



**CIRCUIT COURT FOR BALTIMORE COUNTY
MARYLAND**
401 Bosley Avenue, P.O. Box 6754, Towson, MD, 21285-6754

E-FILED: Baltimore County Circuit Court
Doc No: 416/2025 7:24 AM, Submission: 4/16/2025 7:24 AM
Envelope: 20806383

To: DUNCAN SCOTT KEIR
BLIBAUM & ASSOCIATES, P.A.
40 YORK RD, SUITE 300
TOWSON, MD 21204

Case Number:
Other Reference Number(s):

C-03-CV-24-001061

GLEN ARM PROPERTIES I, LLC VS. STACY DUMER, ET AL.

Date: 4/16/2025

NOTICE OF HEARING/TRIAL

Please be advised that the following events have been scheduled in this case:

Date	Time	Type of Proceeding
10/22/2025	09:00AM	Trial - Court
10/23/2025	09:00AM	Trial - Court
10/24/2025	09:00AM	Trial - Court

Remarks: 3 DAYS

Any postponement request must be filed in accordance with MD Rule 2-508 and addressed to the court address above.

Attorneys/parties shall notify this court immediately when a case settles before a scheduled event.

2018-0251-SPH

M E M O R A N D U M

DATE: June 7, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0251-SPH – Appeal Period Expired

The appeal period for the above-referenced case expired on June 6, 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



KEVIN KAMENETZ
County Executive

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

May 7, 2018

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

RE: Petitions for Special Hearing
Case No. 2018-0251-SPH
Property: 5323 Glen Arm Road

Dear Mr. Kotroco:

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

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

Sincerely,

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

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

- c: Bernadette Moskunas, 200 E. Joppa Road, Room 101, Towson, Maryland 21286
Amanda Caplan, 5321 Glen Arm Road, Glen Arm, MD 21057
Brian Ochs, 5343 Glen Arm Road, Glen Arm, MD 21057
Mark Dumer, 5341 Glen Arm Road, Glen Arm, MD 21057
Linda Otter, 10740 Harford Road, Glen Arm, MD 21057
Charles otter, 5308 Glen Arm Road, Glen Arm, MD 21057
Hector Thomas, 5440 Hillrise Road, Glen Arm, MD 21057
Joyce Rieley, 36 Sipple Avenue, Baltimore, MD 21236

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(5323 Glen Arm Road)		
11 th Election District	*	OFFICE OF
3 rd Council District		
Glen Arm Properties I, LLC	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
Petitioner	*	FOR BALTIMORE COUNTY
	*	Case No. 2018-0251-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Glen Arm Properties I, LLC, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") as follows: (1) to approve access to the local street or collector street through an existing right-of-way instead of an in-lot strip; and (2) to allow the continued use of an existing 1,440 ft. right-of-way access strip for up to three (3) lots. A site plan was marked and admitted as Petitioner's Exhibit 1.

Frank Pommett and Bernadette Moskunus appeared in support of the petition. Timothy M. Kotroco Esq., represented the Petitioner. Several neighbors attended the hearing to obtain additional information about the request. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Sustainability (DEPS), the Bureau of Development Plans Review (DPR) and the Department of Planning (DOP).

Petitioner purchased in 2016 a thirty-two (32) acre parcel of land on Glen Arm Road. The property was improved with a single-family dwelling, although it was in poor condition and suffered extensive fire damage. The balance of the property was and continues to be in agricultural

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Date 5/7/18
By Sen

production.

Mr. Pommert testified he owns a farm nearby, and that he intends for the immediate future to continue farming the subject property. Ultimately, Mr. Pommert indicated he and the other two members of the ownership entity plan to subdivide the property and construct three single-family dwellings. Petitioner would rebuild the dwelling previously owned by the Horner family and would construct two additional single-family dwellings. Mr. Pommert testified the dwellings would be situated near one another on the tract and that each of the three lots created in the minor subdivision process would be approximately ten (10) acres in size. As discussed at the hearing, both the BCZR and Maryland's Sustainable Growth and Agricultural Preservation Act of 2012 would limit to three (3) the number of dwellings on the subject property.

But this case does not concern the proposed minor subdivision. Rather, Petitioner seeks special hearing relief merely to confirm it has the right to continue using the "farm road" to access the subject property. Neighbors indicated the "road" is in extremely poor condition and during heavy storms there is considerable run-off from this driveway, and debris and sediment is washed onto Glen Arm Road and neighboring properties. As discussed at the hearing, Petitioner will be required during the minor subdivision process to improve the condition of the driveway and (along with Baltimore County and the existing owners who use this driveway) remedy the excessive stormwater run-off from this steep and unpaved driveway.

Under Baltimore County Code (BCC) section 32-4-409(b)(1) an owner proposing to access an interior lot(s) by a panhandle driveway is required to provide an "in-fee strip of land for access to the local street." But the law contains an "exception" when "a right-of-way has been established before the submission" of the plan. BCC §32-4-409(c). In that case, the ALJ can approve access to the local street "through the existing right-of-way instead of an in-fee strip." *Id.* Ms. Moskunas

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Date 5/7/18
By Sen

testified the driveway has been in use in its current location for over 60 years, and deeds were submitted to substantiate this fact. As such, Petitioner is entitled to use this existing right-of-way to access the three (3) proposed building lots.

THEREFORE, IT IS ORDERED this 7th day of **May, 2018** by this Administrative Law Judge, that the Petition for Special Hearing: (1) to approve access to the local street or collector street through an existing right-of-way instead of an in-fee strip; and (2) to allow the continued use of an existing 1,440 ft. right-of-way access strip for up to three (3) residential building lots, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

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

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 5/7/18
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 5323 Glen Arm Road which is presently zoned RC 6 & RC 2
Deed References: 37096/0331 10 Digit Tax Account # 11-1108069170
Property Owner(s) Printed Name(s) Glen Arm Properties, I LLC

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

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

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

SEE ATTACHED

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

SEE ATTACHED

3. a **Variance** from Section(s)

SEE ATTACHED

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

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:

Timothy M. Kotroco

Name- Type or Print

Signature

305 Washington Avenue, Suite 502, Towson, Maryland

Mailing Address City State

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

Legal Owners (Petitioners):

Glen Arm Properties I, LLC., By: Francis A. Pommett, III

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

5716 Beechdale Avenue, Baltimore, MD

Mailing Address City State

21239 / 443-365-0009

Zip Code Telephone # Email Address

Representative to be contacted:

Same As Attorney for Petitioner

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2018-0251-SPH Filing Date 3/20/2018

Do Not Schedule Dates:

Reviewer *[Signature]*

ATTACHMENT TO SPECIAL HEARING PETITION

Special Hearing pursuant to section 32-4-409 (c) to approve access the local street or collector street through an existing right of way instead of an in fee strip, and;

To allow the continued use of an existing 1,440 foot existing right of way access strip for up to three lots.

For such other and further relief as the nature of this cause may require.

2018-0251-SPH
/.

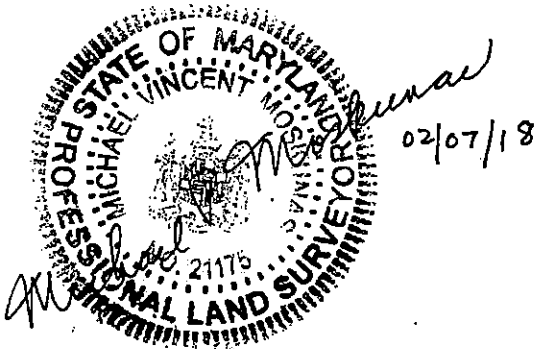
Zoning Property Description for #5323 Glen Arm Road

Beginning at a point on the south side of Glen Arm Road which is 60 feet wide at the distance of 508 feet, more or less, east of Long Green Road which is 60 feet wide:

The True Point of Beginning being 1350 feet, more or less, south of Glen Arm Road thence the following courses and distances:

- *South 35 degrees 32 minutes 30 seconds East, 157.68 feet,*
- *North 67 degrees 54 minutes East, 713.21 feet,*
- *South 41 degrees 36 minutes East, 964.35 feet,*
- *South 46 degrees 09 minutes West, 1128.17 feet,*
- *North 44 degrees 04 minutes West, 1376.47 feet,*
- *North 41 degrees 14 minutes 19 seconds East, 531.07 feet to the point of beginning as recorded in Deed Liber 37096, folio 331, less the saving and excepting called in Deed Liber 4956, folio 403.*

Together with the right to use of twenty foot road as set forth in a Deed dated May 16, 1966 and recorded in Deed Liber 4619, folio 241, containing 32.33 acres, more or less. Located in the 11th Election District and 3rd Council District.



