

MEMORANDUM

DATE: January 9, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0129-A – Appeal Period Expired

The appeal period for the above-referenced case expired on January 8, 2018. 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 *
(14045 Sunnybrook Road)
10th Election District
3rd Council District
Robert J. Kelly & Holly A. Taylor
Petitioners

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0129-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, Robert J. Kelly and Holly A. Taylor (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations (“B.C.Z.R.”), to permit a proposed detached accessory structure (garage) 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. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 19, 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

ORDER RECEIVED FOR FILING

Date 12-7-17

By LSW

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.

Although the Department of Planning did not make any recommendations related to the garage's height and usage, I will impose conditions that the detached garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

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 7th day of **December, 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 a proposed detached accessory structure (garage) 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.

ORDER RECEIVED FOR FILING

Date 12-7-17

By law

2. Petitioners or subsequent owners shall not convert the detached garage into a dwelling unit or apartment. The detached garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The detached garage shall not be used for commercial purposes.

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 12-7-11

By aw



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 14045 SUNNYBROOK ROAD PHOENIX MD 21131 Currently zoned RC6

Deed Reference 39201 / 00194 10 Digit Tax Account # 1600013003

Owner(s) Printed Name(s) ROBERT KELLY & HOLLY TAYLOR

(SELECT THE HEARING(S) BY MARKING X 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:

1. X **ADMINISTRATIVE VARIANCE** from Section(s)

...Section 400.1 – to permit a proposed detached accessory structure (garage) 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):

ROBERT KELLY / HOLLY TAYLOR
Name #1 – Type or Print / Name #2 – Type or Print
[Signature] / [Signature]
Signature #1 / Signature #2
14045 SUNNYBROOK RD PHOENIX MD
Mailing Address / City / State
21131 / 443-910-5093 / hat113@outlook.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:

Michelle Clancy
Name – Type or Print
[Signature]
Signature
PO Box 310 Perry Hall MD
Mailing Address / City / State
21228 / 443-610-7514 / michelle@appliedandapprove.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.

BY

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0129-A Filing Date 11/7/17 Estimated Posting Date 11/14/17 Reviewer [Signature]

Affidavit in Support of Administrative Variance

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

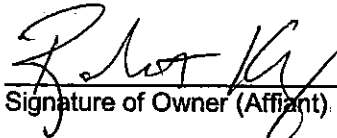
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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: 14045 SUNNYBROOK ROAD PHOENIX MD 21131
Print or Type Address of property City State Zip Code

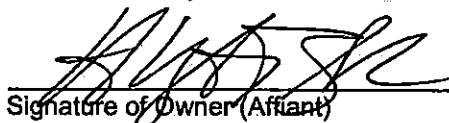
Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

We are applying for this variance because we wish to construct a 24x24 detached garage on our property, and as a result of the orientation of our house, this garage is technically in our front yard. When you look at our site plan, you can see that there is more than 800 feet from our house to the street. You can also see that the location of our proposed garage being on the existing driveway is the most logical location for a garage. However, because the house front is considered to be where the front door is, which is on the long side of the house, this garage would be in the front yard. Our lot is nearly 4 acres and the proposed garage is an extreme distance away from the road. The intent of the ordinance prohibiting garages in the front yard should not apply to our lot. Furthermore, if you look at the driveway that accesses our property, it does not come from the road, but through a neighboring lot. When you approach our house from this orientation, you can see that the garage is actually off of the right side of the driveway. Again, because of the ordinance, we would like to apply for the variance. The proposed structure will not in any way impact the surrounding properties, nor is in conflict with the general intent of the overall plan.

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


Signature of Owner (Affiant)

ROBERT KELLY
Name- Print or Type


Signature of Owner (Affiant)

HOLLY TAYLOR
Name- Print or Type

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

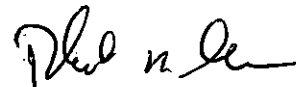
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27 day of October, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: ROBERT KELLY & HOLLY TAYLOR

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

AS WITNESS my hand and Notaries Seal



Notary Public

ROBERT M. ROBERTS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 15, 2020

My Commission Expires

Item #0129 REV. 5/5/2016

Property Description

ZONING PROPERTY DESCRIPTION FOR 14045 SUNNYBROOK ROAD, PHOENIX MD 21131

Beginning at a point on the East side of Sunnybrook Road which is 40' wide at a distance at a distance of approximately 1,800 feet Southeast of the centerline of the nearest improved intersecting street, Paper Mill Road, which is 50' wide.

Thence the following courses and distances: (1st POC) S 14° 06' 20" E. 73.14', (2nd POC) S 10° 22' 50" E. 83.80', (3rd POC) S 85° 06' 10" E. 1083.54', (4th POC) N 05° 06' 40" E. 150.00', (5th POC) N 85° 06' 10" W. 1130.00' back to the point of beginning, as recorded in Deed Liber 39201, Folio 00194, containing 3.800 acres. Located in the 10th Election District and 3rd Council District. Also known as Lot #1 in the subdivision of Mayflower Hill, being Plat Book 38, Plat 29.

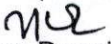
Item #0129

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 5, 2017

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 20, 2017
Item No. 2018-0126-A, 0129-A and 0130-A

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

*

*

*

*

*

VKD: efc
cc: file

CERTIFICATE OF POSTING

CASE NO. 2018-0129-A

PETITIONER/DEVELOPER

JEREMY CLANCY
(R. KELLY & H. TAYLOR)

DATE OF HEARING/CLOSING

12/4/17

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

14045 SUNNYBROOK RD

THIS SIGN(S) POSTED ON November 19, 2017
(MONTH. DAY. YEAR)

SINCERELY,

 11/19/17
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2018-0129-A

TO PERMIT A PROPOSED DETACHED ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON MONDAY, DECEMBER 4, 2017. ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 410-887-3391

DO NOT REMOVE THIS SIGN AND POST ON  AFTER ABOVE DATE. UNDER PENALTY OF LAW.

