaney Valley Road which is presently zoned RC 6
Deed References: 15138-375 10 Digit Tax Account # 2200012463
Property Owner(s) Printed Name(s) Helen Streib and Robert T. Streib

(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. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☒ a **Variance** from Section(s) 1A07.8.B.5.b of BCZR to permit a proposed dwelling and well with setbacks as closed as 20 feet and 10 feet respectively, from adjacent cultivated or pasture used property, in lieu of the minimum required 200 feet, respectively for both (dwelling and well)

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

" **TO BE PRESENTED AT HEARING** "

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Helen Streib Robert T. Streib

Name #1 - Type or Print

Name #2 - Type or Print

(deceased)

Signature #1

Signature #2

12615 Dulaney Valley Rd Phoenix MD

Mailing Address City State

21131 / 410-592-6516 dulaneyrunfarm@

Zip Code Telephone # Email Address aol.com

Representative to be contacted:

J. Scott Dallas

Name - Type or Print

Signature

P.O. Box 26 Baldwin MD

Mailing Address City State

21013 / 410-817-4600 / jsdinc@aol.com

Zip Code Telephone # Email Address

CASE NUMBER

2017-0311A

Filing Date

5/19/17

Do Not Schedule Dates:

Reviewer

JP/AT

" 1938 [unclear] of [unclear] "

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26

Baldwin, MD 21013

(410)817-4600

FAX (410)817-4602

ZONING DESCRIPTION

1.5 ACRE LOT- PART OF EXISTING #12615 DULANEY VALLEY ROAD

BEGINNING for the same at a point ON THE SOUTHEAST SIDE OF Dulaney Valley Road, (proposed 70' R/W) at the distance of 688.9 feet, more or less, southwest from the center of Long Green Road thence running with and binding on said Dulaney Valley Road ***(1) South 38 degrees 24 minutes 49 seconds West 20.00 feet*** thence leaving said Road and running the five following courses and distances: ***(2) South 51 degrees 52 minutes 43 seconds East 160.00 feet (3) 38 degrees 24 minutes 49 seconds West 155.00 feet (4) South 51 degrees 52 minutes 43 seconds East 325.00 feet (5) North 55 degrees 50 minutes 04 seconds East 183.71 feet and (6) North 51 degrees 52 minutes 43 seconds West 540.00 feet*** to the place of beginning.

CONTAINING 64886 square feet or 1.5 acres of land, more or less.

BEING a part of Lot 29 as show on the Plat of Cloverland Farms, First Amended Plat One (69-26) and located in the 11th Election District ***3rd*** Councilmanic District.

Note: above description is for zoning purposes only.



2017-0311-A



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

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5012633

Sold To:

Robert Streib - CU00604439
12615 Dulaney Valley Rd
Phoenix, MD 21131-2429

Bill To:

Robert Streib - CU00604439
12615 Dulaney Valley Rd
Phoenix, MD 21131-2429

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

Jun 15, 2017

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: # 2017-0311-A

- 12615 Dulaney Valley Road
- SE/s of Dulaney Valley Road, 688 ft. SW of centerline of Long Green Road
- 11th Election District - 3rd Councilmanic District
- Legal Owner(s) Helen & Robert Streib

Variance: to permit a proposed dwelling and well with setbacks as closed as 20 ft. and 10 ft. respectively, from adjacent cultivated or pasture used property, in lieu of the minimum required 200 ft. respectively for both (dwelling and well).

Hearing: Thursday, July 6, 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) 887-3868.

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

6/082 June 15 5012633

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

June 29, 2017

Re:
Zoning Case No. 2017-0311-A
Legal Owner: Helen & Robert Streib
Hearing date: July 6, 2017

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

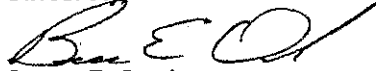
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **12615 Dulaney Valley Road**.