*Michael V. Moskunas
Professional Land Surveyor
Reg. No. 21175
Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060*

2018-0251-SPH

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
5323 Glen Arm Road; S/S Glen Arm Road, * OF ADMINISTRATIVE
508' E of c/line of Long Green Road * HEARINGS FOR
11th Election & 3rd Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Glen Arm Properties I, LLC *
Petitioner(s) *
2018-251-SPH

* * * * *

ENTRY OF APPEARANCE

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

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

MAR 26 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of March, 2018, a copy of the foregoing Entry of Appearance was mailed to Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney 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: 2018-0251-SPH
Property Address: 5323 Glen Arm Road
Property Description: _____

Legal Owners (Petitioners): Glen Arm Properties I, LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Timothy Koxroco
Company/Firm (if applicable): _____
Address: 305 Washington Ave Suite 502
Towson, MD 21204

Telephone Number: 410 299-2943

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 12, 2018 Issue - Jeffersonian

Please forward billing to:

Timothy Kotroco
305 Washington Avenue, Ste. 502
Towson, MD 21204

410-299-2943

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2018-0251-SPH

5323 Glen Arm Road
S/s Glen Arm Road, E/of centerline of Long Green Road
11th Election District – 3rd Councilmanic District
Legal Owners: Glen Arm Properties, I, LLC

Special Hearing to approve the local street or collector street through an existing right-of-way instead of an in fee strip and to allow the continued use of an existing 1,440 ft. existing right-of-way access strip for up to 3 lots. For such other and further relief as the nature of this cause may require.

Hearing: Thursday, May 3, 2018 at 10:00 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.

CERTIFICATE OF POSTING

RECERTIFIED
April 28, 2018

Date: APRIL 13, 2018

RE: Project Name: 5323 GLEN ARM ROAD SIGN 1
Case Number /PAI Number: 2018-0251-SPH
Petitioner/Developer: FRANCIS POMMETT
Date of Hearing/Closing: MAY 3, 2018

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 INTERSECTION OF PROPOSED STREET AND GLEN ARM ROAD

RECERTIFIED
April 28, 2018

The sign(s) were posted on

APRIL 13 2018

(Month, Day, Year)

Apr 28, 2018 10:12:17 AM
Glen Arm

David Billingsley

David W Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



CERTIFICATE OF POSTING

RECEIVED

April 28, 2018

Date: APRIL 13, 2018

RE: Project Name: 5323 GLEN ARM ROAD SIGN 2
Case Number /PAI Number: 2018-0251-SPH
Petitioner/Developer: FRANCIS POMMETT
Date of Hearing/Closing: MAY 3, 2018

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 INTERSECTION OF PROPOSED STREET AND GLEN ARM ROAD

RECEIVED

April 28, 2018

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APRIL 13 2018

(Month, Day, Year)

David Billingsley

David W Billingsley

(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

Apr 28, 2018 10:12:32 AM
Glen Arm

ZONING NOTICE

CASE NO. 2018-0251-SPH

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON, MD. 21204
TIME: THURSDAY, MAY 3, 2018 AT 10:00 AM

SPECIAL HEARING TO APPROVE THE LOCAL OR
COLLECTOR STREET THROUGH AN EXISTING
RIGHT OF WAY INSTEAD OF AN IN FEE STRIP
AND TO ALLOW THE CONTINUED USE OF AN
EXISTING 1440 FT. RIGHT OF WAY ACCESS STRIP
FOR UP TO 3 LOTS AND FOR SUCH OTHER AND
FURTHER RELIEF AS THE NATURE OF THIS CAUSE
MAY REQUIRE

Persons who are to receive notice of this hearing are hereby notified that they must appear at the hearing to be heard on their objections to the proposed action. If they fail to appear, their objections will be considered as waived. The hearing will be held at the time and place specified above. The hearing will be held in the English language. The hearing will be held in the English language. The hearing will be held in the English language.

CERTIFICATE OF POSTING

RECEIVED

April 28, 2018

Date: APRIL 13, 2018

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Petitioner/Developer: FRANCIS POMMETT
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CASE NO. 2018-0251-SPH

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CHESAPEAKE AVENUE, TOWSON, MD. 21204
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FURTHER RELIEF AS THE NATURE OF THIS CAUSE
MAY REQUIRE

Postholders must due to weather or other conditions are sometimes
necessary. To confirm hearing or obtain additional information, contact
Department of Permits, Approvals and Inspections, 111 West Chesapeake
Avenue, Towson, MD. 21204 (410) 679-8719
FURTHER PENALTY OF LAW, DO NOT REMOVE FROM SIGN DURING THE
OF THE HEARING. HEARING AND HANGING OF THE SIGN

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
<http://www.thedailyrecord.com>

Order #: 11536857
Case #: 2018-0251-SPH
Description:

CASE NUMBER: 2018-0251-SPH - NOTICE OF ZONING HEARING

PUBLISHER'S AFFIDAVIT

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

4/13/2018



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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CASE NUMBER: 2018-0251-SPH

5323 Glen Arm Road

S/S Glen Arm Road, E/of centerline of Long Green Road

11th Election District - 3rd Councilmanic District

Legal Owners: Glen Arm Properties, I, LLC

Special Hearing to approve the local street or collector street through an existing right-of-way instead of an in fee strip and to allow the continued use of an existing 1,440 ft. existing right-of-way access strip for up to 3 lots. For such other and further relief as the nature of this cause may require.

Hearing: Thursday, May 3, 2018 at 10:00 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.

ap13

CERTIFICATE OF POSTING

Date: APRIL 13, 2018

RE: Project Name: 5323 GLEN ARM ROAD SIGN 1
Case Number /PAI Number: 2018-0251-SPH
Petitioner/Developer: FRANCIS POMMETT
Date of Hearing/Closing: MAY 3, 2018

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The sign(s) were posted on APRIL 13 2018
(Month, Day, Year)

David W Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

ZONING NOTICE

CASE NO. 2018-0251-SPH

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FOR UP TO 3 LOTS AND FOR SUCH OTHER AND
FURTHER RELIEF AS THE NATURE OF THIS CAUSE
MAY REQUIRE

Postponements due to weather or other conditions are sometimes necessary. To confirm hearing or obtain additional information, contact Department of Permits, Approvals and Inspections, 111 West Chesapeake Avenue, Towson, Md. 21204 (410) 887-3391.
UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL THE DAY OF THE HEARING. HEARINGS ARE HANDICAPPED ACCESSIBLE

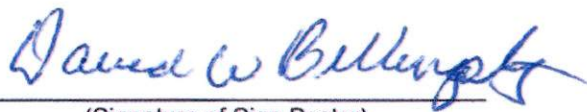
CERTIFICATE OF POSTING

Date: APRIL 13, 2018

RE: Project Name: 5323 GLEN ARM ROAD SIGN 2
Case Number /PAI Number: 2018-0251- SPH
Petitioner/Developer: FRANCIS POMMETT
Date of Hearing/Closing: MAY 3, 2018

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The sign(s) were posted on APRIL 13 2018
(Month, Day, Year)

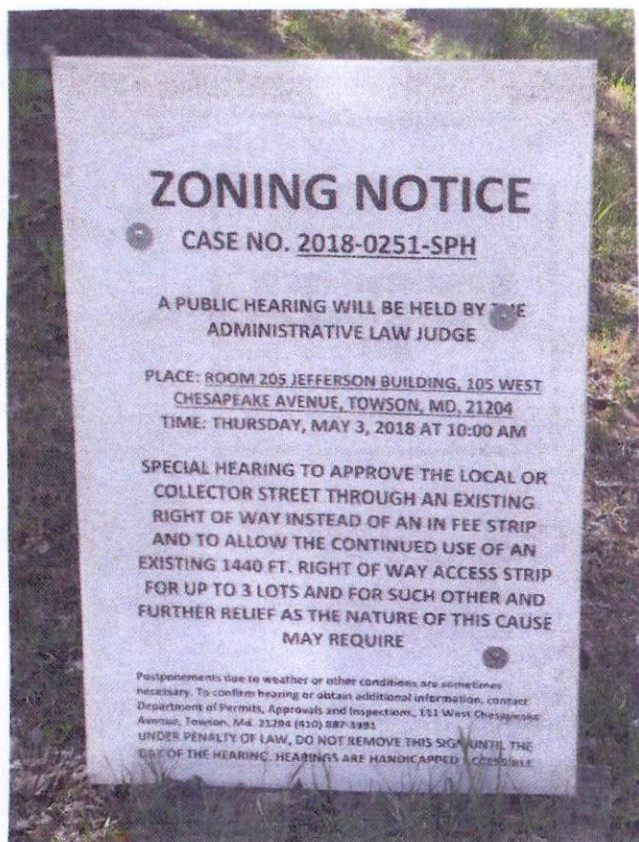

(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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





KEVIN KAMENETZ
County Executive

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

April 4, 2018

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S/s Glen Arm Road, E/of centerline of Long Green Road

11th Election District – 3rd Councilmanic District

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Hearing: Thursday, May 3, 2018 at 10:00 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: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Francis A. Pommert, III, 5716 Beechdale Avenue, Baltimore 21239

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, APRIL 13, 2018.**
- (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.