MEETING IS HANDICAP ACCESSIBLE

W. F. F. 11/19/17

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0129 -A Address 14045 Sunnybrook Rd

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/7/17 Posting Date: 11/19/17 Closing Date: 12/04/17

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- 0129 -A Address 14045 Sunnybrook Rd

Petitioner's Name R. Kelly + H. Taylor Telephone 443-910-5093

Posting Date: 11/19/17 Closing Date: 12/04/17

Wording for Sign: To Permit a proposed detached accessory structure
(garage) 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: 2018-0129-A
Property Address: 14045 Sunnybrook Rd
Property Description: east side of Sunnybrook Rd, 1/4 1800' southeast of Paper Mill Rd
Legal Owners (Petitioners): Robert Kelly & Holly Taylor
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Michelle Clancy
Company/Firm (if applicable): Approved Approved
Address: PO Box 310
Berry Hall MD 21108

Telephone Number: 443 60107514

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

NO 160527

Date: 11/7/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000		150				\$ 75.00

Total: \$ 75.00

Rec From:

For:

zoning hearing - case # 2018-0129-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACHIAL TIME
11/09/2017 11/09/2017 10:26:52
REG MS01 WALKIN LJR
RECEIPT # 760095 11/07/2017
Dept: 5 326 ZONING VERIFICATION
CR NO: 160527
Receipt Tot: \$75.00
\$75.00 CR \$ 0.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

December 5, 2017

Robert Kelly and Holly Taylor
14045 Sunnybrook Road
Phoenix MD 21131

RE: Case Number: 2018-0129 A, Address: 14045 Sunnybrook Road

Dear Mr. Kelly and Ms. Taylor:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 7, 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Michelle Clancy, P O Box 310, Perry Hall MD 21128

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

NOV 15 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: November 15, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0129-A
Address 14045 Sunnybrook Road
(Kelly & Taylor Property)

Zoning Advisory Committee Meeting of **November 20, 2017**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 11-15-2017



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 11/13/17

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. 2018-0129-A

*Administrative Variance
Robert Kelly and Holly Taylor
14045 Sunny Brook Road*

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

Sincerely,

for 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

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
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Reviewer: Steve Ford Date: 11-15-2017

C H E C K L I S T

<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 _____)	_____
<u>11-15</u>	DEPS (if not received, date e-mail sent _____)	<u>NO</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>11-13</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: _____		
SIGN POSTING Date: <u>11-19-17</u> by <u>Ogle</u>		
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 - 10 Account Number - 1600013003			
Owner Information					
Owner Name:		KELLY ROBERT J TAYLOR HOLLY A		Use:	RESIDENTIAL
Mailing Address:		14045 SUNNYBROOK RD PHOENIX MD 21131-1339		Principal Residence:	YES
		Deed Reference:		/39201/ 00194	
Location & Structure Information					
Premises Address:		14045 SUNNYBROOK RD PHOENIX 21131-1339		Legal Description:	3.807 AC ES 14045 SUNNYBROOK RD 2200FT SE OF PAPER MIL R
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0043	0004	0264		0000	
				Assessment Year:	Plat No:
				2017	Plat Ref:
Special Tax Areas:			Town:		
			NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1975		1,322 SF		572 SF	
				Property Land Area	
				3.8000 AC	
				County Use	
				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	SIDING	2 full	
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2017	07/01/2018
Land:		172,800	172,800		
Improvements		137,000	142,600		
Total:		309,800	315,400	311,667	313,533
Preferential Land:		0			0
Transfer Information					
Seller: SULLIVAN M JENNIFER		Date: 07/18/2017		Price: \$410,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39201/ 00194		Deed2:	
Seller: THOMAS GEORGE CURTIS,SR		Date: 08/09/1999		Price: \$179,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /13947/ 00152		Deed2:	
Seller: MORRISON CHARLES A		Date: 03/18/1974		Price: \$5,500	
Type: ARMS LENGTH IMPROVED		Deed1: /05432/ 00084		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: No Application					

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application**Date:**
.

