

MEMORANDUM

DATE: November 28, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0093-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 27, 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 ADMIN. VARIANCE *
(12 Foreston Valley Court)
5th Election District *
3rd Council District
James R. Morgan & Elizabeth M. Bidinger *
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0093-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, James R. Morgan and Elizabeth M. Bidinger ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (pool) to be located in the front yard in lieu of the required rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability ("DEPS"), dated October 12, 2017, indicating Petitioners must comply with certain environmental regulations as set forth in Article 33 of the Baltimore County Code ("B.C.C."). In addition, DEPS noted that Ground Water Management must review any proposed building permits, since the site is on well and septic.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 7, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 10-27-17

By [Signature]

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("B.C.C."). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 27th day of October, 2017, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure (pool) to be located in the front yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must comply with the DEPS ZAC comment, dated October 12, 2017; a copy of which is attached hereto and made a part hereof.

ORDER RECEIVED FOR FILING

Date 10-27-17

By [Signature]

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 10-27-17

By dlw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 12 Foreston Valley Ct. Currently zoned RC 8 (1989 RC-4)
Deed Reference 39028/001601 10 Digit Tax Account # 2100014931
Owner(s) Printed Name(s) James Morgan/Elizabeth Bidinger

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plot attached hereto and made a part hereof, hereby petition for an:

1. ☒ ADMINISTRATIVE VARIANCE from Section(s) 400.1 BCZR
To permit an accessory structure (pool) to be located in the front yard in lieu of the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

James Morgan / Elizabeth Bidinger
Name #1 – Type or Print Name #2 – Type or Print

James Morgan / Elizabeth Bidinger
Signature #1 Signature #2

12 Foreston Valley Ct. / Parkton MD
Mailing Address City State

21120 / 410-218-3022 / jmorgan16@gmail.com
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Date

Zip Code

Telephone #

Email Address

Representative to be contacted:

Jay Schneider
Name – Type or Print

Jay Schneider
Signature

8260 Preston Ct. Jessup MD
Mailing Address City State

20794 / 410-299-3124 / jschneider@anthony.sylvan.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0093-A Filing Date 9/26/17 Estimated Posting Date 10/2/17 Reviewer JR

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 12 Foreston Valley Ct. Parkton MD 21120
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

Requesting to install an 18'x40' in-ground concrete swimming pool in the front/side yard location. Due to the fact there is limited space in the back of the house with woods close by, and septic on the side, makes this proposed location the best alternative.

In addition, the front of the house is not facing Foreston Valley Ct.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

✓ James Morgan
Signature of Owner (Affiant)
James Morgan
Name- Print or Type

✓ Elizabeth Bidinger
Signature of Owner (Affiant)
Elizabeth Bidinger
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20 day of Sept, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

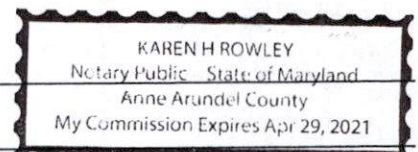
Print name(s) here: Elizabeth Bidinger + James Morgan

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Karen Rowley
Notary Public

My Commission Expires



Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

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In addition, the front of the house is not facing Foreston Valley Ct.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

✓ James Morgan
Signature of Owner (Affiant)
James Morgan
Name- Print or Type

✓ Elizabeth Biedinger
Signature of Owner (Affiant)
Elizabeth Biedinger
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

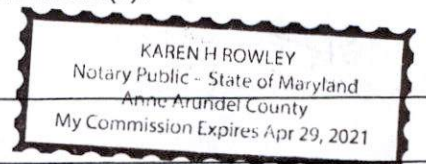
I HEREBY CERTIFY, this 20 day of Sept, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Elizabeth Biedinger + James Morgan

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Karen Rowley
Notary Public
KR
My Commission Expires





ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 12 Foreston Valley Ct. Currently zoned RC 8 (res-4)
 Deed Reference 39028100160 10 Digit Tax Account # 2100014931
 Owner(s) Printed Name(s) James Morgan / Elizabeth Bidinger

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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To permit an accessory structure (pool) to be located in the front yard in lieu of the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

James L Morgan / Elizabeth Bidinger
 Name #1 – Type or Print Name #2 – Type or Print

[Signature] [Signature]
 Signature #1 Signature #2
12 Foreston Valley Ct., Parkton, MD.
 Mailing Address City State

21120 410-218-3022 jmorgan16@gmail.com
 Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Jay Schneider
 Name – Type or Print

[Signature]
 Signature

8260 Preston Ct. Jessup, MD.
 Mailing Address City State

20794 410-299-3124 jschneider@anthonyssilva.com
 Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 10-27-17 day of October, 2017 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0093-A Filing Date 9/24/17 Estimated Posting Date 10/8/17 Reviewer JF

Beginning at the southeast side of Foreston Valley Ct. which is 30" wide, at a distance of 1515' southwest to the nearest paved intersecting street, Foreston Road, which is 40 feet wide.

Being lot #10, section 3, parcel 157, in the subdivision of Watson Property, Foreston Valley Court: recorded in Baltimore county plat book 0061/0029, map 15, grid 23, containing 5.72 acres. 3 1/2

Located in the 5th election district and 1st council district.

12 Foreston Valley Ct
Parkton Md 21120

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(12 Foreston Valley Court)		
5 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
James R. Morgan & Elizabeth M. Bidinger	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2018-0093-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, James R. Morgan and Elizabeth M. Bidinger (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations (“B.C.Z.R.”) to permit an accessory structure (pool) to be located in the front yard in lieu of the required rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability (“DEPS”), dated October 12, 2017, indicating Petitioners must comply with certain environmental regulations as set forth in Article 33 of the Baltimore County Code (“B.C.C.”). In addition, DEPS noted that Ground Water Management must review any proposed building permits, since the site is on well and septic.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 7, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("B.C.C."). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

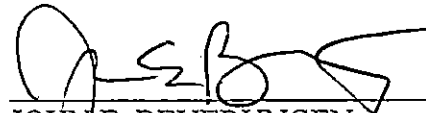
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

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The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must comply with the DEPS ZAC comment, dated October 12, 2017; a copy of which is attached hereto and made a part hereof.

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

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:dlw

(AV) 10-23-17

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

OCT 12 2017

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 12, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0093-A
Address 12 Foreston Valley Court
(Morgan & Bidinger Property)

Zoning Advisory Committee Meeting of October 9, 2017.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Based on the site plan and mapped information, Forest Conservation Law can be addressed by filing a Single Lot Declaration of Intent. Future development activities on this property may require establishment and recordation of a Forest Buffer Easement.