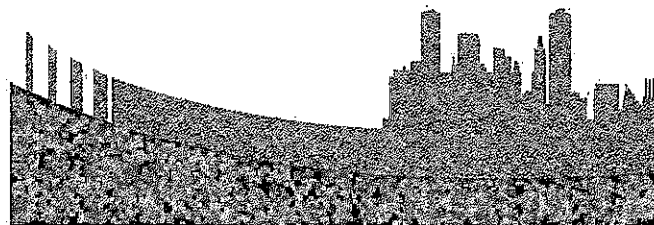
The sign was posted on June 16, 2017.

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

ZONING NOTICE

CASE NO. 2017-0311-A

12615 DULANEY VALLEY ROAD

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE IN TOWSON
MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MD 21204**

DATE & TIME: THURSDAY JULY 6, 2017 11:00 AM

**REQUEST: VARIANCE TO PERMIT A PROPOSED DWELLING
AND WELL WITH SETBACKS AS CLOSE AS 20 FT. AND 10 FT.
RESPECTIVELY, FROM ADJACENT CULTIVATED OR PASTURE
USED PROPERTY, IN LIEU OF THE MINIMUM REQUIRED 200
FT. RESPECTIVELY FOR BOTH (DWELLING AND WELL)**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-587-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.**

THE HEARING IS HANDICAPPED ACCESSIBLE



TO: PATUXENT PUBLISHING COMPANY
Thursday, June 15, 2017 Issue - Jeffersonian

Please forward billing to:

Robert Streib
12615 Dulaney Valley Road
Phoenix, MD 21131

410-592-6516

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: 2017-0311-A

12615 Dulaney Valley Road

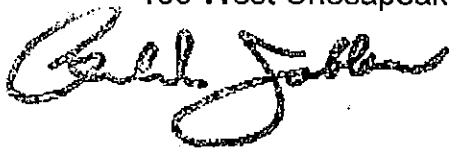
SE/s of Dulaney Valley Road, 688 ft. SW of centerline of Long Green Road

11th Election District – 3rd Councilmanic District

Legal Owners: Helen & Robert Streib

Variance to permit a proposed dwelling and well with setbacks as closed as 20 ft. and 10 ft. respectively, from adjacent cultivated or pasture used property, in lieu of the minimum required 200 ft., respectively for both (dwelling and well).

Hearing: Thursday, July 6, 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*

June 5, 2017

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: 2017-0311-A

12615 Dulaney Valley Road

SE/s of Dulaney Valley Road, 688 ft. SW of centerline of Long Green Road

11th Election District – 3rd Councilmanic District

Legal Owners: Helen & Robert Streib

Variance to permit a proposed dwelling and well with setbacks as closed as 20 ft. and 10 ft. respectively, from adjacent cultivated or pasture used property, in lieu of the minimum required 200 ft., respectively for both (dwelling and well).

Hearing: Thursday, July 6, 2017 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".

Arnold Jablon
Director

AJ:kl

C: Helen & Robert Streib, 12615 Dulaney Valley Road, Phoenix 21131
J. Scott Dallas, P.O. Box 26, Baldwin 21013

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JUNE 16, 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.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
12615 Dulaney Valley Rd; SE/s Dulaney
Valley Rd, 688' SW of c/line of Long Green Rd* OF ADMINISTRATIVE
11th Election & 3rd Councilmanic Districts
Legal Owner(s): Helen & Robert Streib * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2017-311-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.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

MAY 26 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of May, 2017, a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, P.O. Box 26, Baldwin, Maryland 21013, 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 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: 2017-0311-A
Property Address: 12615 DULANEY VALLEY ROAD
Property Description: _____
Legal Owners (Petitioners): Robert Streib
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Robert Streib
Company/Firm (if applicable): _____
Address: 12615 Dulaney Valley Rd.
Phoenix MD. 21131
Telephone Number: 410 592 6516

Revised 7/9/2015

№ 153071

Date:

5/19/17

PAID RECEIPT

BUSINESS	ACTUAL	TIME	IGN
----------	--------	------	-----

5/19/2017 5/19/2017 10:43:04

5

RED WOOD WALKIN LRD

>>RECEIPT # 896174 5/19/2017 OFLA

Dept 5 528 ZONING VERIFICATION

CR NO. 153071

Recpt Tot	\$75.00
-----------	---------

\$75.00 CR \$7.00 CA

Baltimore County, Maryland

[illegible]