Form #0129





Item #0129



Item # 0129

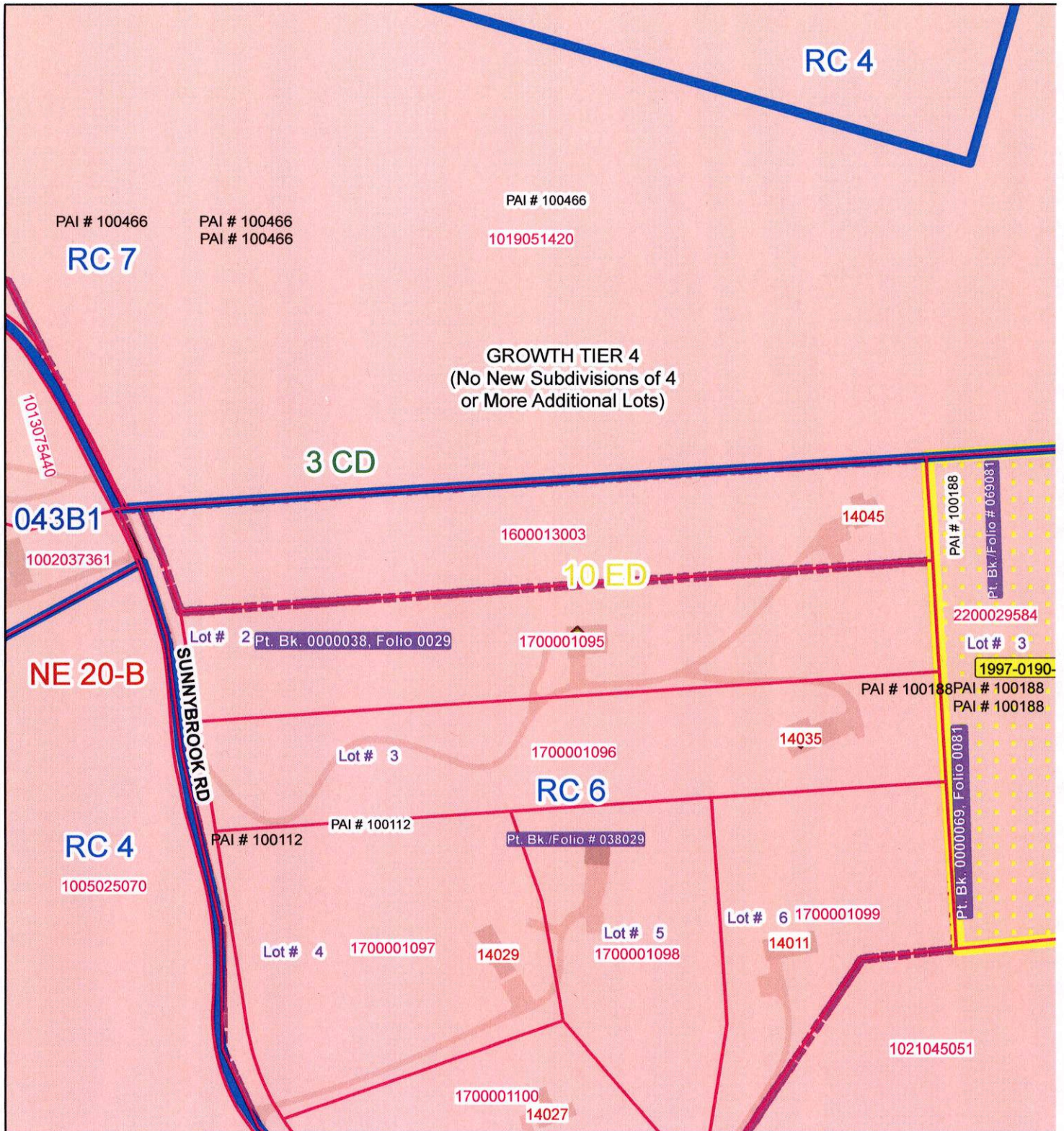
Item # 0129





Item #0129

14045 Sunnybrook Road



Publication Date: 11/7/2017



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 55 110 220 330 440 Feet

1 inch = 200 feet

Item # 0129

SUNNYBROOK ROAD

S 10°22'50" E S 14°06'20" E
83.80' 73.14'

20' REVERTIBLE
SLOPE ESMT

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 14045 Sunnybrook Rd. OWNER(S) NAME(S) Robert Kelly - Holly Taylor
SUBDIVISION NAME Mayflower Hill LOT # 1 BLOCK # SECTION #
PLAT BOOK # 38 FOLIO # 29 10 DIGIT TAX # 1600013003 DEED REF. # 39201/00194

WATER IS: PUBLIC ☐ PRIVATE ☒
SEWER IS: PUBLIC ☐ PRIVATE ☒
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:



MAP IS NOT TO SCALE

ZONING MAP# 04381
SITE ZONED RC6
ELECTION DISTRICT 10
COUNCIL DISTRICT 3
LOT AREA ACREAGE 3.80
OR SQUARE FEET 165,528
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X

N 85°06'10" W
1130.00'

LOT 1
3.807 AC. (Plat)

S 85°06'10" E
1083.54'

TO: SUNNYBROOK
ROAD

10' DRAINAGE &
UTILITIES ESMT

#14045

MAC
BOX

UTILITY
BOX

N 05°06'40" E
150.00'

PLAN DRAWN BY JSC DATE 10/21/17 SCALE: 1 INCH = 100 FEET



15' WIDE PERPETUAL EASEMENT AS A RIGHT
OF WAY FOR THE PURPOSE OF INGRESS
EGRESS AND REGRESS TO SUNNYBROOK
ROAD
LIBER 1052 FOLIO 122

#2018-0129-A

[Signature]

Pet.
Exh. 1

SUNNYBROOK ROAD

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

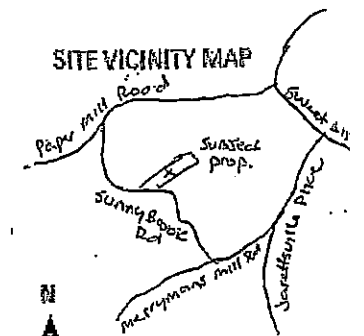
ADDRESS 14045 Sunnybrook Rd. OWNER(S) NAME(S) Robert Kelly - Holly Taylor