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

NO 166181

Date: 3/20/18

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

Total: 75.00

Rec From: Timothy Ketroco

For: 5323 Glen Arm Rd

2018-0251-1PH

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME TRN
3/23/2018 3/23/2018 09:50:55 3
REG. #003 - WALKIN CAM
>>RECEIPT # 766616 3/23/2018 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 166181
Recpt Tot \$75.00
\$75.00 CK \$1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

April 26, 2018

Glen Arm Properties I LLC,
Francis A Pommett III
5716 Beechdale Avenue
Baltimore MD 21239

RE: Case Number: 2018-0251 X, Address: 5323 Glen Arm Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 20, 2018. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

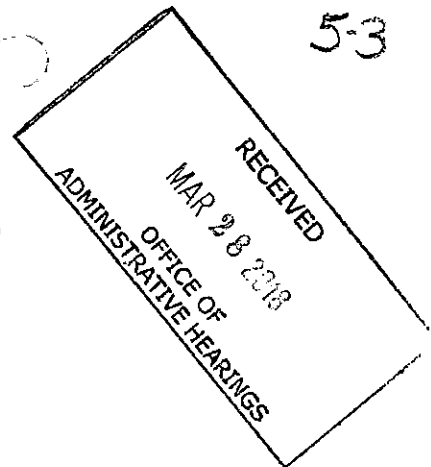
WCR: jaw

Enclosures

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

BALTIMORE COUNTY, MARYLAND

Inter-Office 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: March 28, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0251-SPH
Address 5323 Glen Arm Road
(Glen Arm Properties I, LLC
Property)

Zoning Advisory Committee Meeting of April 2, 2018

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).

Additional Comments:

1. Any driveway/road improvements to take place within the future Forest Buffer Easement area will require an alternatives analysis.

Reviewer: Libby Errickson

ORDER RECEIVED FOR FILING

Date 5/7/18

By Sen

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 4/17/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-251

INFORMATION:

Property Address: 5323 Glen Arm Road
Petitioner: Glen Arm Properties I, LLC
Zoning: R.C.2, R.C.5
Requested Action: Special Hearing

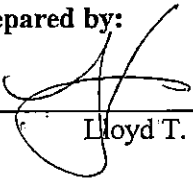
The Department of Planning has reviewed the petition for a special hearing to determine whether the Administrative Law Judge should approve access to the local street or collector street through an existing right of way instead of an in fee strip, and to allow the continued use of an existing 1,440 foot existing right of way access strip for up to three lots.

A site visit was conducted on 3/29/2018. Glen Arm Road is a Baltimore County Scenic Route.

The Department has no objections to granting the petitioned zoning relief conditioned upon the petitioners successfully demonstrating to the Administrative Law Judge that the proposed access meets all safety standards as identified by the Baltimore County Fire Department, the Department of Public Works and the Department of Permits, Approvals and Inspections, Developers Plans Review Section.

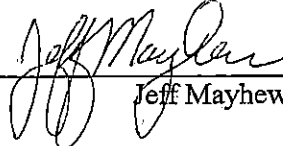
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Joseph Wiley
Timothy M. Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

Date: 3/26/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2018-0251-SPH

*Special Permit
Glen Arm Properties, LLC
5323 Glen Arm 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

53

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 4/17/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
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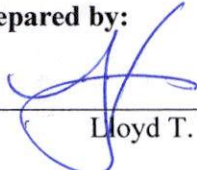
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For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

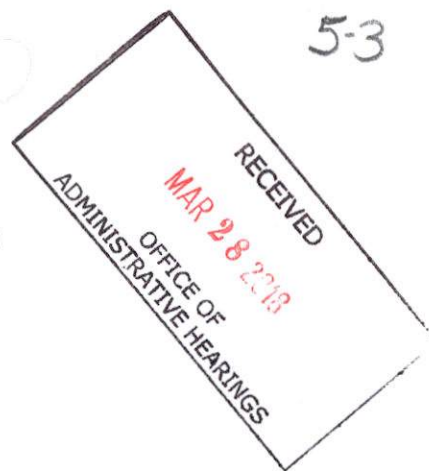
Deputy Director:



Jeff Mayhew

AVA/KS/LTM/

c: Joseph Wiley
Timothy M. Kotroco
Office of the Administrative Hearings
People's Counsel for Baltimore County

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: March 28, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0251-SPH
Address 5323 Glen Arm Road
(Glen Arm Properties I, LLC
Property)

Zoning Advisory Committee Meeting of April 2, 2018

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).

Additional Comments:

1. Any driveway/road improvements to take place within the future Forest Buffer Easement area will require an alternatives analysis.

Reviewer: Libby Errickson

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 02, 2018
Item No. 2018-0251-SPH

DATE: April 20, 2018

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

Developer/Owner to provide a 10-foot wide fee simple access strip to Glen Arm Road for all lots developed as part of the "Future" Minor Subdivision, as specified on the site plan.

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: March 28, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0251-SPH
Address 5323 Glen Arm Road
(Glen Arm Properties I, LLC
Property)

Zoning Advisory Committee Meeting of **April 2, 2018**

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Additional Comments:

1. Any driveway/road improvements to take place within the future Forest Buffer Easement area will require an alternatives analysis.

Reviewer: Libby Errickson

IN RE: **PETITION FOR SPECIAL HEARING**

685' S of the SW/S of Westminster Rd.,
478' SE of Nob Hill Park Drive
(615 Westminster Road)
4th Election District
3rd Council District

Eben C. Eck, et ux
Petitioners

* BEFORE THE

* ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* Case No. 07-019-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Eben C. Eck, and his wife, Joan K. Eck. The Petitioners request a special hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a waiver to allow the non-density transfer of 1.24 acres (Parcel A) between the same owners, Joan and Eben Eck. In addition, approval of a waiver from Section 32-4-409(c) of the Baltimore County Code (B.C.C.), to allow a panhandle strip to access the local street through a right-of-way in lieu of an in-fee strip; and finally to approve a waiver from Section 32-4-409(f)(2) of the B.C.C. to allow three (3) lots utilizing an existing private access easement to the local public street in lieu of the required in-fee ownership. The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing and testifying on behalf of the Petitioner was Bruce E. Doak with Gerhold, Cross & Etzel, Ltd., the consultants who prepared the site plan for this property and Eben Eck, owner and site developer. Also appearing in support of the petition was Walter E. Carr, an adjacent property owner to the west whose 21 acres borders the subject site.

CODER RECEIVED FOR FILING

Date 1-16-87

By DWJ

Testimony and evidence offered revealed that the subject property is an irregular shaped tract located 500 feet to the south of Westminster Pike (Rte. 140) and just east of Gores Mill Road in Reisterstown. The property contains a gross area of 18.893 acres, more or less, zoned R.C.4 and currently undergoing a minor subdivision process. The Petitioners are desirous of subdividing one of the three separate lots of record, which they have owned for over five years, to create three building lots for proposed single-family dwellings.

As shown on the site plan, the Petitioners reside on Parcel No. 939, improved with a two-story dwelling, wood shed and driveway. Parcel No. 992 to the rear (south) of the residential property contains a barn. The unimproved Parcel No. 660, which is the subject of this hearing, is undergoing the subdivision process and consists of 16.36 acres. The Eck's propose to enhance the size and configuration of Parcel No. 992 on which the barn is located by means of a non-density transfer. They first propose to subdivide Parcel No. 660 into three lots. Lot 1 will be 1.91 acres, Lot 2, the conservancy lot, subject to B.C.Z.R. Section 1A03.5a – the Conservancy Area Standards – will be 11.39 acres and Lot 3 – 1.81 acres. Following the proposed subdivision as noted, the Petitioners will transfer the remainder of Parcel No. 660 (1.24 acres shown as Parcel A and presently planted with evergreen trees as shown on Petitioners' Exhibits 2L through 2Q) to the residential and barn parcel, with no density remaining. Thus, after creating the lots and the transfer, Petitioners would wind up with the same number of density units which they had before the transfers occurred. In my judgment, the conveyance will not be detrimental to the health, safety, or general welfare of the locale and is entirely consistent with the R.C.4 zoning and watershed protection use of the subject and adjacent properties.

Also at issue in the instant case, is the proposed access. In this regard, it is noted that for many years the Petitioners have utilized an existing 12' wide right-of-way through the property owned by the Reisterstown Bible Church to access their properties. Special Hearing relief is requested to determine whether the proposed lots can utilize the same access, in lieu of the in-fee access required by the B.C.C. In response to the Zoning Advisory Comment (ZAC) received from the Bureau of Plans Review, Petitioners will receive an in-fee conveyance of a 40' wide x 500' long strip or parcel from the Reisterstown Bible Church to provide access to the existing Eck dwelling and proposed Lots 1-3 of the minor subdivision¹. This will provide a 40' wide easement and allow for the driveway widening to 16' from Westminster Pike to the Eck property. From there, a 30' wide right-of-way with a 16' paved driveway and minimum curve radius of 30' will run an additional length of 400' to the tee-turnaround and access to the three new proposed lots.

The B.C.C. provides that all access to public roads occur via in-fee strips of land; however, Section 32-4-409(c) thereof allows access via an existing right-of-way instead of an in-fee strip where same has been established before the development plan is submitted. There is no dispute that the subject right-of-way driveway has been established and is currently in use. Additionally, there were no adverse ZAC comments submitted by any County reviewing agency. I am, therefore, of the opinion, after consideration of the testimony and evidence presented, that the requested relief can be granted and find that the proposed access is appropriate in this instance given the fact that it has existed for many years and will be widened, improved and is proposed to serve only three additional lots.