Reviewer: Glenn Shaffer Date: Oct. 2, 2017

Also, Ground Water Management must review any proposed building permits, since the site is on well and septic. -- Dan Esser

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/08/2017

Case Number: 2018-0093-A

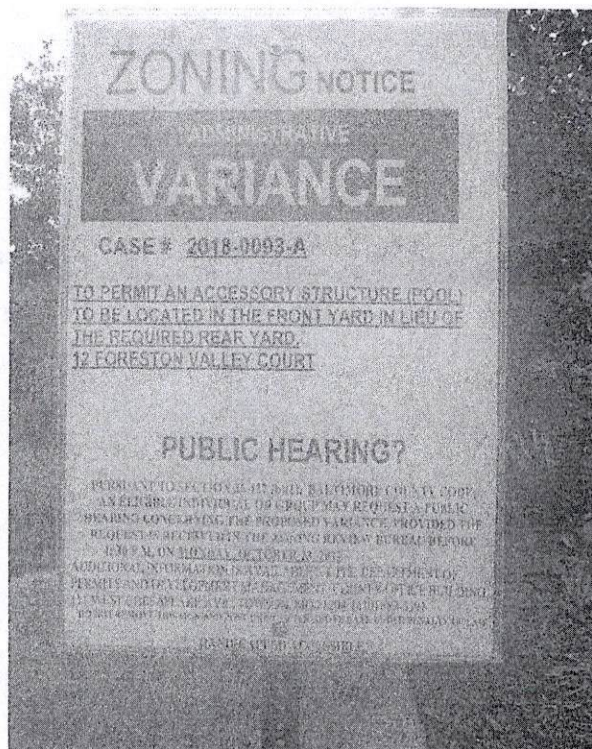
Petitioner / Developer: JAMES L. MORGAN ~ KAREN HURLEY

Date of Closing : OCTOBER 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:

12 FORESTON VALLEY COURT

The sign(s) were posted on: OCTOBER 7, 2017



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration						
Account Identifier:		District - 05 Account Number - 2100014931								
Owner Information										
Owner Name:		MORGAN JAMES RANDALL BIDINGER ELIZABETH MARIE		Use: Principal Residence:	RESIDENTIAL YES					
Mailing Address:		12 FORESTON VALLEY CT PARKTON MD 21120		Deed Reference:	/39028/ 00160					
Location & Structure Information										
Premises Address:		12 FORESTON VALLEY CT PARKTON 21120-		Legal Description:	5.726 AC WATSON PROPERTY					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2
0015	0023	0157		0000	2		10	2017	Plat Ref:	0061/0029
Special Tax Areas:			Town:			NONE				
			Ad Valorem:							
			Tax Class:							
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1995		2,290 SF				5.7200 AC		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	YES	STANDARD UNIT	SIDING	2 full	1 Attached					
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of 01/01/2017		As of 07/01/2017		As of 07/01/2018		
Land:		135,700		135,700						
Improvements		232,900		254,300						
Total:		368,600		390,000		375,733		382,867		
Preferential Land:		0						0		
Transfer Information										
Seller: DAVIS MYRNA M		Date: 06/02/2017		Price: \$495,900						
Type: ARMS LENGTH IMPROVED		Deed1: /39028/ 00160		Deed2:						
Seller: DAVIS WILLIAM H		Date: 10/07/2013		Price: \$0						
Type: NON-ARMS LENGTH OTHER		Deed1: /34304/ 00120		Deed2:						
Seller: SARU DEVELOPMENT INC		Date: 11/29/1994		Price: \$60,000						
Type: ARMS LENGTH VACANT		Deed1: /10847/ 00296		Deed2:						
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										
Homestead Application Status: Application received										
Homeowners' Tax Credit Application Information										

ZAC AGENDA

Case Number: 2018-0093-A

Primary Use: RESIDENTIAL

Reviewer: Fernando Bonifacio

Type: ADMINISTRATIVE VARIANCE

Legal Owner: James L Morgan & Elizabeth Bidinger

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist Fifth

Councilmanic Dist Third

Property Address: 12 Foreston Valley COURT

Location: SE/S of Foreston Valley Court, 1,515 SW of the centerline of Foreston Road

Existing Zoning: RC 8 (RC 4 in 1989)

Area: 5.72 acres

Proposed Zoning: ADMINISTRATIVE VARIANCE:

To permit an accessory structure (pool) to be located in the front yard in lieu of the required rear yard.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 10/23/2017 12:00:00AM

Miscellaneous:

Case Number: 2018-0094-A

Primary Use: RESIDENTIAL

Reviewer: Hucik Gary

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Joshua & Elise Steinharter

Contract Purchaser

Critical Area : No Flood Plain: No Historic No Election Dist Third

Councilmanic Dist Second

Property Address: 2713 Woodcourt ROAD

Location: S/S of Woodcourt Road, W 397 ft. to the centerline of Wickfield Road.

Existing Zoning: DR 5.5

Area: 6710 sq. ft.

Proposed Zoning: ADMINISTRATIVE VARIANCE:

To permit a proposed addition with a side yard setback of 4 ft. in lieu of the minimum setback of 8 ft. with a sum of both sides of 12 ft. in lieu of the required 20 ft. and a rear yard setback of 29 ft. in lieu of the required 30 ft.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date: 10/23/2017 12:00:00AM

Miscellaneous:

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/8/2017

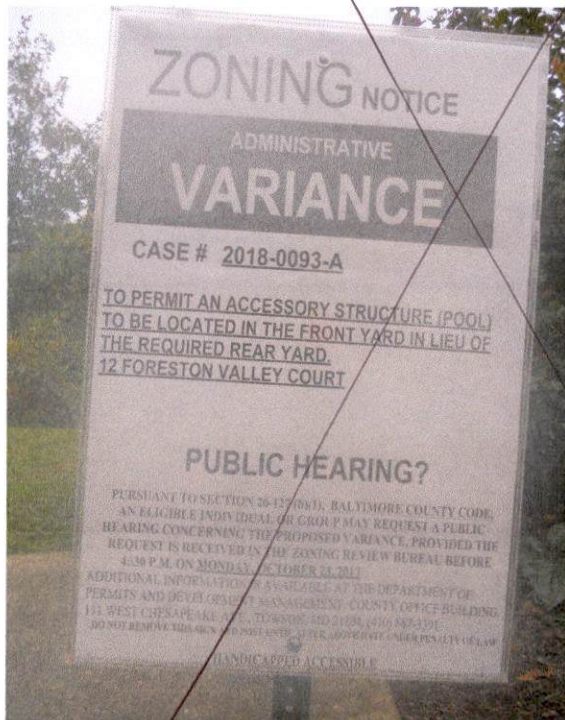
Case Number: 2018-0093-A

Petitioner / Developer: JAMES L. MORGAN ~ KAREN HURLEY

Date of Hearing (Closing): OCTOBER 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:
12 FORESTON VALLEY COURT

The sign(s) were posted on: OCTOBER 23, 2017



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0093 -A Address 12 FORESTON VALLEY CT.