SUBDIVISION NAME Mayflower Hill LOT # 1 BLOCK # _____ SECTION # _____

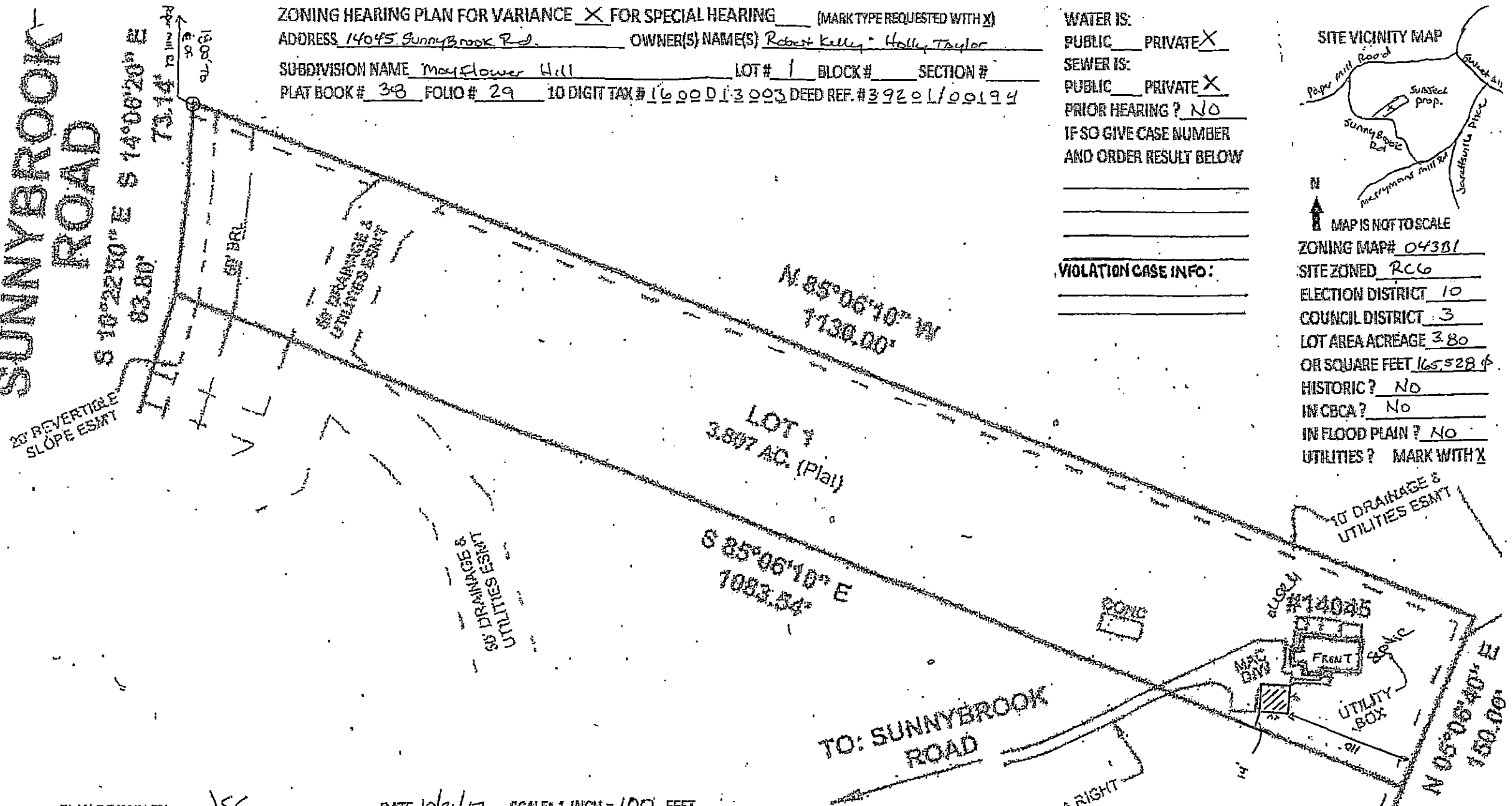
PLAT BOOK # 38 FOLIO # 29 10 DIGIT TAX # 1600013003 DEED REF. # 39201/00194

WATER IS: PUBLIC _____ PRIVATE ☒
SEWER IS: PUBLIC _____ PRIVATE ☒
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER _____
AND ORDER RESULT BELOW _____

VIOLATION CASE INFO: _____



MAP IS NOT TO SCALE
ZONING MAP# 04381
SITE ZONED RCC
ELECTION DISTRICT 10
COUNCIL DISTRICT 3
LOT AREA ACREAGE 3.80
OR SQUARE FEET 165,528
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X



PLAN DRAWN BY JSC DATE 10/21/17 SCALE: 1 INCH = 100 FEET

15' WIDE PERPETUAL EASEMENT AS A RIGHT OF WAY FOR THE PURPOSE OF INGRESS EGRESS AND REGRESS TO SUNNYBROOK ROAD
LIBER 1052 FOLIO 122