¹ D. Dusky Holman, Esquire, counsel for the trustees of the Reisterstown Bible Church, confirmed the in-fee strip purchase by Petitioners.

ORIGINAL RECEIVED FOR FILING
Date 1-16-07
By [Signature]

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of January, 2007, that the Petition for Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a waiver to allow the non-density transfer of 1.24 acres (Parcel A) between the same owners, Joan and Eben Eck. In addition, approval of a waiver from Section 32-4-409(c) of the Baltimore County Code (B.C.C.), to allow a panhandle strip to access the local street through a right-of-way in lieu of an in-fee strip; and finally to approve a waiver from Section 32-4-409(f)(2) of the B.C.C. to allow three (3) lots utilizing an existing private access easement to the local public street in lieu of the required in-fee ownership, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) ADVISORY: This Order approves the requested special hearing but does not address the proposed subdivision. The Petitioners subdivision proposal to create the proposed three (3) lots must be submitted to the Development Review Committee for consideration and processing.
- 2) The resulting non-density transfer so created shall be used for agricultural purposes. There is no development potential for this non-density parcel.
- 3) Prior to the conveyance of any building lots, the Petitioners shall prepare a covenant (use in common and maintenance agreement for the access road) from Westminster Pike (Rte. 140) to and including the 30' x 70' tee turnaround at the end of the use in common driveway to include as parties the Petitioners residence on Parcel 939 and the three lots to be created through the minor subdivision process. Said agreement shall be reviewed and approved by the trustees of the Reisterstown Bible Church and then recorded with the record plat for each of the proposed dwellings.
- 4) The Petitioners shall provide trash and mail pads at Westminster Pike.

- 5) The development of the property must comply with the regulations for the protection of water quality, streams, wetlands and floodplains (Section 33-3-101 through 33-3-120 of the Baltimore County Code).
- 6) The development of this property must comply with the forest conservation regulations (Sections 33-6-101 through 33-6-122) of the Baltimore County Code).
- 7) Prior to the issuance of any building permits, the Petitioners shall landscape the 40' right-of-way in accordance with a landscape plan to be prepared and showing trees along the right-of-way, and to be reviewed and approved by the Reisterstown Bible Church.
- 8) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

January 16, 2007

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. Bruce E. Doak
Gerhold, Cross & Etzel, Ltd.
320 East Towsontown Boulevard
Towson, Maryland 21286

RE: PETITION FOR SPECIAL HEARING

478' SE of Nob Hill Park Drive
(615 Westminster Road)
4th Election District - 3rd Council District
Eben C. Eck, et ux - Petitioners
Case No. 07-019-SPH

Dear Mr. Doak:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. J. Wiseman III", written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: D. Dusky Holman, Esquire, Gildea & Schmidt, LLC
300 E. Lombard Street, Ste. 1440, Baltimore, MD 21202-3228
Mr. Eben Eck, 615 Westminster Road, Reisterstown, MD 21136
Mr. Walter Carr, 619 Westminster Road, Reisterstown, MD 21136
Office of Planning; Development Plans Review; People's Counsel; Case File

615 WESTMINSTER ROAD

SPECIAL HEARING REQUESTED

WAIVER TO ALLOW THE NON-DENSITY TRANSFER OF 1.11 Ac.± PARCEL (A)
BETWEEN THE SAME OWNERS, JOAN K. & EBAN C. ECK.

BALTIMORE COUNTY CODE:

SECTION 32-4-409 (c)

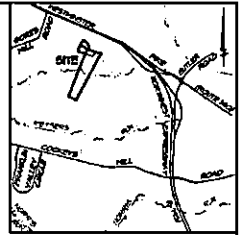
*WAIVER TO ALLOW A PANHANDLE STRIP TO ACCES THE LOCAL STREET
THROUGH A RIGHT OF WAY IN LIEU OF AN IN-FEE STRIP.*

SECTION 32-4-409 (f)(2)

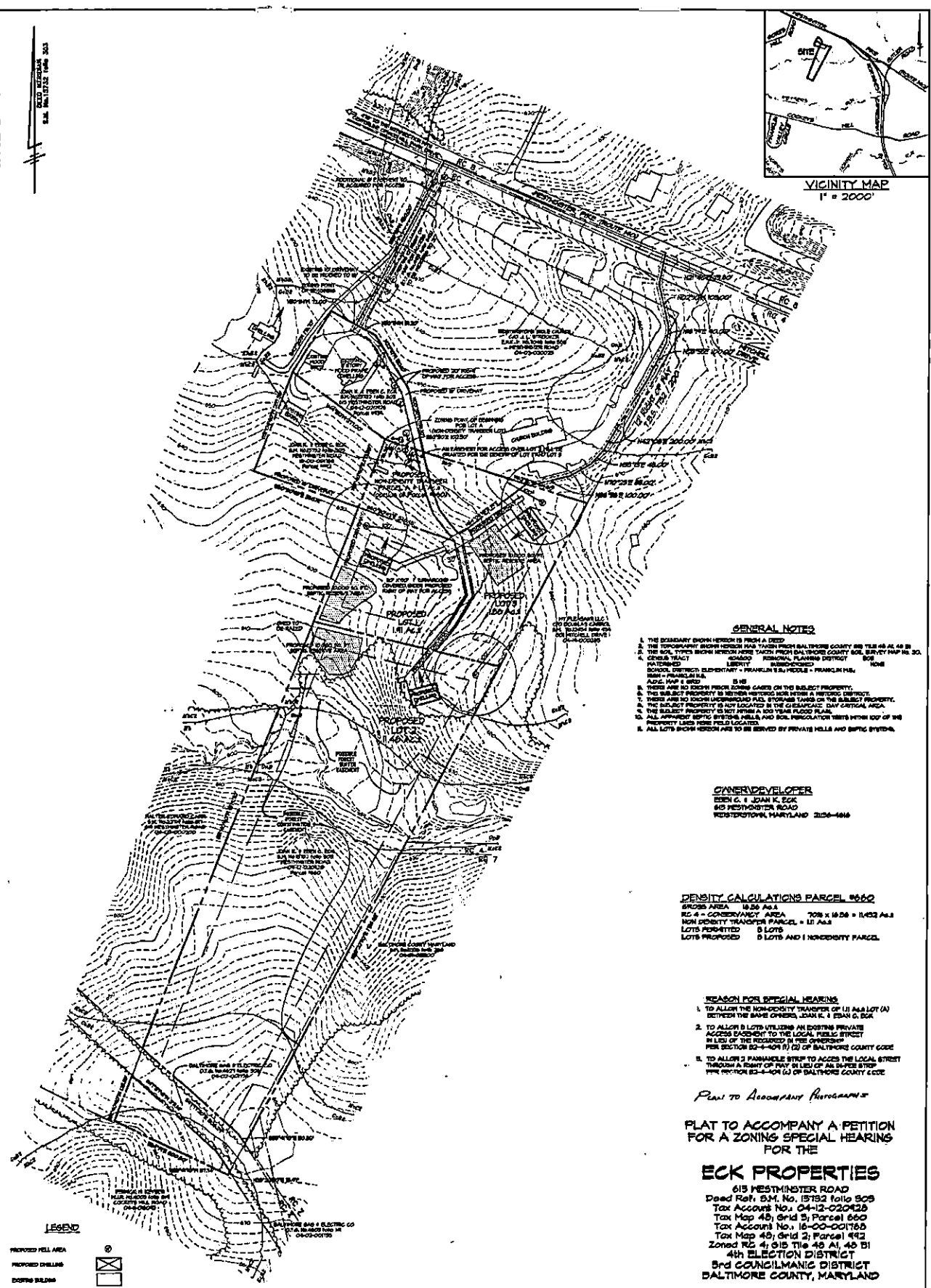
*WAIVER TO ALLOW 3 LOTS UTILIZING AN EXISTING PRIVATE ACCESS EASMENT
TO THE LOCAL PUBLIC STREET IN LIEU OF THE REQUIRED IN FEE OWNERSHIP.*

REVISED 9/27/06

DATE: 07/07/2006
BY: J. ECK



VICINITY MAP
1" = 2000'



- LEGEND**
- PROPOSED FILL AREA
 - PROPOSED CHALKS
 - EXISTING BUILDING
 - WEL. LINE
 - POORER LINE
 - EXISTING FENCE
 - PROPOSED FENCE
 - EXISTING DRIVE
 - PROPOSED DRIVE
 - PROPERTY LINE
 - CONTOUR