Tötotal:

~~175~~

Rec

From:

For:

12615 DULANEY VALLEY RD

2017-0311-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

June 28, 2017

Helen & Robert Streib
12615 Dulaney Valley Road
Phoenix MD 21131

RE: Case Number: 2017-0311 SPHA, Address: 12615 Dulaney Valley Road

Dear Mr. & Ms. Streib:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 19, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
J Scott Dallas, P O Box 26, Baldwin MD 21013

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

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

Pete K. Rahn, Secretary
Gregory Slater, Administrator

STATE HIGHWAY
ADMINISTRATION

Date: 5/22/17

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 5/22/17. A field inspection and internal review reveals that an entrance onto MD146 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2017-0311-A.

Variance
Helen & Robert Streib
12615 Delaney Valley Road
MD 146

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

Maryland Department of Transportation
State Highway Administration

320 West Warren Road, Hunt Valley, MD 21030

410.229.2300 | TTY 800.735.2258 | roads.maryland.gov

My telephone number/toll-free number is 866.998.0367

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 6/21/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-311



INFORMATION:

Property Address: 12615 Dulaney Valley Road
Petitioner: Helen Streib, Robert T. Streib
Zoning: RC 6
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a proposed dwelling and well with setbacks as close as 20 feet and 10 feet respectively from an adjacent cultivated or pasture used property in lieu of the required 200 feet.

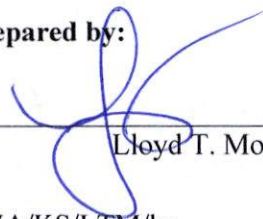
A site visit was conducted on June 9, 2017. Dulaney Valley Road is Maryland State Highway Administration Scenic Route, "Horses and Hounds".

The Department does not object to granting the petitioned zoning relief.

Be advised that upon submittal of a development plan to create the proposed 1.5 acre lot, the Department will require the focused/open view of the scenic route be re-established through selective removal of portions of the row of immature evergreen screening planted along the frontage of the entire 14.96 acre tract pursuant to the Comprehensive Manual of Development Policies, Part III, Division VI, Section A, Scenic Views.

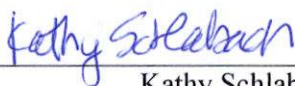
For further information concerning the matters stated herein, please contact Kaylee Justice at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Kaylee Justice
James Hermann, R.L.A., Department of Permits, Approvals and Inspections
J. Scott Dallas
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: 6/21/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
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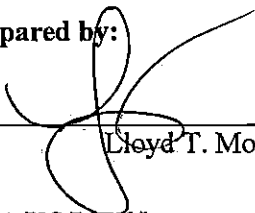
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Prepared by:


Lloyd T. Moxley

Division Chief:


Kathy Schlabach

AVA/KS/LTM/ka

c: Kaylee Justice

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
J. Scott Dallas
Office of the Administrative Hearings
People's Counsel for Baltimore County

7/6
11 am

Case No.: 2017-0311-A-12615 Dulaney Valley Rd.

Exhibit Sheet

Petitioner/Developer

EW
8-15-17

Protestants

7-13-17
Sen

No. 1	Plan	
No. 2	Plat	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

CASE NAME _____
CASE NUMBER 2017-311
DATE 7-6-2017

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
6/22	PLANNING (if not received, date e-mail sent _____)	no obj w/ comment
5/22	STATE HIGHWAY ADMINISTRATION	no obj
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 6/15/17	
SIGN POSTING	Date: 6/16/17 by DOAK	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