Contact Person: JUN FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/26/17 Posting Date: 10/8/17 Closing Date: 10/23/17

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2018- 0093 -A Address 12 FORESTON VALLEY CT.

Petitioner's Name James L. Morgan Telephone 410-218-3022

Posting Date: 10/8/17 Closing Date: 10/23/17

Wording for Sign: To Permit an accessory structure (pool) to be located in the front yard in lieu of the required rear yard

Revised 6/30/2018

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: 2018-0093-A

Property Address: 12 Forester Valley Ct Parkton MD 21120

Property Description: _____

Legal Owners (Petitioners): James Morgan

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Karen Rowley

Company/Firm (if applicable): Anthony & Sylvan Pools

Address: 293 Southland Ct

Dunkirk MD 20754

Telephone Number: 410-507-7705 Khkpermits@yahoo.com

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

NO 157263

Date: 9/26/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
001	806	0000		6150					75.00

Total: 75.00

Rec From: Anthony & Sylvan Pools Corp.

For: Admin. Variance Case # 2016-0093-A
12 Forestin Valley Ct.

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 9/27/2017 9/26/2017 11:45:07 1
 REG 0501 WALSH LIR
 >>RECEIPT # 752610 9/26/2017 CFLH
 Dept 5 320 ZONING VERIFICATION
 CR NO. 157263
 Recpt Tot 475.00
 175.00 CR 4.00 CR
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**



KEVIN KAMENETZ
County Executive

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

October 24, 2017

James L Morgan
Elizabeth Bidinger
12 Foreston Valley Court
Parkton MD 21120

RE: Case Number: 2018-0093 A, Address: 12 Foreston Valley Court

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 September 26, 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, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Jay Schneider, 8260 Preston Court, Jessup, MD 20794

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

OCT 12 2017

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 12, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0093-A
Address 12 Foreston Valley Court
(Morgan & Bidinger Property)

Zoning Advisory Committee Meeting of **October 9, 2017**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

Based on the site plan and mapped information, Forest Conservation Law can be addressed by filing a Single Lot Declaration of Intent. Future development activities on this property may require establishment and recordation of a Forest Buffer Easement.

Reviewer: Glenn Shaffer Date: Oct. 2, 2017

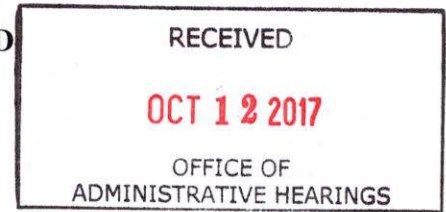
Also, Ground Water Management must review any proposed building permits, since the site is on well and septic. – Dan Esser

ORDER RECEIVED FOR FILING

Date 10-27-17

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 12, 2017

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Reviewer: Glenn Shaffer Date: Oct. 2, 2017

Also, Ground Water Management must review any proposed building permits, since the site is on well and septic. – Dan Esser

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 10/2/17

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

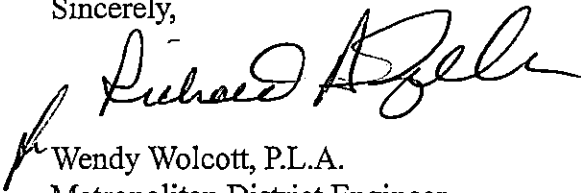
Dear Ms. Lewis:

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. 2018-0093-A

*Administrative Variance -
James L. Morgan & Elizabeth Bidinger
12 Foreston Valley Court*

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,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 19, 2017

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 9, 2017
Item No. 2018-0079-SPH, 0091-SPHA, 0092-SPHA, 0093-A, and 0094-A.

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

VKD: CEN
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 12, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0093-A
Address 12 Foreston Valley Court
(Morgan & Bidinger Property)

Zoning Advisory Committee Meeting of **October 9, 2017**.

- X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
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Additional Comments:

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Reviewer: Glenn Shaffer Date: Oct. 2, 2017

Also, Ground Water Management must review any proposed building permits, since the site is on well and septic. – Dan Esser

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>10-19</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>10-12</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>10-2</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>10-17-17</u>	
SIGN POSTING	Date: <u>10-23-17</u> by <u>O'Keefe</u>	
<u>10/25 Left v.m. for Linda O'Keefe - typo? Same day as closing date?</u>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Wednesday, October 25, 2017 1:32 PM
To: Debra Wiley
Subject: Certifications
Attachments: Foreston Valley Ct..jpeg; Woodcourt Rd..jpeg

Hi Debbie,

I have attached the revised Certifications for your records.
Thank you,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