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	SCHEMATIC ALIGNMENT	STREETS & PARKING
B&C, D&E	Single	Single	Medium to steep
F&G, H&I	Medium to steep	Medium to steep	Medium to steep
J&K	Medium to steep	Medium to steep	Medium to steep
L&M	Medium to steep	Medium to steep	Medium to steep
N&O	Medium to steep	Medium to steep	Medium to steep
P&Q	Medium to steep	Medium to steep	Medium to steep
R&S	Medium to steep	Medium to steep	Medium to steep
T&U	Medium to steep	Medium to steep	Medium to steep
V&W	Medium to steep	Medium to steep	Medium to steep
X&Y	Medium to steep	Medium to steep	Medium to steep
Z&AA	Medium to steep	Medium to steep	Medium to steep

- GENERAL NOTES**
- THE BOUNDARY SHOWN HEREON IS FROM A DEED.
 - THE TOPOGRAPHY SHOWN HEREON HAS BEEN TAKEN FROM BALTIMORE COUNTY SOI. SURVEY MAP NO. 20.
 - THE SOI. TYPES SHOWN HEREON HAVE BEEN TAKEN FROM BALTIMORE COUNTY SOI. SURVEY MAP NO. 20.
 - GENERAL TRACT: SEWARD; REGIONAL PLANNING DISTRICT: BOE; LIBERTY: UNINCORPORATED; SCHOOL DISTRICT: ELEMENTARY - FRANKLIN'S HILL SCHOOLS - FRANKLIN HILL; NAME - FRANKLIN HILL; ADJ. MAP & GRID: S 10.
 - THERE ARE NO EXISTING FENCE LINES ON THE SUBJECT PROPERTY.
 - THE SUBJECT PROPERTY IS WITHIN HISTORIC ZONE WITHIN A HISTORIC DISTRICT.
 - THERE ARE NO EXISTING UNDERGROUND PIPES, STORMWATER TUNNELS, OR OTHER CRITICAL AREA.
 - THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLANE.
 - ALL APPROPRIATE SEPTIC SYSTEMS, PIPES, AND SOI. PERCOLATION TESTS WITHIN 100' OF THE PROPERTY LINES HAVE BEEN FIELD LOCATED.
 - ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.

OWNER/DEVELOPER
ECK & ECK
605 WESTMINSTER ROAD
ROCKFORD, MARYLAND 20850-4816

DENSITY CALCULATIONS PARCEL #0602
GROSS AREA: 10.56 A.C.
RD 4 - CONSERVANCY AREA: 708 X 10.56 = 11,453 A.C.
NON-DENSITY TRANSFER PARCEL: 11 A.C.
LOTS PERMITTED: 5 LOTS
LOTS PROPOSED: 5 LOTS AND 1 NON-DENSITY PARCEL

- REASON FOR SPECIAL HEARING**
- TO ALLOW THE NON-DENSITY TRANSFER OF 11 A.C. LOT (A) BETWEEN THE SAME OWNERS, ECK & ECK, A DEAN K. ECK.
 - TO ALLOW 5 LOTS UTILIZING AN EXISTING PRIVATE ACCESS EASEMENT TO THE LOCAL PUBLIC STREET IN LIEU OF THE REZONING IN THE OWNERSHIP PER SECTION 22-4-401 (1) (2) OF BALTIMORE COUNTY CODE.
 - TO ALLOW 5 PARCELS STEP TO ACCESS THE LOCAL STREET THROUGH A RIGHT OF WAY IN LIEU OF AN IMPROVED DRIVE PER SECTION 22-4-401 (1) (2) OF BALTIMORE COUNTY CODE.

PLAN TO ACCOMPANY PETITION

PLAT TO ACCOMPANY A PETITION FOR A ZONING SPECIAL HEARING FOR THE

ECK PROPERTIES
615 WESTMINSTER ROAD
Deed Ref. S.M. No. 15132 folio 305
Tax Account No. 04-12-020428
Tax Map 48, Grid 5, Parcel 650
Tax Account No. 10-00-021160
Tax Map 48, Grid 2, Parcel 442
Zoned RD 4; 615 Tile 48 A1, 48 B1
4th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=100' Date: JULY 07, 2006
GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Townsend Boulevard
Towson, Maryland 21286
(410) 625-4470

§ 32-4-409. - PANHANDLE DRIVEWAYS.

(a) *In general.*

- (1) The county may only allow a panhandle lot:
 - (i) To achieve better use of irregularly shaped parcels;
 - (ii) To avoid development in environmentally sensitive areas;
 - (iii) Where the lot will not be detrimental to adjacent properties; and
 - (iv) Where the lot will not conflict with efforts to provide for public safety and general welfare.
- (2) The county may only allow a panhandle driveway where necessary to provide access to interior lots where a public road is neither feasible nor desirable.

(b) *In-fee strip; required.*

- (1) Except as provided in subsection (c) of this section, the county may permit a panhandle lot if the lot includes an in-fee strip of land for access to the local street.
- (2) Panhandle fee strips shall be a minimum of:
 - (i) 20 feet in width to serve one lot;
 - (ii) 12 feet in width per lot where two lots are involved;
 - (iii) 10 feet in width per lot where three or more lots are involved; or
 - (iv) 12 feet in width per lot where there are two or more lots in a development that is within the metropolitan area where public water and sewer services are available, planned, or considered.

(c) *Same; exception.* In cases where a right-of-way has been established before the submission of the Development Plan, the Hearing Officer may approve access to the local street or collector street through the existing right-of-way instead of an in-fee strip.(d) *Panhandle driveways.*

- (1) A single panhandle driveway may serve up to five dwellings, three of which may be on internal lots not adjacent to the local street or collector street.
- (2) Panhandle driveways serving lots greater than 20,000 square feet may serve five internal lots plus two dwellings on the front lots adjacent to the panhandle driveway and the local street or collector street.
- (3) Front lots are not required to be part of the panhandle driveway development.
- (4) Notwithstanding the provisions of § 32-4-107 of this title, the requirements of this subsection may not be waived.

(e) *Length of panhandle in DR and RC zones.*

- (1) In a DR zone, the panhandle length may not exceed 500 feet.
- (2) In an RC zone, the panhandle length may not exceed 1,000 feet.
- (3) The maximum permitted length of a panhandle is subject to variance under § 307 of the Baltimore County Zoning Regulations.

(f) *Panhandle driveways serving multiple lots.*

- (1) For panhandle driveways serving more than one lot, the developer shall note on the record plat any covenants that provide for common use and maintenance of the panhandle driveway and culvert.

3 lots - 10 acres each
30 acres.

32-4-409(c)

Pt. will make the driveway at his own cost (\$20K)
The driveway used for over 60 yrs.