#2018-0129-A

RJG

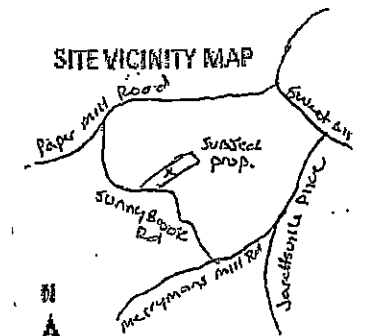


SUNNYBROOK ROAD

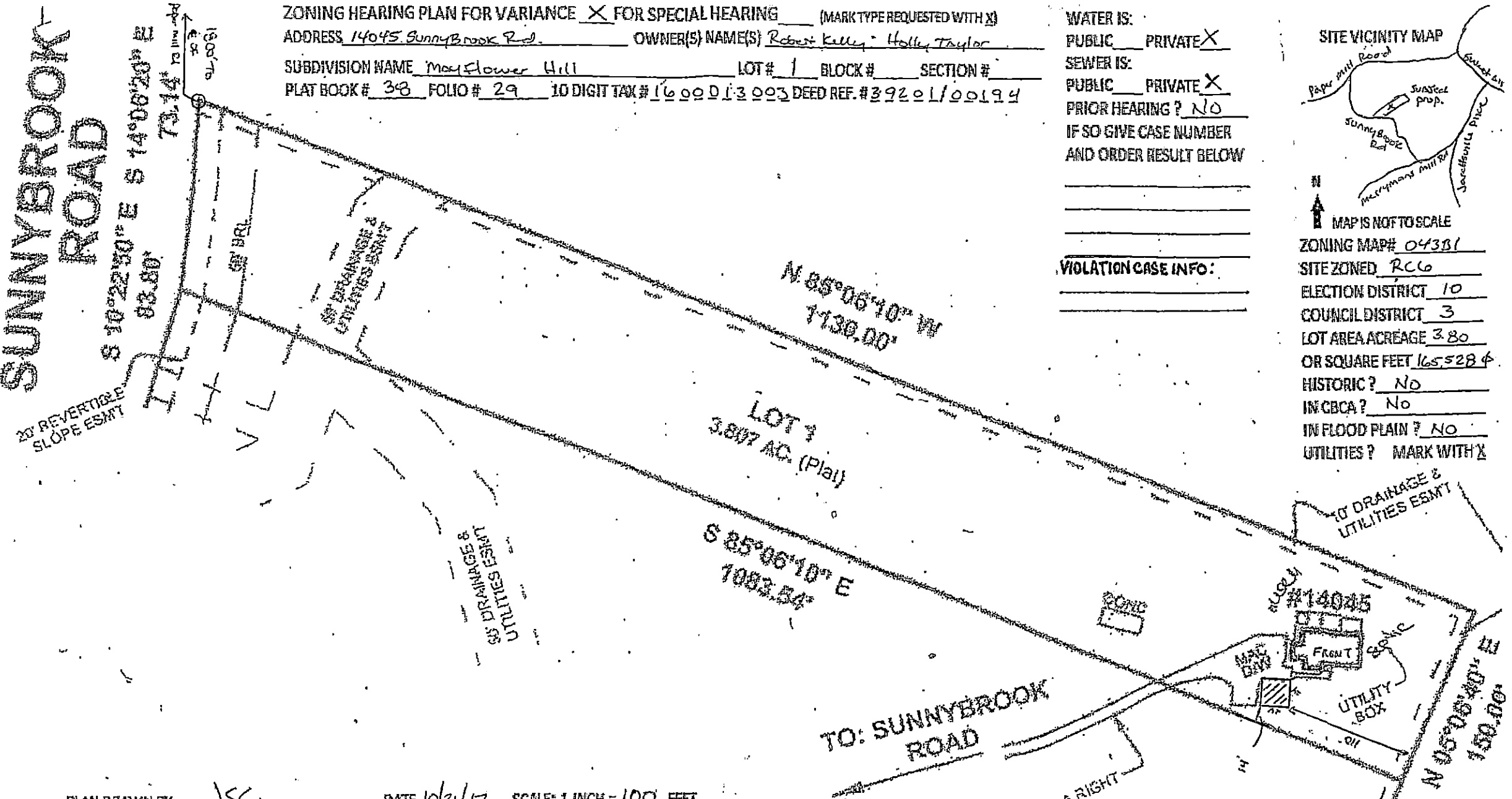
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 14045 Sunnybrook Rd. OWNER(S) NAME(S) Robert Kelly - Holly Taylor
SUBDIVISION NAME Mayflower Hill LOT # 1 BLOCK # _____ SECTION # _____
PLAT BOOK # 308 FOLIO # 29 10 DIGIT TAX # 1600013003 DEED REF. # 39201/00194

WATER IS: PUBLIC _____ PRIVATE ☒
SEWER IS: PUBLIC _____ PRIVATE ☒
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER _____
AND ORDER RESULT BELOW _____

VIOLATION CASE INFO: _____



MAP IS NOT TO SCALE
ZONING MAP# 04381
SITE ZONED RC6
ELECTION DISTRICT 10
COUNCIL DISTRICT 3
LOT AREA ACREAGE 3.80
OR SQUARE FEET 165,528 ft.
HISTORIC? NO
IN CBCA? NO
IN FLOOD PLAIN? NO
UTILITIES? MARK WITH X



PLAN DRAWN BY JSC DATE 10/21/17 SCALE: 1 INCH = 100 FEET

5' WIDE PERPETUAL EASEMENT AS A RIGHT OF WAY FOR THE PURPOSE OF INGRESS EGRESS AND REGRESS TO SUNNYBROOK ROAD
LIBER 1652 FOLIO 122

#2018-0129-A
K.T.



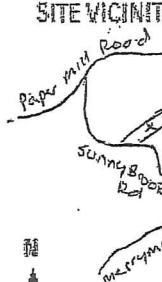
SUNNYBROOK ROAD

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 14045 Sunnybrook Rd. OWNER(S) NAME(S) Robert Kelly - Holly Taylor
 SUBDIVISION NAME Mayflower Hill LOT # 1 BLOCK # _____ SECTION # _____
 PLAT BOOK # 308 FOLIO # 29 10 DIGIT TAX # 1600013003 DEED REF. # 39201/00194

WATER IS: _____
 PUBLIC _____ PRIVATE ☒
 SEWER IS: _____
 PUBLIC _____ PRIVATE ☒
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

SITE VICINITY

 MAP IS NOT
 ZONING MAP#
 SITE ZONED R
 ELECTION DISTRICT
 COUNCIL DISTRICT
 LOT AREA ACRES
 OR SQUARE FEET
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN
 UTILITIES? NO

20' REVERTIBLE
SLOPE ESMT

S 10°22'50" E S 14°06'20" E
83.80'

1300' 76
73.14'

50' BRG

50' DRAINAGE & UTILITIES ESMT

N 85°06'10" W
1130.00'

LOT 1
3.897 AC. (Plat)

S 85°06'10" E
1083.54'

50' DRAINAGE & UTILITIES ESMT

TO: SUNNYBROOK ROAD

POND

14045

FRONT

UTILITY BOX

PLAN DRAWN BY JSC DATE 10/21/17 SCALE: 1 INCH = 100 FEET

5' WIDE PERPETUAL EASEMENT AS A RIGHT
 OF WAY FOR THE PURPOSE OF INGRESS
 EGRESS AND REGRESS TO SUNNYBROOK
 ROAD
 LIBER 1602 FOLIO 722

#2018-0129-A

[Handwritten signature]