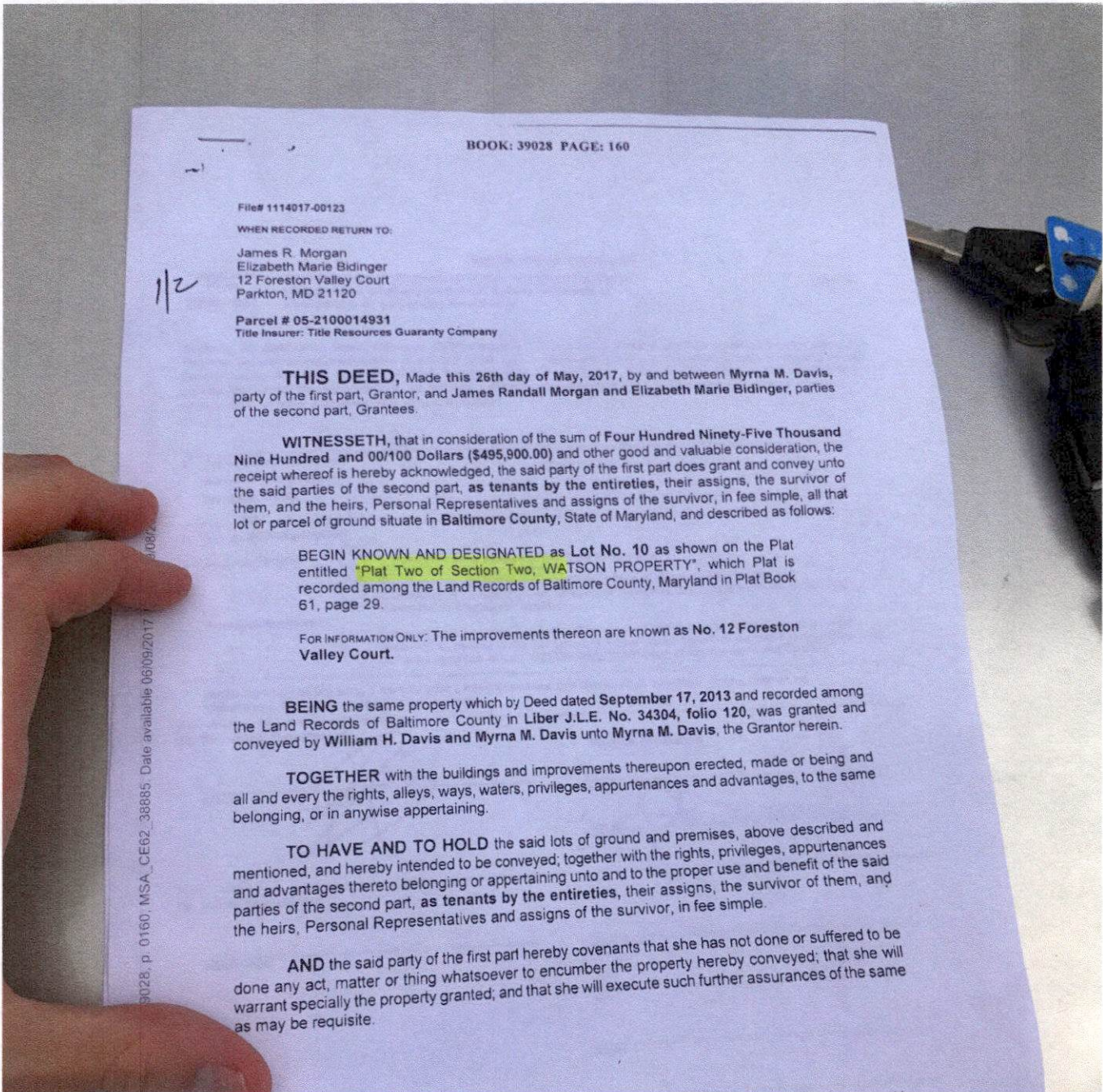
Proposed
Location of the Pool











BOOK: 39028 PAGE: 160

File# 1114017-00123

WHEN RECORDED RETURN TO:

James R. Morgan
Elizabeth Marie Biding
12 Foreston Valley Court
Parkton, MD 21120

Parcel # 05-2100014931
Title Insurer: Title Resources Guaranty Company

THIS DEED, Made this 26th day of May, 2017, by and between Myrna M. Davis, party of the first part, Grantor, and James Randall Morgan and Elizabeth Marie Biding, parties of the second part, Grantees.

WITNESSETH, that in consideration of the sum of Four Hundred Ninety-Five Thousand Nine Hundred and 00/100 Dollars (\$495,900.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey unto the said parties of the second part, **as tenants by the entireties**, their assigns, the survivor of them, and the heirs, Personal Representatives and assigns of the survivor, in fee simple, all that lot or parcel of ground situate in Baltimore County, State of Maryland, and described as follows:

BEGIN KNOWN AND DESIGNATED as Lot No. 10 as shown on the Plat entitled "Plat Two of Section Two, WATSON PROPERTY", which Plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book 61, page 29.

FOR INFORMATION ONLY: The improvements thereon are known as No. 12 Foreston Valley Court.

BEING the same property which by Deed dated September 17, 2013 and recorded among the Land Records of Baltimore County in Liber J.L.E. No. 34304, folio 120, was granted and conveyed by William H. Davis and Myrna M. Davis unto Myrna M. Davis, the Grantor herein.

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

TO HAVE AND TO HOLD the said lots of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, **as tenants by the entireties**, their assigns, the survivor of them, and the heirs, Personal Representatives and assigns of the survivor, in fee simple.

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

BOOK: 39028 PAGE: 161

2017

MARYLAND
FORM
WH-AR

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

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor
Myrna M. Davis

2. Reasons for Exemption

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

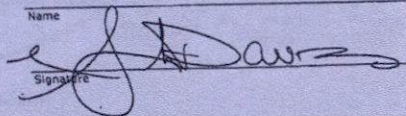
Principal Residence ☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

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

3a. Individual Transferors

Witness 

Name
Myrna M. Davis

Signature 

3b. Entity Transferors

Witness/Attest

Name of Entity

Land Records (JLE 39028, p. 0161, MSA_CE62_38885, Date available 06/09/2017, Printed 09/08/2017)

BOOK: 39028 PAGE: 164

☐ Baltimore CITY ☒ County: Baltimore

Information provided is for use of the Clerk's Office, State Department of Assessments and Taxation and County Finance Office only.
(Type or Print in Black Ink Only - All Copies Must Be Legible)

☐ Check Box if Addendum Intake Form is Attached

☒ Deed ☐ Mortgage ☐ Other ☐ Other
☒ Deed of Trust ☐ Lease ☐ Other

☒ Improved Sale ☐ Unimproved Sale ☐ Multiple Accounts ☐ Not an Arms-Length Sale
Arms-Length(1) Arms-Length(2) Arms-Length(3) Length Sale(4)

Recordation:
State Transfer:
County Transfer: Owner Occ:

4 Consideration And Tax Calculations

Consideration Amount		Finance Office Use Only	
Purchase Price/Consideration	\$ 495,900.00	Transfer Tax Consideration	\$ 7108.50
Any New Mortgage	\$ 445,310.00	Transfer Tax Consideration	\$ 7108.50
Balance of Existing Mortgage	\$	Less Exemption Amount -	\$
Other:	\$	Total Transfer Tax =	\$
Other:	\$	Recordation Tax Consideration	\$
Full Cash Value	\$	X () per \$500 =	\$ 2480.00
Amount of Fees	\$	TOTAL DUE	\$
Recording Charge	\$20.00	Doc. 1	Doc. 2
Surcharge	\$40.00	\$20.00	\$20.00
State Recordation Tax	\$2,480.00	\$	\$
State Transfer Tax	\$2,479.50	\$	\$
County Transfer Tax	\$7,108.50	\$	\$
Other	\$	\$	\$
Total Fees	\$	\$	\$