Moskunas

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

4/20

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

Comment

3/28

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

Comment

FIRE DEPARTMENT

NO Obj
w/ condition

4/19

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

3/26

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 4/13/18

SIGN POSTING (1st) Date: 4/13/18SIGN POSTING (2nd) Date: _____

by Bullingsley

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

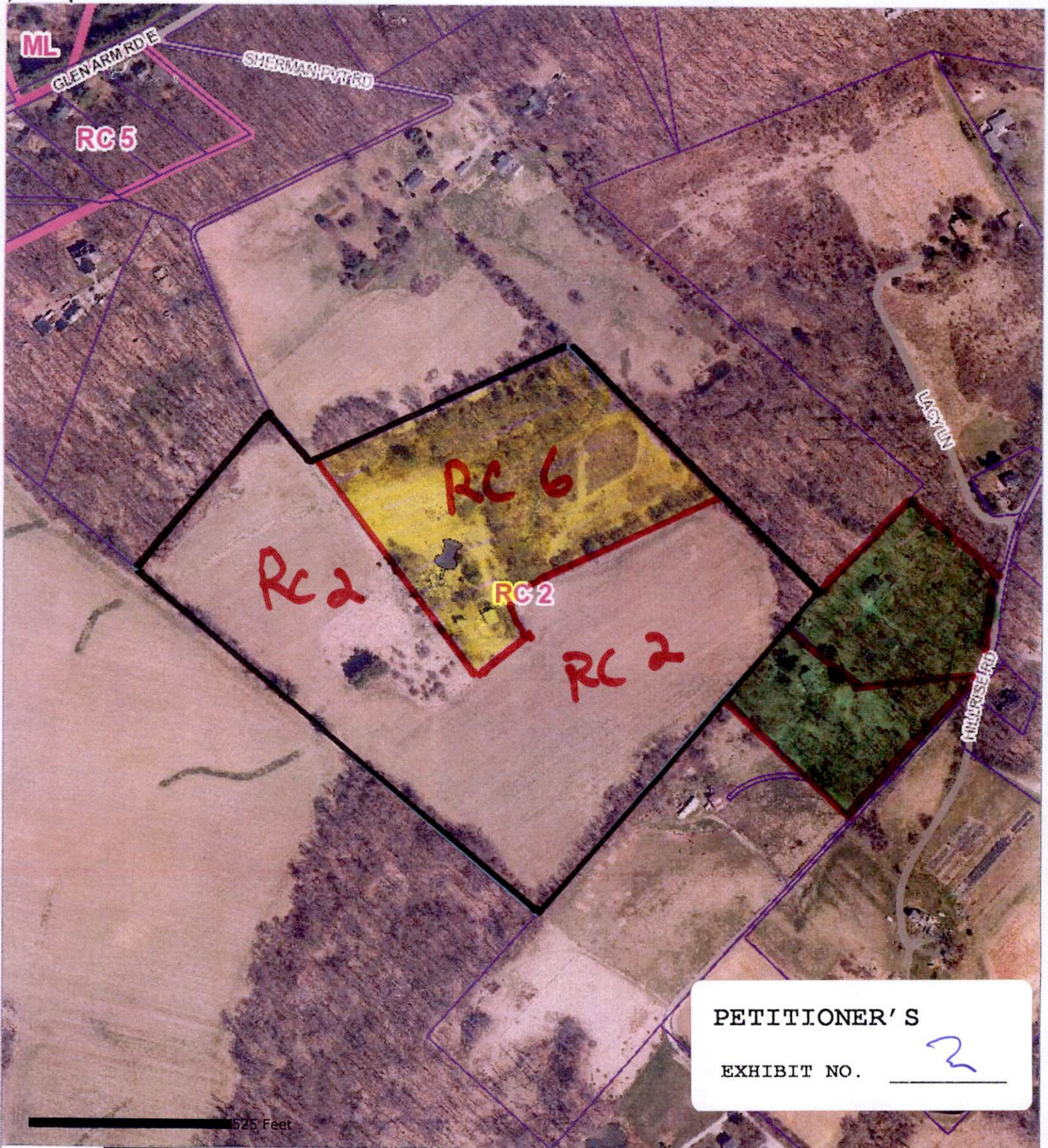
Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 11 Account Number - 1108069170							
Owner Information										
Owner Name:		GLEN ARM PROPERTIES I LLC				Use:		AGRICULTURAL		
Mailing Address:		STE 400 3604 EASTERN AVE BALTIMORE MD 21224-				Principal Residence:		NO		
						Deed Reference:		/37096/ 00331		
Location & Structure Information										
Premises Address:		5323 GLEN ARM RD GLEN ARM 21057-				Legal Description:		32.33 AC ES GLEN ARM RD 1320 E GLEN ARM STATION		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0054	0019	0029		0000				2018		Plat Ref:
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
						32.3300 AC		05		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of 01/01/2018		As of 07/01/2017		As of 07/01/2018	
Land:			130,300		130,300					
Improvements			0		0					
Total:			130,300		130,300		130,300		130,300	
Preferential Land:			10,300						10,300	
Transfer Information										
Seller: HORNER JACK F TRUSTEE				Date: 01/21/2016				Price: \$115,359		
Type: ARMS LENGTH IMPROVED				Deed1: /37096/ 00331				Deed2:		
Seller: HORNER JACK F				Date: 11/24/1995				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /11317/ 00494				Deed2:		
Seller: SMITH LOUIS J AG USE 83-84				Date: 01/17/1969				Price: \$34,000		
Type: ARMS LENGTH IMPROVED				Deed1: /04956/ 00402				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:		AGRICULTURAL TRANSFER TAX								
Homestead Application Information										
Homestead Application Status: No Application										

Homeowners' Tax Credit Application Information

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



My Neighborhood Map

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Baltimore County
My Neighborhood



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Printed 6/14/16

CZMP 2016 - Issue Map

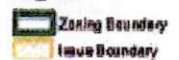
Issue Number: 3-041



Iteration: COUNTY COUNCIL/2

Tracking#: CZMP16-00222

Legend



Zone	District	Acreage
RC 2		21.65
RC 6		9.67

Total Acreage: 31.32

AWK

Publication Date: August 12, 2016
 Publication Agency: Department of Planning
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



1 inch = 400 feet





My Neighborhood Map

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Printed 8/2/16

Case No.: 2018-0251-SPH 5323 Glen Arm Road

Exhibit Sheet

Petitioner/Developer

9-7-18

Protestants

Sen
5-7-18

No. 1	Plan	
No. 2	Zoning maps	
No. 3	Plan (highlighted)	
No. 4	Order in # 07-019	
No. 5	Minor Sub. plan Dowell property	
No. 6	Deeds re: driveway.	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

CASE NAME 5323 Glen Arm Road
CASE NUMBER 2018-0251-SPH
DATE May 3, 2018

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE _____

May 3, 2018

E - MAIL

[illegible]

IN RE: PETITION FOR SPECIAL HEARING

685' S of the SW/S of Westminster Rd.,

478' SE of Nob Hill Park Drive

(615 Westminster Road)

4th Election District

3rd Council District

Eben C. Eck, et ux

Petitioners

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

Case No. 07-019-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Eben C. Eck, and his wife, Joan K. Eck. The Petitioners request a special hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a waiver to allow the non-density transfer of 1.24 acres (Parcel A) between the same owners, Joan and Eben Eck. In addition, approval of a waiver from Section 32-4-409(c) of the Baltimore County Code (B.C.C.), to allow a panhandle strip to access the local street through a right-of-way in lieu of an in-fee strip; and finally to approve a waiver from Section 32-4-409(f)(2) of the B.C.C. to allow three (3) lots utilizing an existing private access easement to the local public street in lieu of the required in-fee ownership. The subject property and requested relief are more particularly described on the site plan submitted, which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing and testifying on behalf of the Petitioner was Bruce E. Doak with Gerhold, Cross & Etzel, Ltd., the consultants who prepared the site plan for this property and Eben Eck, owner and site developer. Also appearing in support of the petition was Walter E. Carr, an adjacent property owner to the west whose 21 acres borders the subject site.

PETITIONER'S

EXHIBIT NO.

4

COPIES RECEIVED FOR FILING

Date 1-16-07

By DJW

Testimony and evidence offered revealed that the subject property is an irregular shaped tract located 500 feet to the south of Westminster Pike (Rte. 140) and just east of Gores Mill Road in Reisterstown. The property contains a gross area of 18.893 acres, more or less, zoned R.C.4 and currently undergoing a minor subdivision process. The Petitioners are desirous of subdividing one of the three separate lots of record, which they have owned for over five years, to create three building lots for proposed single-family dwellings.

As shown on the site plan, the Petitioners reside on Parcel No. 939, improved with a two-story dwelling, wood shed and driveway. Parcel No. 992 to the rear (south) of the residential property contains a barn. The unimproved Parcel No. 660, which is the subject of this hearing, is undergoing the subdivision process and consists of 16.36 acres. The Eck's propose to enhance the size and configuration of Parcel No. 992 on which the barn is located by means of a non-density transfer. They first propose to subdivide Parcel No. 660 into three lots. Lot 1 will be 1.91 acres, Lot 2, the conservancy lot, subject to B.C.Z.R. Section 1A03.5a - the Conservancy Area Standards - will be 11.39 acres and Lot 3 - 1.81 acres. Following the proposed subdivision as noted, the Petitioners will transfer the remainder of Parcel No. 660 (1.24 acres shown as Parcel A and presently planted with evergreen trees as shown on Petitioners' Exhibits 2L through 2Q) to the residential and barn parcel, with no density remaining. Thus, after creating the lots and the transfer, Petitioners would wind up with the same number of density units which they had before the transfers occurred. In my judgment, the conveyance will not be detrimental to the health, safety, or general welfare of the locale and is entirely consistent with the R.C.4 zoning and watershed protection use of the subject and adjacent properties.

COPIES RECEIVED FOR FILING
Date 1-16-87
By 1882

Also at issue in the instant case, is the proposed access. In this regard, it is noted that for many years the Petitioners have utilized an existing 12' wide right-of-way through the property owned by the Reisterstown Bible Church to access their properties. Special Hearing relief is requested to determine whether the proposed lots can utilize the same access, in lieu of the in-fee access required by the B.C.C. In response to the Zoning Advisory Comment (ZAC) received from the Bureau of Plans Review, Petitioners will receive an in-fee conveyance of a 40' wide x 500' long strip or parcel from the Reisterstown Bible Church to provide access to the existing Eck dwelling and proposed Lots 1-3 of the minor subdivision¹. This will provide a 40' wide easement and allow for the driveway widening to 16' from Westminster Pike to the Eck property. From there, a 30' wide right-of-way with a 16' paved driveway and minimum curve radius of 30' will run an additional length of 400' to the tee-turnaround and access to the three new proposed lots.

The B.C.C. provides that all access to public roads occur via in-fee strips of land; however, Section 32-4-409(c) thereof allows access via an existing right-of-way instead of an in-fee strip where same has been established before the development plan is submitted. There is no dispute that the subject right-of-way driveway has been established and is currently in use. Additionally, there were no adverse ZAC comments submitted by any County reviewing agency. I am, therefore, of the opinion, after consideration of the testimony and evidence presented, that the requested relief can be granted and find that the proposed access is appropriate in this instance given the fact that it has existed for many years and will be widened, improved and is proposed to serve only three additional lots.