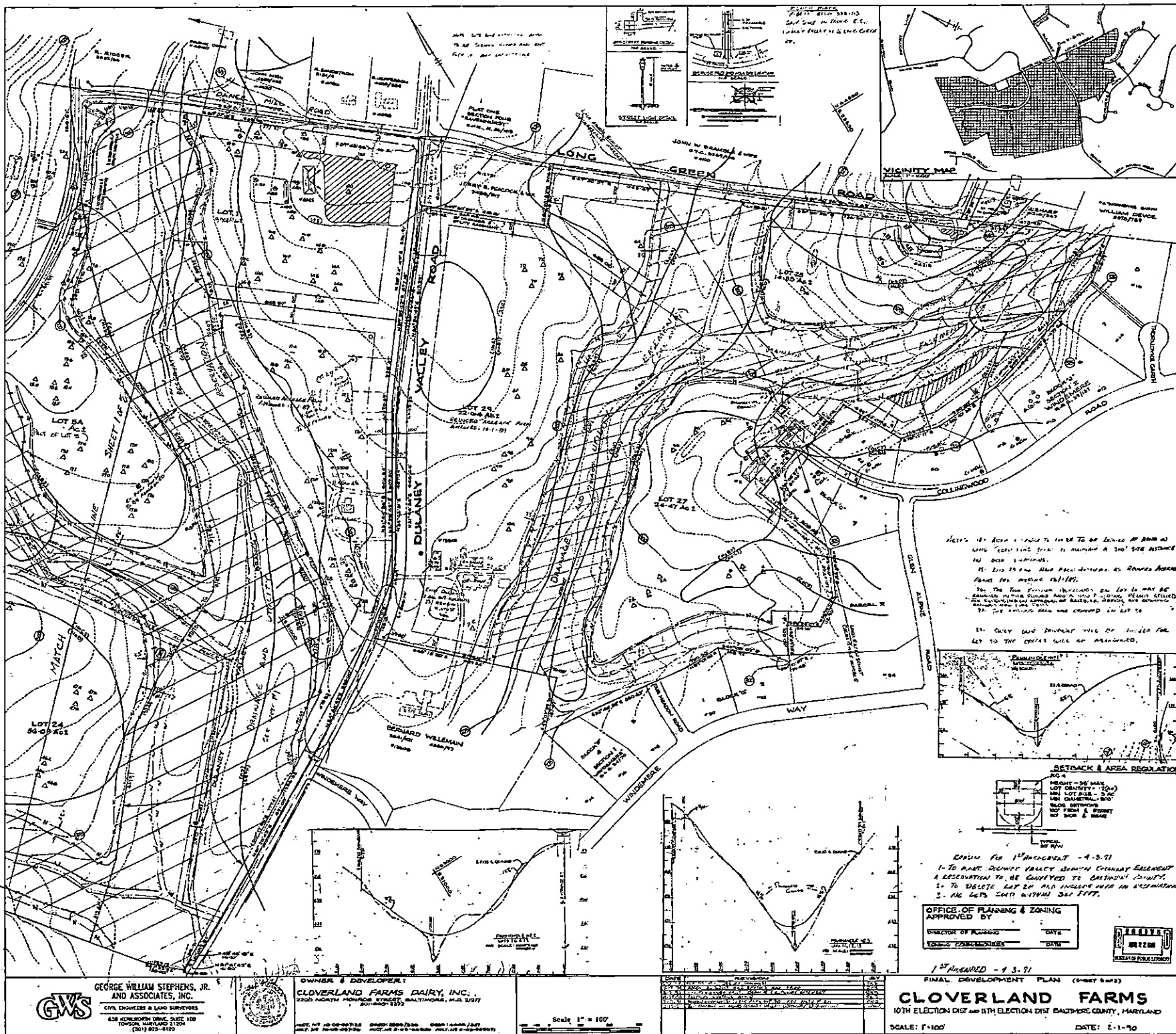
Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 11 Account Number - 2200012463								
Owner Information										
Owner Name:		STREIB HELEN STREIB ROBERT T				Use: Principal Residence:		AGRICULTURAL YES		
Mailing Address:		12615 DULANEY VALLEY RD PHOENIX MD 21131- 2429				Deed Reference:		/15138/ 00375		
Location & Structure Information										
Premises Address:		12615 DULANEY VALLEY RD 0-0000				Legal Description:		14.96 AC 12615 DULANEY VALLEY RD CLOVERLAND FARMS		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	1
0053	0002	0223		0000			29	2015	Plat Ref:	0069/ 0026
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1937		1,331 SF				14.9600 AC		05		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
1 1/2	YES	STANDARD UNIT		SIDING	1 full					
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2015		07/01/2016		07/01/2017		
Land:		156,900		156,900						
Improvements		129,400		152,800						
Total:		286,300		309,700		301,900		309,700		
Preferential Land:		6,900						6,900		
Transfer Information										
Seller: STREIB ROBERT T				Date: 04/20/2001			Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /15138/ 00375			Deed2:			
Seller: CLOVERLAND DAIRY FARMS				Date: 03/28/1997			Price: \$150,000			
Type: ARMS LENGTH VACANT				Deed1: /12103/ 00298			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		0.00 0.00				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		AGRICULTURAL TRANSFER TAX								
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Information										