5 Fees

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

7 Transferred From

8 Transferred To

9 Other Names to Be Indexed

10

District: 05-2100014931 Grantor Liber/Folio: 34304 / 00120 Map: Parcel No.: Var. LOG: ☐ (s)

Subdivision Name: 10 Lot (3a): Block (3b): Sect/AR(3c): Plat Ref.: Sq. Ft./Acreage(4):

Location/Address of Property Being Conveyed (2):
12 Foreston Valley Court, Parkton, MD 21120
Other Property Identifiers (if applicable): Water Meter Account No.:

Residential ☐ or Non-Residential ☐ Fee Simple ☐ or Ground Rent ☐ Amount: \$
Partial Conveyance? ☐ Yes ☐ No Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

Doc. 1 - Grantor(s) Name(s): Myrna M. Davis
Doc. 2 - Grantor(s) Name(s): James Randall Morgan, Elizabeth Marie Bidinger

Doc. 1 - Owner(s) of Record, if different from Grantor(s):
Doc. 2 - Owner(s) of Record, if different from Grantor(s):

Doc. 1 - Grantee(s) Name(s): James Randall Morgan, Elizabeth Marie Bidinger
Doc. 2 - Grantee(s) Name(s): SunTrust Mortgage, Inc.

New Owner's (Grantee) Mailing Address:
12 Foreston Valley Court, Parkton, MD 21120

Doc. 1 - Additional Names to be Indexed (Optional):
Doc. 2 - Additional Names to be Indexed (Optional):

Instrument Submitted By or Contact Person: Name: Darby Aumen / File #1114017-00123
☐ Return to Contact Person
☐ Hold for Pickup

JLE 39028, p. 0164, MSA_CEG2_38885, Date available 06/09/2017, Printed 09/08/2017

BOOK: 39028 PAGE: 162

PRINCIPAL RESIDENCE AFFIDAVIT

James R. Morgan and Elizabeth Marie Bidinger, Grantee(s) in the within Deed from Myrna M. Davis and , as Grantor(s), hereby certify under the penalties of perjury, that the land conveyed in said deed is residentially improved owner-occupied real property and that the residence will be occupied by us.

James R. Morgan
James R. Morgan, Grantee

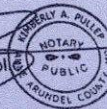
Elizabeth Marie Bidinger
Elizabeth Marie Bidinger, Grantee

STATE OF MD, CITY/COUNTY of Baltimore, to wit:

I HEREBY CERTIFY, That on this 20 day of May, 2017, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared James R. Morgan and Elizabeth Marie Bidinger, the within Grantee(s), and they acknowledged the foregoing instrument to be their act.

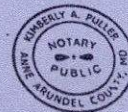
AS WITNESS my hand and Notarial Seal.

Notary Public



Kimberly A. Puller
NOTARY PUBLIC
Anne Arundel County
State of Maryland
My Commission Expires
February 19, 2021

My Commission Expires: 2-19-21



Kimberly A. Puller
NOTARY PUBLIC
Anne Arundel County
State of Maryland
My Commission Expires
February 19, 2021

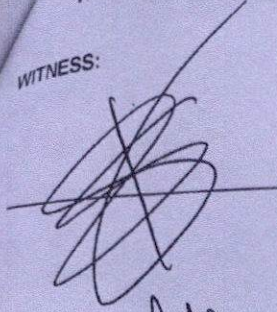
12 Foreston Valley Court

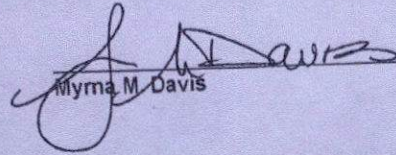
COURT (Land Records) JLE 39028, p. 0162, MSA_CE62_38885, Date available 06/09/2017. Printed 09/08/2017.

BOOK: 39028 PAGE: 163

WITNESS the hand and seal of the within Grantor.

WITNESS:

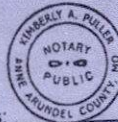


 (SEAL)
Myrna M. Davis

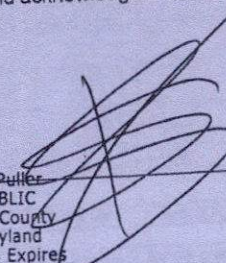
STATE OF MD COUNTY OF Baltimore to wit:

I HEREBY CERTIFY, That on this 25th day of May, 2017,
before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Myrna M.
Davis, known to me (or satisfactorily proven) to be the person whose name is subscribed to the
within Deed, who signed the same in my presence, and acknowledged that she executed the same
for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.



Kimberly A. Puller
NOTARY PUBLIC
Anne Arundel County
State of Maryland
My Commission Expires
February 19, 2021