¹ D. Dusky Holman, Esquire, counsel for the trustees of the Reisterstown Bible Church, confirmed the in-fee strip purchase by Petitioners.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of January, 2007, that the Petition for Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve a waiver to allow the non-density transfer of 1.24 acres (Parcel A) between the same owners, Joan and Eben Eck. In addition, approval of a waiver from Section 32-4-409(c) of the Baltimore County Code (B.C.C.), to allow a panhandle strip to access the local street through a right-of-way in lieu of an in-fee strip; and finally to approve a waiver from Section 32-4-409(f)(2) of the B.C.C. to allow three (3) lots utilizing an existing private access easement to the local public street in lieu of the required in-fee ownership, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) ADVISORY: This Order approves the requested special hearing but does not address the proposed subdivision. The Petitioners subdivision proposal to create the proposed three (3) lots must be submitted to the Development Review Committee for consideration and processing.
- 2) The resulting non-density transfer so created shall be used for agricultural purposes. There is no development potential for this non-density parcel.
- 3) Prior to the conveyance of any building lots, the Petitioners shall prepare a covenant (use in common and maintenance agreement for the access road) from Westminster Pike (Rte. 140) to and including the 30' x 70' tee turnaround at the end of the use in common driveway to include as parties the Petitioners residence on Parcel 939 and the three lots to be created through the minor subdivision process. Said agreement shall be reviewed and approved by the trustees of the Reisterstown Bible Church and then recorded with the record plat for each of the proposed dwellings.
- 4) The Petitioners shall provide trash and mail pads at Westminster Pike.

ORDER RECEIVED FOR FILING
Date 1-16-07
By DSJ

- 5) The development of the property must comply with the regulations for the protection of water quality, streams, wetlands and floodplains (Section 33-3-101 through 33-3-120 of the Baltimore County Code).
- 6) The development of this property must comply with the forest conservation regulations (Sections 33-6-101 through 33-6-122) of the Baltimore County Code).
- 7) Prior to the issuance of any building permits, the Petitioners shall landscape the 40' right-of-way in accordance with a landscape plan to be prepared and showing trees along the right-of-way, and to be reviewed and approved by the Reisterstown Bible Church.
- 8) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.

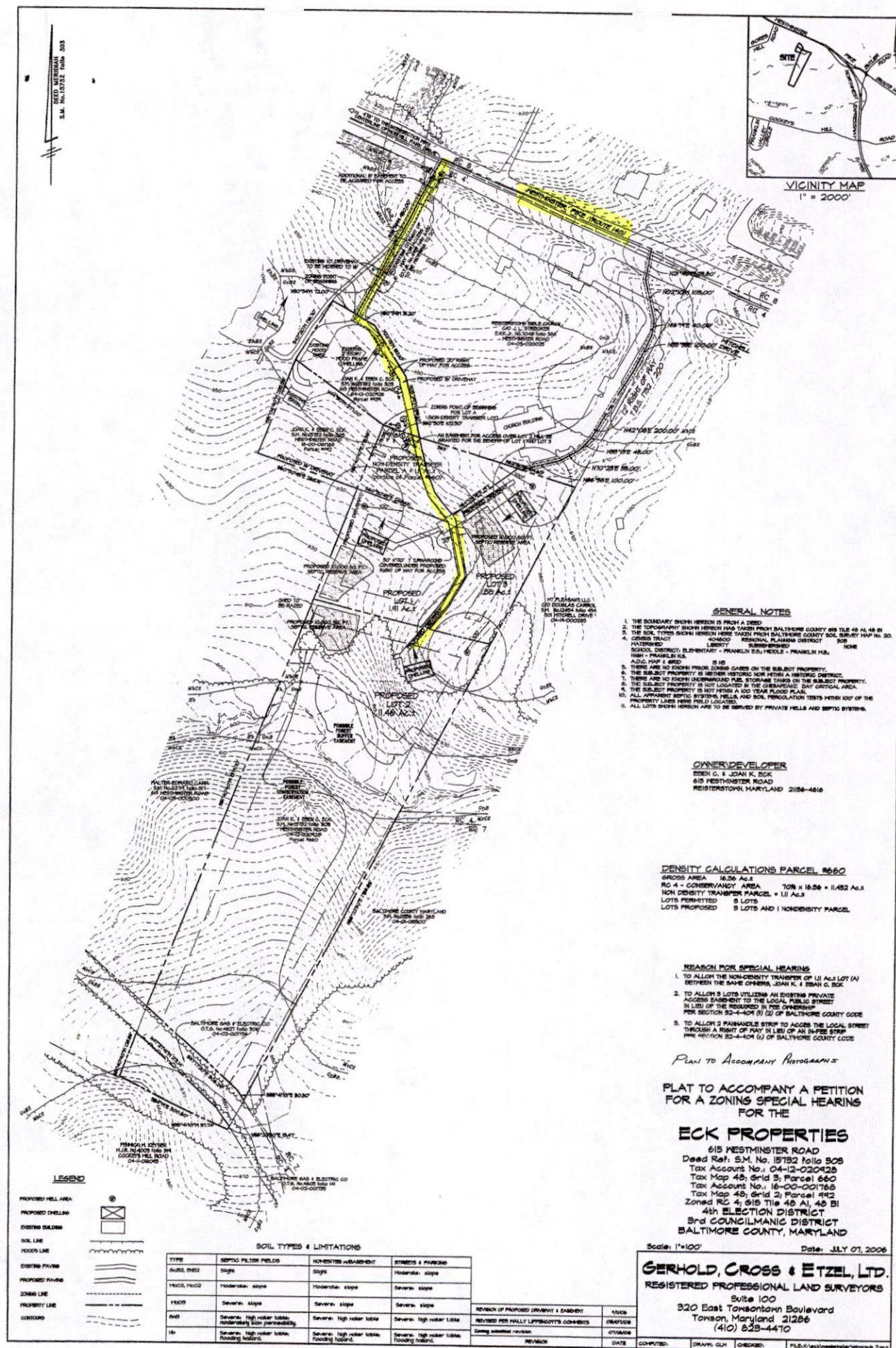

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

COPIES RECEIVED FOR FILING

Date 1-16-07

By 10.12.07

VICINITY MAP
1" = 2000'



GENERAL NOTES

- [illegible]

OWNER/DEVELOPER

EDEN C. & JOAN K. ECK
615 WESTHINSTER ROAD
REISTERSTOWN, MARYLAND 21154-4816

DENSITY CALCULATIONS PARCEL

DENSITY CALCULATIONS PARCEL #660

GROSS AREA	16.36 Ac.±
RG 4 - CONSERVANCY AREA	70% x 16.36 = 11.452 Ac.±
NON DENSITY TRANSFER PARCEL =	1.11 Ac.±
LOTS PERMITTED	5 LOTS
LOTS PROPOSED	3 LOTS AND 1 NONDENSITY PARCEL

REASON FOR SPECIAL HEARING

1. TO ALLOW THE NON-OWNERSHIP TRANSFER OF L11 AC2 LOT (A) BETWEEN THE SAME OWNERS, JOAN K. & EBAN G. BICK
2. TO ALLOW 3 LOTS UTILIZING AN EXISTING PRIVATE ACCESS EASEMENT TO THE LOCAL PUBLIC STREET IN LIEU OF THE REQUIRED IN FEE OWNERSHIP PER SECTION 32-4-404 (1) (2) OF BALTIMORE COUNTY CODE
3. TO ALLOW 2 PAVEMENTED STRIP TO ACCESS THE LOCAL STREET THROUGH A RIGHT OF WAY IN LIEU OF AN IN-FEES STRIP PER SECTION 32-4-404 (c) OF BALTIMORE COUNTY CODE

PLAN TO ACCOMPANY PHOTOGRAPHS

PLAT TO ACCOMPANY A PETITION
FOR A ZONING SPECIAL HEARING
FOR THE

ECK PROPERTIES

615 WESTMINSTER ROAD
Deed Ref. S.M. No. 157122 folio 305
Tax Account No. 04-12-020428
Tax Map 48; Grid 3; Parcel 660
Tax Account No. 16-02-001768
Tax Map 48; Grid 2; Parcel 952
Zoned RC 4; 315 Tile 48 A1, 48 B1
4th ELECTION DISTRICT
Brd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=100'

Date: JULY 07, 2006

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

REVISION OF PROPOSED DRIVEWAY & EASEMENT	ISSUED
REVISOR PER HALLY LITTEINGOTT'S COMMENTS	ORINATED
Setting submittal revision	OTIANG
REVISION	DATE

PETITIONER'S

DB04.655

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM
No Consideration AND No Existing Mortgage
Prepared without benefit of title examination

This Deed, MADE THIS 28th day of November

in the year one thousand nine hundred and ninety four by and between

James A. Dowell, Sr., party

~~xxx~~

of the first part, and

James A. Dowell, Jr., and Gary R. Dowell, (Sons of Grantor), parties

of the second part.

WITNESSETH, That in consideration of the sum of Zero Dollars

the said party of the first part

do es grant and convey to the said parties of the second part as Joint Tenants
and not as Tenants in Common, the survivor of them and the survivor's

personal representatives/~~XXXXXXXXXXXXXXXXXXXX~~ in fee simple, all

lot of ground situate in Baltimore County, Maryland

and described as follows, that is to say:

See Exhibit "A" for Legal Description Attached Hereto and Made a Part Hereof.