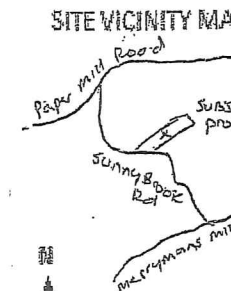


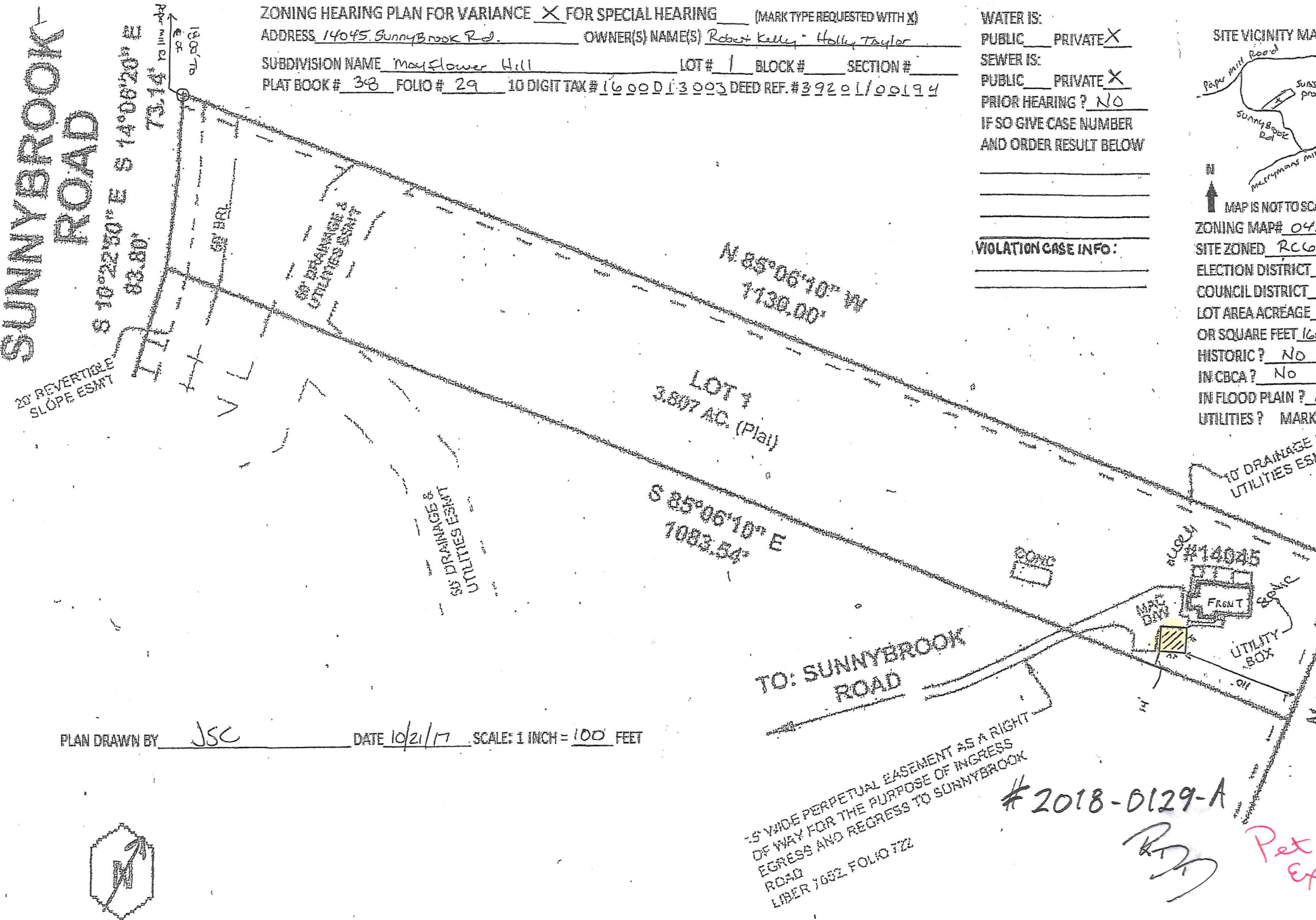
SUNNYBROOK ROAD

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 14045 Sunnybrook Rd. OWNER(S) NAME(S) Robert Kelly - Holly Taylor
 SUBDIVISION NAME Mayflower Hill LOT # 1 BLOCK # _____ SECTION # _____
 PLAT BOOK # 38 FOLIO # 29 10 DIGIT TAX # 16 000 13 003 DEED REF. # 39201/00194

WATER IS: PUBLIC _____ PRIVATE ☒
 SEWER IS: PUBLIC _____ PRIVATE ☒
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

SITE VICINITY MAP

 MAP IS NOT TO SCALE
 ZONING MAP# 04
 SITE ZONED RC6
 ELECTION DISTRICT _____
 COUNCIL DISTRICT _____
 LOT AREA ACREAGE _____
 OR SQUARE FEET 16
 HISTORIC? NO
 IN CBCA? NO
 IN FLOOD PLAIN? _____
 UTILITIES? MARK _____



PLAN DRAWN BY JSC DATE 10/21/17 SCALE: 1 INCH = 100 FEET

5' WIDE PERPETUAL EASEMENT AS A RIGHT OF WAY FOR THE PURPOSE OF INGRESS EGRESS AND REGRESS TO SUNNYBROOK ROAD
 LIBER 1632 FOLIO 722

#2018-0129-A

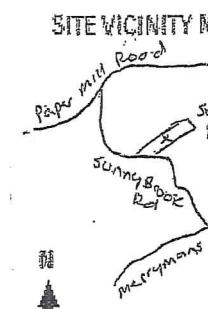
Handwritten signatures and initials:
 RJT
 Pet
 Ex