Notary Public

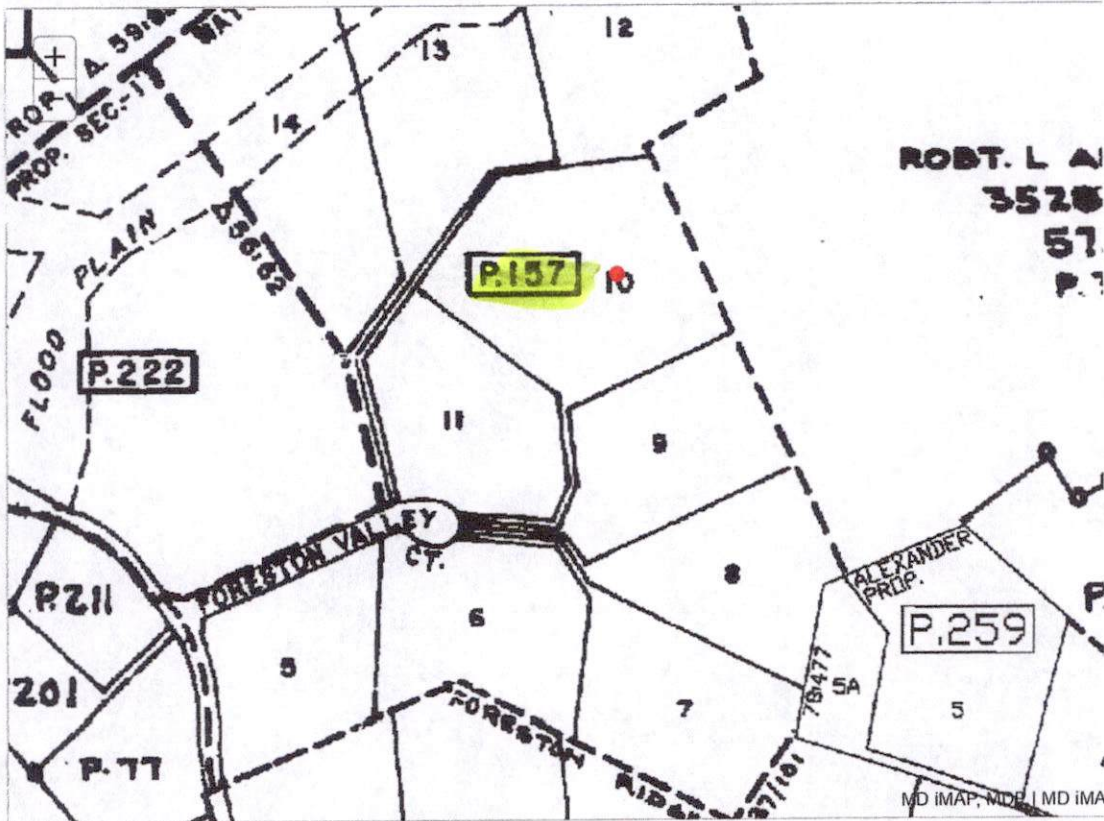
My Commission Expires:

Prepared by:

MidAtlantic Settlement Services, LLC
10 North Park Drive, Suite 100
Hunt Valley, MD 21030

63. MSA_CE62_38885. Date available 06/09/2017. Printed 09/08/2017.

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty/>)District: **05** Account Number: **2100014931**

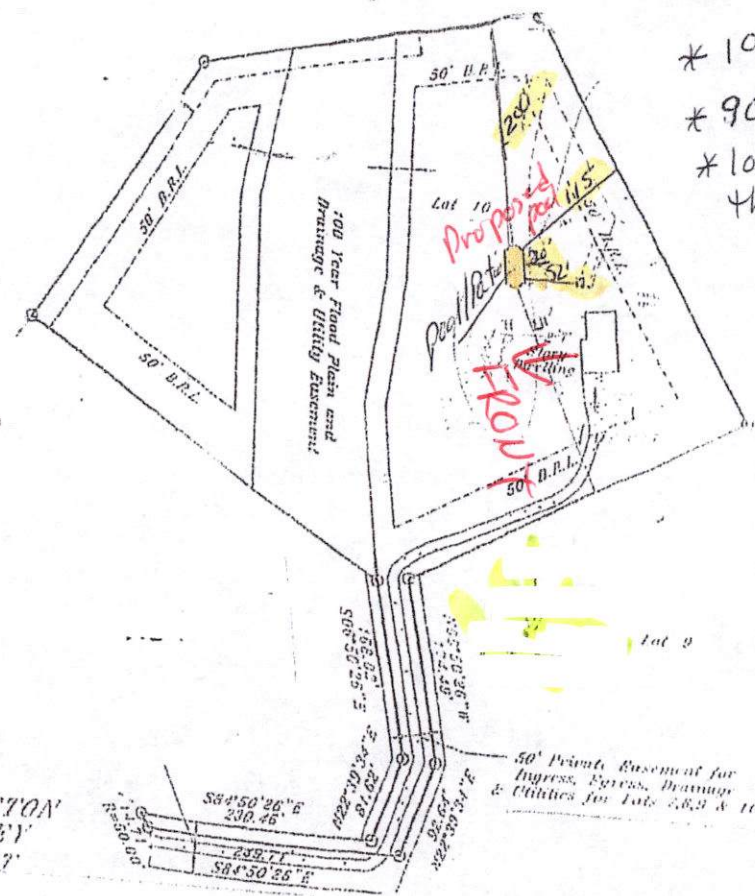
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

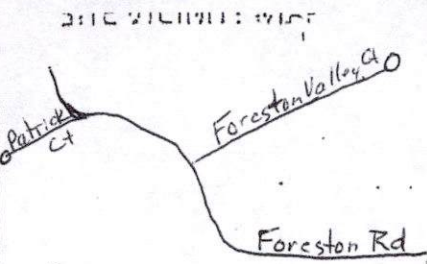
Property maps provided courtesy of the Maryland Department of Planning.

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

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 12 Foreston Valley Ct. OWNER(S) NAME(S) James Randall Morgan
SUBDIVISION NAME Watson Property LOT # 10 BLOCK # 3 SECTION # 3
LAT BOOK # .61 FOLIO # 120 10 DIGIT TAX #: 2100014931 DEED REF. # 39028100160



* 19'x40' in ground pool
* 9004 proposed pool/patio
* located on the front of the property



MAP IS NOT TO SCALE
ZONING MAP # 015C3
SITE ZONED RC8
ELECTION DISTRICT 5
COUNCIL DISTRICT 3
LOT AREA ACREAGE 5.72
OR SQUARE FEET
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS:
PUBLIC PRIVATE X
SEWER IS:
PUBLIC PRIVATE X
PRIOR HEARING?
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW:

Lot 9
N

Lot 11

PLAN DRAWN BY Karen Fowley DATE 9/11/17 SCALE: 1" = 100' FEET
See attached 1"-100' scale

Pet. Ex. 1

60'
Drainage and Utility
Easement

Title of Plat: Plat Two of Section
Two, Watson Property

B939237

DIST. 5

Lot 10

100 Year Flood Plain and
Drainage & Utility Easement

POOL

2
Story
Dwelling

x-fence to
cddc

SEPTIC RESERVE AREA

SEPTIC
TANK

Lot 11

Lot 9

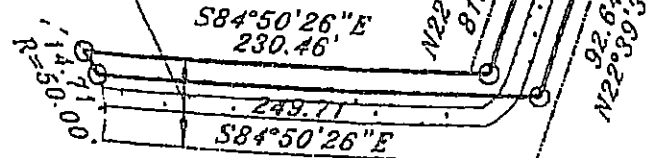
48' Private Easement for
Ingress, Egress, Drainage
& Utilities for Lots 7, 8, 9 & 10