New Search (<http://sdat.dat.maryland.gov/RealProperty>)

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

**Amended
Final Development Plan Approved**



**5th Amended
Final Development Plan Approved**

Pt. Bk. 0000064, Folio 0084

1014040070

1019000075
4056

1013075490
1010025240

12807
1600012887

12805

1600012886
Pt. Bk. 0000036, Folio 0102

PAI # 110176

Pt. Bk. PAI # 110176

Lot # 6
1600012890

4108

Lot # 1

2200012541
12720

12721

1119034950

1600012891
4106

PAI # 110883 Lot # 2
PAI # 110883 2300013054

PAI # 110883
Pt. Bk./Folio # 0000039
PAI # 110883

10 ED

NE 17-D

Pt. Bk./Folio # 064084

2200012569

Lot # 5A
2200012546

Lot # 30

12620
2200012568

Lot # 28

2200029942

3 CD

053A1

RC 6

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

PAI # 100274

12615 Lot # 29
PAI # 100274

2200012463
PAI # 100274

PAI # 100274

Pt. Bk./Folio # 069026

11 ED

12615

Lot # 27

2200029943
Pt. Bk. 0000069, Folio 0026

Pt. Bk. 0000018, Folio 1260582
1123053270

1123053272

NE 16-D

Pt. Bk./Folio # 029139

1108005490

Lot # 7

1102088560
Lot # 6
PAI # 110091

Lot # 3
1123002900
Pt. Bk. 0000024, Folio 0070

1120030790
Lot # 5
1123081310

PAI # 110091
PAI # 110091

PAI # 110091

1119034980

1108004740
Lot # 1

1119034570
Lot # 2

Lot # 3
2500005429

Pt. Bk. 0000029, Folio 0139

Pt. Bk. 0000030, Folio 0020
Pt. Bk./Folio # 030020

1102059410

1104023090

1111039490

Pt. Bk./Folio # 030005

2006-0419-SPH

Lot # 30
Pt. Bk. 0000009, Folio 0128

Pt. Bk. 0000034, Folio 0064

2017-0311-A

WINDME E PKWY

GLEN ALPINE RD

Lot # 1
1104023170

1103024440

1103024440

1103024440

- NOTES:
1. OWNERSHIP:
ROBERT T. AND HELEN STREIB
12615 DULANEY VALLEY ROAD
PHOENIX MD 21131
PHONE: 410-992-6516
 2. PROPERTY INFORMATION:
TAX MAP 53 GRID 2 PARCEL 223
TAX ACCOUNT NO. 2200012463
 3. DEED REFERENCE: 15138-375
 4. AREA OF SUBJECT PROPERTY: 14.96 AC.
LOT NO. 29 (69:26)
1ST AMENDED PLAT ONE
"CLOVERLAND FARMS"
 5. WELLS AND SEPTIC SHOWN HEREON PER FIELD LOCATION.
 6. SITE LIES IN FLOOD ZONE X PER F.I.R.M. 2400100260F.
 7. SOILS SHOWN HEREON PER U.S.D.A. SOILS MAP NO. 23
 8. EXISTING ZONING OF SITE RCB (NO KNOWN ZONING HISTORY)
 9. SITE DOES NOT LIE IN C.B.C.A.
 10. TOPOGRAPHY SHOWN HEREON PER BALTIMORE COUNTY S.I.S. TOPO
 11. NOT A HISTORIC SITE.



ZONING MAP
(PER BALTIMORE COUNTY WEBSITE)
N.T.S.