SUNNYBROOK ROAD

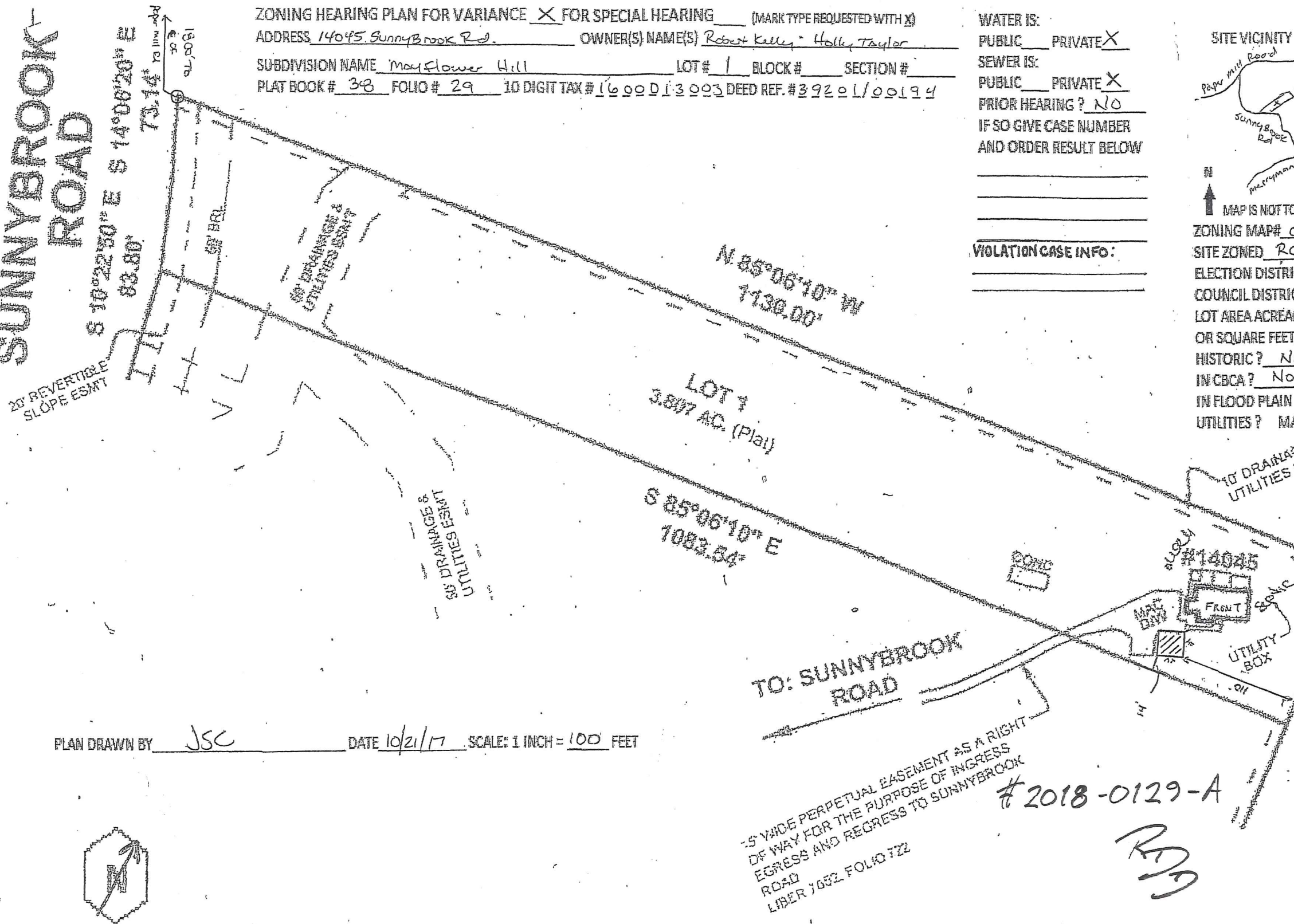
ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 14045 Sunnybrook Rd. OWNER(S) NAME(S) Robert Kelly - Holly Taylor
 SUBDIVISION NAME Mayflower Hill LOT # 1 BLOCK # _____ SECTION # _____
 PLAT BOOK # 308 FOLIO # 29 10 DIGIT TAX # 600013003 DEED REF. # 39201/00194

WATER IS: PUBLIC _____ PRIVATE ☒
 SEWER IS: PUBLIC _____ PRIVATE ☒
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW



MAP IS NOT TO SCALE
 ZONING MAP# 0
 SITE ZONED RC
 ELECTION DISTRICT _____
 COUNCIL DISTRICT _____
 LOT AREA ACREAGE _____
 OR SQUARE FEET _____
 HISTORIC? No
 IN CBCA? No
 IN FLOOD PLAIN? _____
 UTILITIES? _____

VIOLATION CASE INFO:



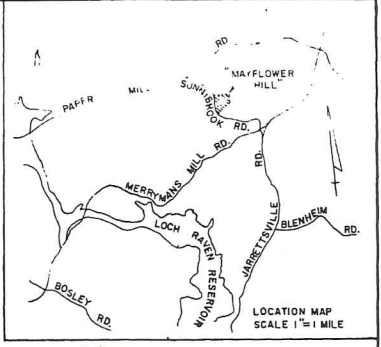
PLAN DRAWN BY JSC DATE 10/21/17 SCALE: 1 INCH = 100 FEET

15' WIDE PERPETUAL EASEMENT AS A RIGHT OF WAY FOR THE PURPOSE OF INGRESS EGRESS AND REGRESS TO SUNNYBROOK ROAD
 LIBER 1082 FOLIO 172