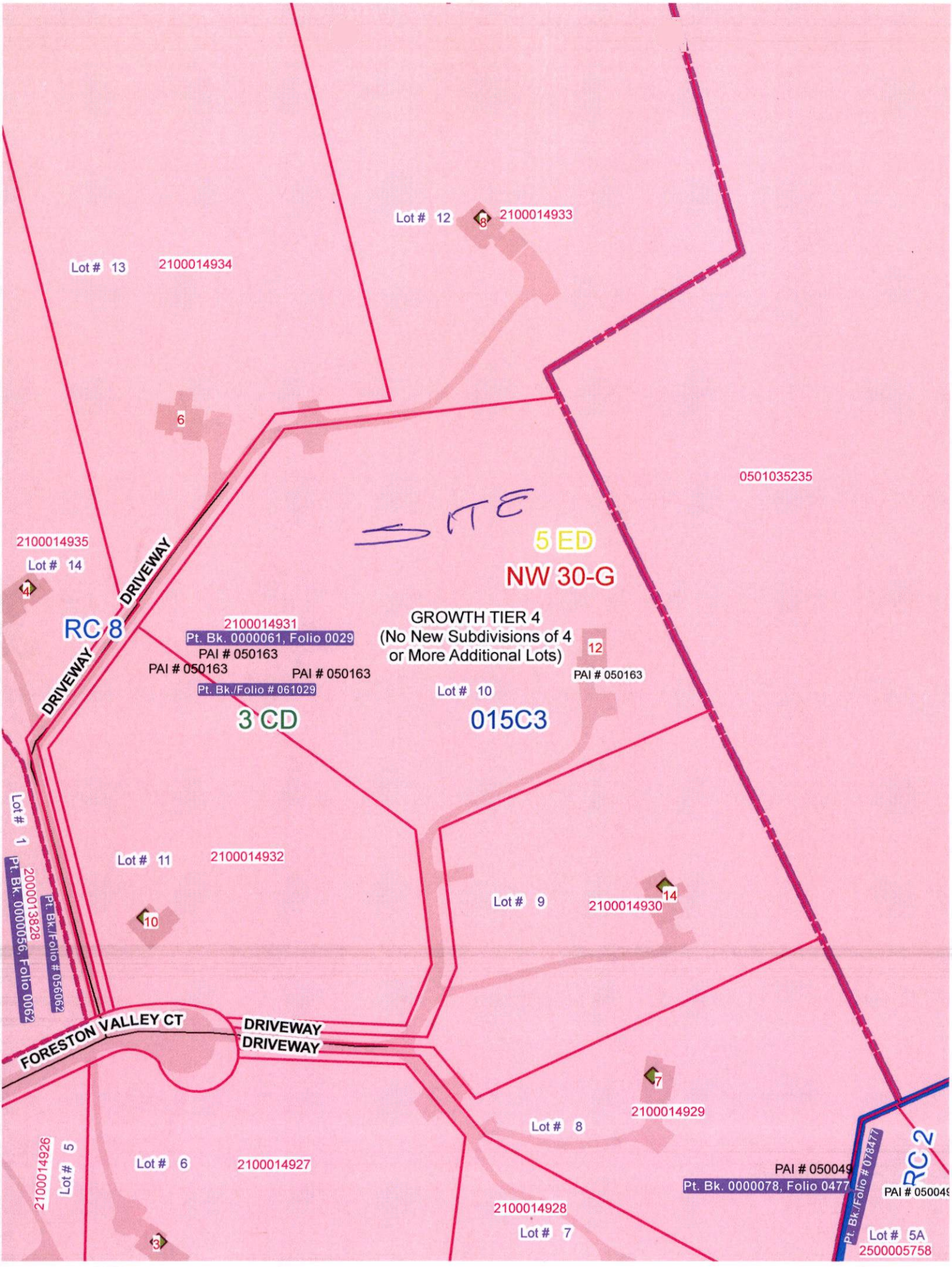
50' Private Easement for
Ingress, Egress, Drainage
& Utilities for Lots 7, 8, 9 & 10

FORESTON
VALLEY
COURT

Scale 1"=100'

Dwelling lies in Flood Zone
C





Lot # 12 2100014933

Lot # 13 2100014934

0501035235

2100014935

Lot # 14

RC 8

DRIVEWAY

2100014931

Pt. Bk. 0000061, Folio 0029

PAI # 050163

PAI # 050163

PAI # 050163

Pt. Bk./Folio # 061029

3 CD

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

5 ED
NW 30-G

12

PAI # 050163

Lot # 10

015C3

Lot # 11

2100014932

10

Lot # 9

2100014930

14

Lot # 1

Pt. Bk. 0000056, Folio 0062

Pt. Bk./Folio # 056062

FORESTON VALLEY CT

DRIVEWAY
DRIVEWAY

Lot # 6

2100014927

Lot # 8

2100014929

7

2100014928

Lot # 7

PAI # 050049

Pt. Bk. 0000078, Folio 0477

PAI # 050049

RC 2

Pt. Bk./Folio # 078477

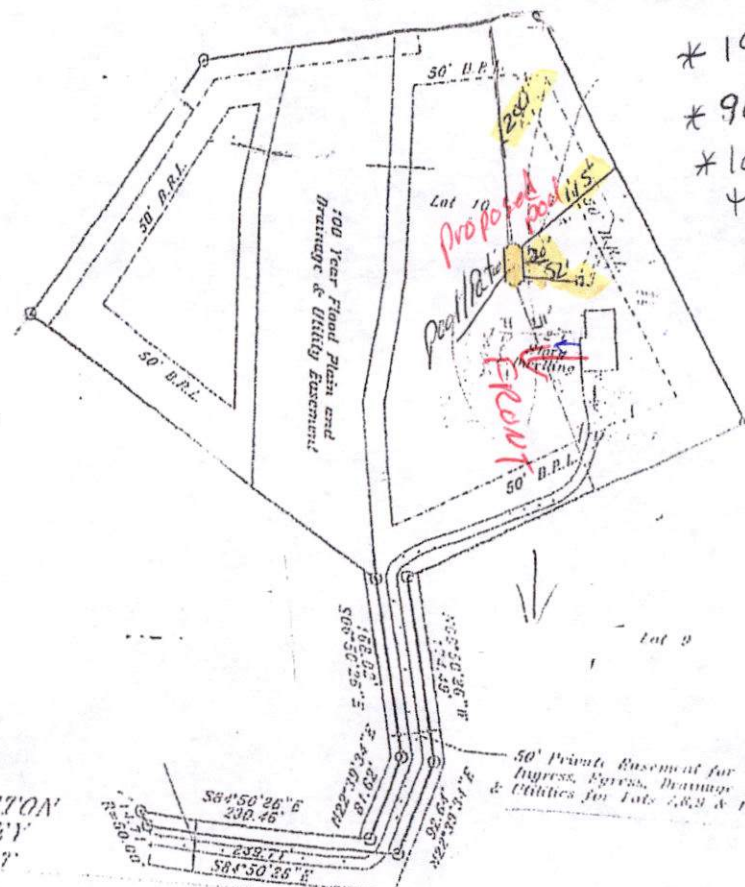
Lot # 5A
2500005758

Lot # 5

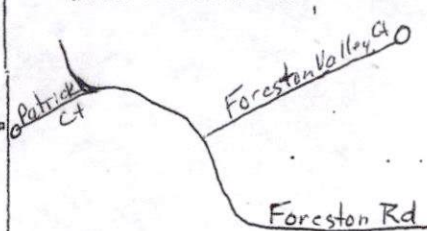
2100014926

3

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING
ADDRESS 12 Foreston Valley Ct. OWNER(S) NAME(S) James Randall Morgan
SUBDIVISION NAME Watson Property LOT # 10 BLOCK # 3 SECTION # 3
LAT BOOK # 61 FOLIO # 120 10 DIGIT TAX # 2100014931 DEED REF. # 39028100160



* 19'x40' in ground pool
* 9004 proposed pool/patio
* located on the front of the property



MAP IS NOT TO SCALE
ZONING MAP # 015C3
SITE ZONED AC8
ELECTION DISTRICT 5
COUNCIL DISTRICT 3
LOT AREA ACREAGE 5.77
OR SQUARE FEET _____
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X
WATER IS: _____
PUBLIC _____ PRIVATE X
SEWER IS: _____
PUBLIC _____ PRIVATE X
PRIOR HEARING? _____
IF SO GIVE CASE NUMBER _____
AND ORDER RESULT BELOW: _____

Lot 9
N

Lot 11

LAN DRAWN BY Karen Rowley DATE 9/11/17 SCALE: 1"CH = 100 FEET
See attached 1"-100' scale

VIOLATION CASE INFO: _____

60'
Drainage and Utility
Easement

Title of Plat: Plat Two of Section
Two, Watson Property

B939237

DIST. 5

50' B.R.L.

PROPOSED SEPIC
RESERVE AREA TO BE
REMOVED & REPLACED
(APPROX 725 SQ FT)

SEPIC RESERVE AREA

Lot 10

POOL

2
Story
Dwelling

50' B.R.L.

100 Year Flood Plain and
Drainage & Utility Easement

50' B.R.L.

50' B.R.L.

Lot 11

Lot 9

48' Private Easement for
Ingress, Egress, Drainage
& Utilities for Lots 7, 8, 9 & 10

50' Private Easement for
Ingress, Egress, Drainage
& Utilities for Lots 7, 8, 9 & 10

Scale 1"=100'

FORESTON
VALLEY
COURT

Dwelling lies in Flood Zone

S84°50'26"E
230.46'

S06°50'26"E
168.02'

N06°50'26"W
174.49'

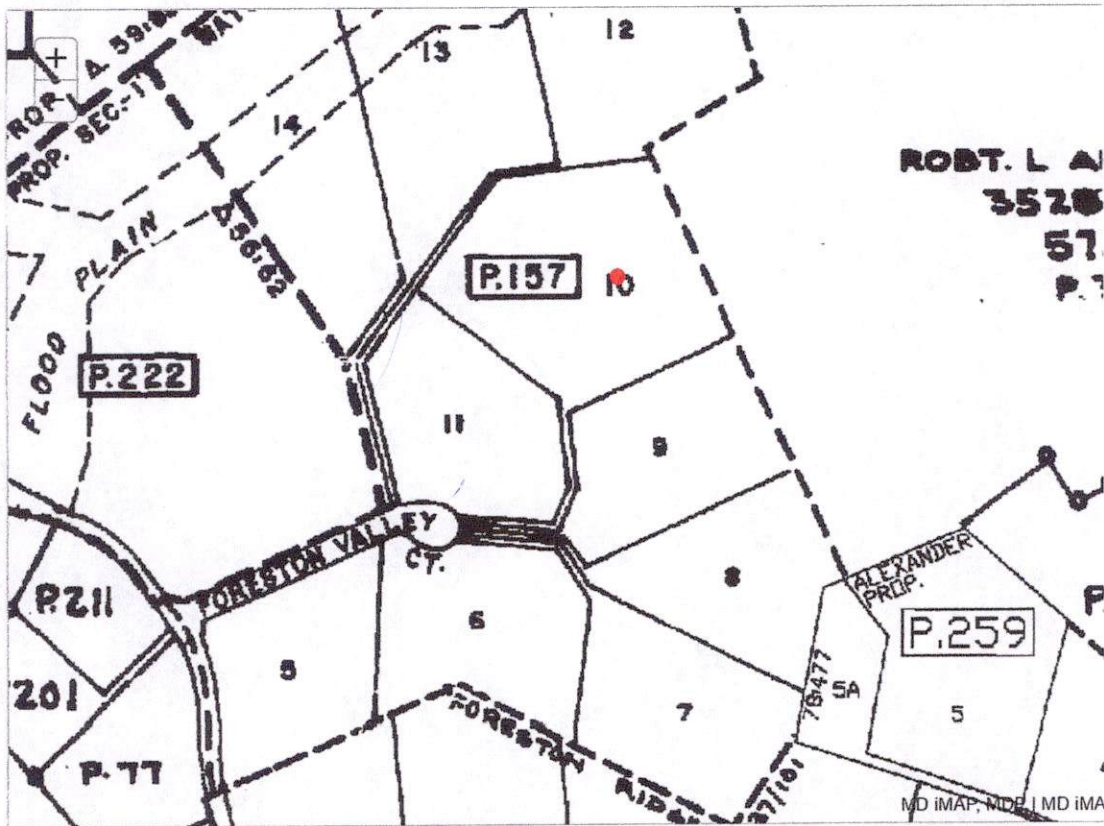
N22°39'34"E
92.64'

S84°50'26"E
249.71'

S84°50'26"E
230.46'

N22°39'34"E
81.62'

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty>)District: **05** Account Number: **2100014931**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

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>).