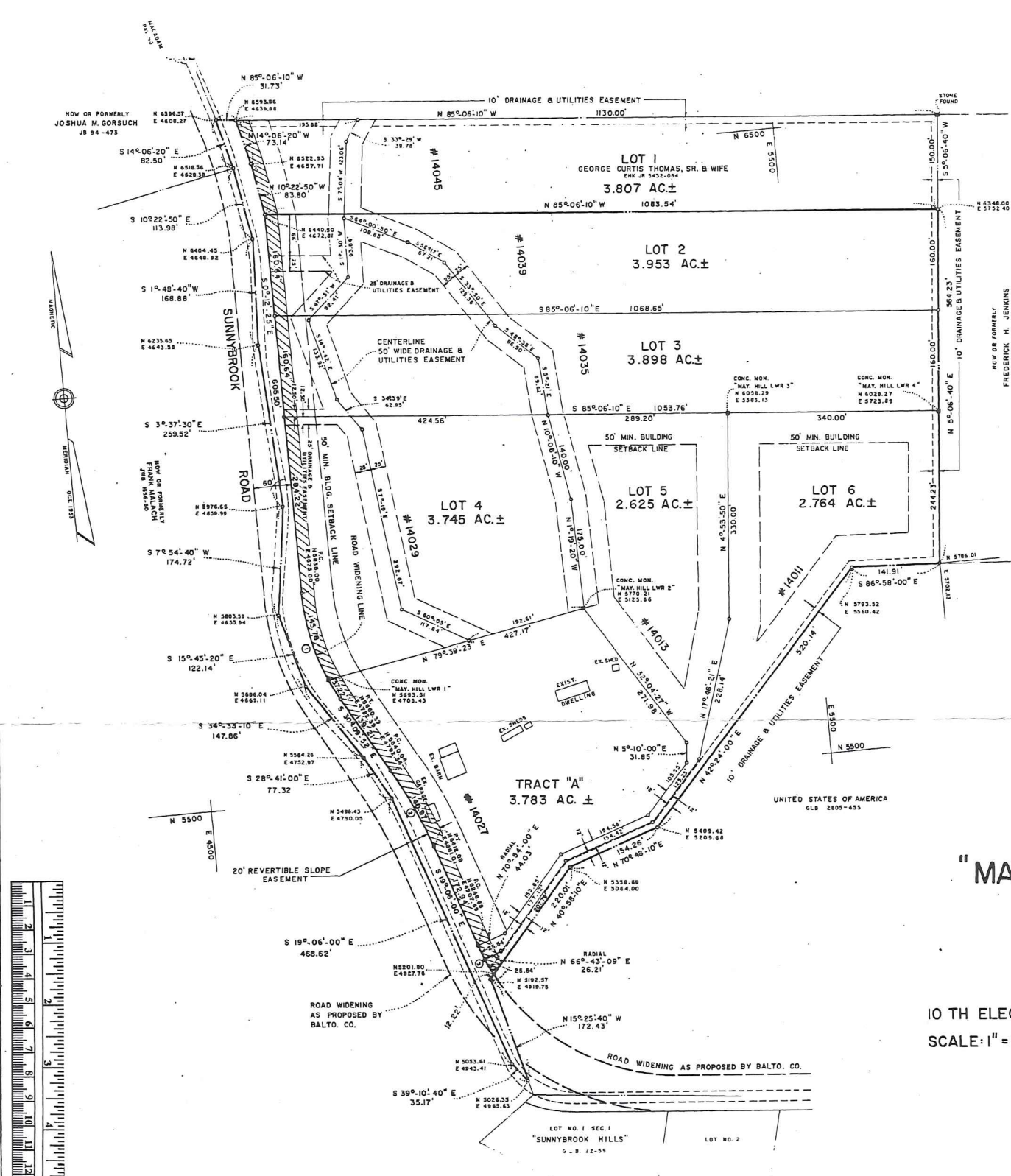
#2018-0129-A

Handwritten signature/initials





- NOTES
1. THE COORDINATE SYSTEM SHOWN HEREON IS ASSUMED.
 2. THE STREETS AND/OR ROADS AS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.
 3. FOR PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.
 4. EXISTING ZONING _____ R.S.C.
GROSS ACREAGE _____ 21.756
NO. OF LOTS _____ 5
NO. OF TRACTS _____ 1
GROSS RESIDENTIAL DENSITY LOTS/AC. _____ 0.28



EH.K., JR. 38 FOLIO 29
Filed : record
Date OCT 9 1974
Test:
[Signature] Clerk

"MAYFLOWER HILL"

OWNED BY
CHARLES MORRISON
14027 SUNNYBROOK RD.

10 TH ELECT. DIST.
SCALE: 1"=100'

BALTO. CO. MD.
JULY 29, 1974

P. W. & Completed	10/10/74	D.R.
Final Plat Checked		
Planning		
Engineering	10/12/74	
Street Names		
Errors		

CURVE DATA FOR ROAD ALIGNMENT					
NO.	RADIUS	ARC (L)	Δ	TAN.	L.C.B.
1	350.00'	183.00'	29° 57' 23"	93.64'	S 15° 11' 09" E 180.92'
2	730.00'	140.97'	11° 03' 52"	70.71'	S 24° 37' 56" E 140.75'
3	350.00'	51.08'	8° 21' 42"	25.58'	S 23° 16' 51" E 51.03'

APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT BY _____ DEPUTY STATE AND COUNTY HEALTH OFFICER	APPROVED FOR BALTIMORE COUNTY PLANNING BOARD BY _____ DATE _____
SURVEYORS CERTIFICATE I, LEO W. RADER, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN LAID OUT, AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL # 459, CHAPTER 1016 OF THE ACTS OF 1945, AND SUBSEQUENT AMENDATORY ACTS. <i>[Signature]</i> REGISTERED LAND SURVEYOR AC. 435 DATE 7-29-74	OWNERS CERTIFICATE THE REQUIREMENTS OF SECTION 72 B, ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, (FLACK 1947 SUPPLEMENT) AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT HAVE BEEN COMPLIED WITH. OWNER _____ DATE _____

HIGHWAY DEPARTMENT OF BALTIMORE COUNTY
APPROVED FOR STREET ALIGNMENT AND LOCATION
BY _____
DATE _____

LEO W. RADER
REG. LAND SURVEYOR
38 BELFAST ROAD
TIMONUM, MD. CL2-2920

MS A 5541336-6348

Item #0129