Being the same property described in a Deed dated June 5, 1972 by Louis J.
Smith and Stella R. Smith, husband and wife, unto James A. Dowell, Sr., and
Dorothy I. Dowell, husband and wife recorded among the Land Records of
Baltimore County, Maryland in Liber 5272 Page 180.

Dorothy I. Dowell having departed this life on or about November 29, 1988.

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

12/12/94
Date

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE [Signature] DATE 12/12/94

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND

Date 12/14/94 Sec 33-12 C

PET.#6

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 10864, p. 0633, MSA_CE62_10719. Date available 03/03/2005. Printed 05/02/2018.

20
5

RW
per MSP

BEGINNING FOR THE FIRST - - -THEREOF at a large granite stone marked "W T" standing in the corner of a woods said stone being the beginning of the second parcel of land described in a Deed from Philbin and Duffy to Flora Hohl and dated March 1, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 929, folio 32, said point being also at the end of the eighth or South forty-three and one-fourth degrees East fifty-nine and eight-tenths perches line of the land described in a Deed from James J. Lindsay, Elmer R. Haile and James Kelley, Trustees to Harry C. Shearman dated March 20, 1907 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 312, folio 125 and running thence binding on the eighth line above mentioned reversely as now surveyed North forty-five degrees fourteen minutes West nine hundred eighty-two and thirty-nine one hundredths feet to a stone at the end of the seventh line in the above mentioned description and running thence binding on the second line of the land described in a Deed from Harry C. Shearman and wife to John C. Russell and wife dated March 14, 1908 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 326, folio 179 as now surveyed North sixty-eight degrees two minutes thirty seconds east six hundred fifty-seven and sixty-two one-hundredths feet to a stone at the end of said line situated on the south side of a road reserved for the use of the tenants in common and thence continuing the same line to include the bed of said road North sixty-eight degrees two minutes thirty seconds East forty-seven and fifty-six one-hundredths feet to an iron pipe on the north side of said road said pipe being on the second line of the land described in a Deed from Harry C. Shearman and wife to George P. Isenock dated February 7, 1908 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 325, folio 396 at a point North eighty-five degrees thirty minutes west eighty-five and eighty-five one-hundredths feet from the end thereof and running thence and binding on the said second line above mentioned South eighty-five degrees thirty minutes east eighty-five and eighty-five one-hundredths feet to a stone planted at the end of said second line and running thence for a new line of division to include the bed of an existing road the two following courses and distances: South sixty-four degrees forty-eight minutes east one hundred fifty-two and seventy-five one hundredths feet to an iron pipe thence south twenty-one degrees twelve

minutes thirty seconds east five hundred forty-seven and no one-hundredths feet to an iron pipe on the fourth or closing line of the second parcel of land described in a deed from Philbin and Duffy above mentioned and running thence and binding on said line as now surveyed south forty-five degrees twenty minutes West five hundred thirty-one and eighty-five one-hundredths feet to the place of beginning. Containing twelve and eighty-four one-hundredths acres of land in accordance with a survey prepared by H. J. Lummis Surveyor and Civil Engineer on October 14, 1938.

BEGINNING FOR THE SECOND thereof being all that roadway twenty feet wide as now laid out and used and reserved for the use of Harry C. Shearman, his heirs and assigns and extending from the tract of land hereinbefore described out to the County Road between the lands belonging to Isenock (now Smith) and John C. Russell.

SEE SIMPLE DEED
(Individual Form)
FILE No. 10375

LIBER 5272 PAGE 180

LAW OFFICE
STENGEL, ASKEW & WILSON
Towson, Maryland 21204

This Deed, Made this ----- 5th ----- day of June -----

in the year one thousand nine hundred and seventy-two -----, by and between

✓ LOUIS J. SMITH and ✓ STELLA R. SMITH, his wife, -----

of Baltimore County ----- in the State of Maryland, of the first part, Grantor(s), and

✓ JAMES A. DOWELL, SR. and DOROTHY I. DOWELL, his wife, -----

of the second part, Grantee(s).

JUN-5-72 264659H ***136.00
JUN-5-72 264659DE ****4950
JUN-5-72 264658DE ****75.00
JUN-5-72 264657DE ****1150

Witnesseth, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party(ies) of the first part do(es)

grant and convey unto the said party(ies) of the second part, as tenants by the entireties, their assigns and the survivor of them, -----

his or her ~~OWNERS~~ heirs and assigns, in fee simple, all that (those) lot(s) or parcel(s) of ground situate in Baltimore County -----, State of Maryland, and described as follows:

BEGINNING FOR THE FIRST -- -- THEREOF at a large granite stone marked "W T" standing in the corner of a woods said stone being the beginning of the second parcel of land described in a Deed from Philbin and Duffy to Flora Hohl and dated March 1, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 929, folio 32, said point being also at the end of the eighth or South forty-three and one-fourth degrees East fifty-nine and eight-tenths perches line of the land described in a Deed from James J. Lindsay, Elmer R. Haile and James Kelley, Trustees to Harry C. Shearman dated March 20, 1907 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 312, folio 125 and running thence binding on the eighth line above mentioned reversely as now surveyed North forty-five degrees fourteen minutes West nine hundred eighty-two and thirty-nine one hundredths feet to a stone at the end of the seventh line in the above mentioned description and running thence binding on the second line of the land described in a Deed from Harry C. Shearman and wife to John C. Russell and wife dated March 14, 1908 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 326, folio 179 as now surveyed North

sixty-eight degrees two minutes thirty seconds east six hundred fifty-seven and sixty-two one-hundredths feet to a stone at the end of said line situated on the south side of a road reserved for the use of the tenants in common and thence continuing the same line to include the bed of said road North sixty-eight degrees two minutes thirty seconds East forty-seven and fifty-six one-hundredths feet to an iron pipe on the north side of said road said pipe being on the second line of the land described in a Deed from Harry C. Shearman and wife to George P. Isenock dated February 7, 1908 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 325, folio 396 at a point North eighty-five degrees thirty minutes west eighty-five and eighty-five one-hundredths feet from the end thereof and running thence and binding on the said second line above mentioned South eighty-five degrees thirty minutes east eighty-five and eighty-five one-hundredths feet to a stone planted at the end of said second line and running thence for a new line of division to include the bed of an existing road the two following courses and distances: South sixty-four degrees forty-eight minutes east one hundred fifty-two and seventy-five one hundredths feet to an iron pipe thence south twenty-one degrees twelve minutes thirty seconds east five hundred forty-seven and no one-hundredths feet to an iron pipe on the fourth or closing line of the second parcel of land described in a deed from Philbin and Duffy above mentioned and running thence and binding on said line as now surveyed south forty-five degrees twenty minutes West five hundred thirty-one and eighty-five one-hundredths feet to the place of beginning. Containing twelve and eighty-four one-hundredths acres of land in accordance with a survey prepared by H. J. Lummis Surveyor and Civil Engineer on October 14, 1938.

BEGINNING FOR THE SECOND thereof being all that roadway twenty feet wide as now laid out and used and reserved for the use of Harry C. Shearman, his heirs and assigns and extending from the tract of land hereinbefore described out to the County Road between the lands belonging to Isenock (now Smith) and John C. Russell.

BEING part of the property which by Deed dated May 16, 1966 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4619, folio 241, was granted and conveyed by Charles H. Craig and Marie T. Craig, his wife, unto Louis J. Smith and Stella R. Smith, his wife.

FEES SIMPLE DEED

This Deed, Made this fifteenth day of January
 in the year one thousand nine hundred and sixty-nine, between Louis J. Smith and
Stella R. Smith, his wife,

of Baltimore County, in the State of Maryland, of the first part,
 and Jack F. Horner and Peggy Joana Horner, also known as Peggy J. Horner,
 his wife, of Baltimore County, in the
 State of Maryland,
 of the second part.

Witnesseth. That in consideration of the sum of Five Dollars, and other good and valuable
 considerations, the receipt whereof is hereby acknowledged, the said parties of the first part
 do grant and convey unto the said parties of the second part, as tenants by the
 entireties, their assigns, the survivor of them, his or her

heirs and assigns, in fee simple, all that lot of ground situate, lying and being in
Baltimore County, State of Maryland, new known as lot 11 in the Eleventh District,
 and described as follows, that is to say:

BEGINNING for the same at an iron pipe in the corner of the woods, said pipe
 being at the beginning of the first parcel of land described in a Deed from Philbin
 and Duffy to Flora Hohl, dated March 1, 1934, and recorded among the Land Records of
 Baltimore County in Liber C.W.B.Jr. No. 929, folio 32; and running thence from said
 beginning, North forty-four degrees four minutes west thirteen hundred seventy-six and
 forty-seven one-hundredths feet (N 44° 4' W 1376.47') to a stone marked "W T" at the
 beginning of the second parcel of land described in said Deed from Philbin and Duffy
 to Flora Hohl; and running thence North forty-five degrees twenty minutes east eleven
 hundred eighty-eight and forty-five one-hundredths feet (N 45° 20' E 1188.45') to an
 iron pipe near a fence post, a corner of Shearman's one-acre tract of land; and thence
 running South forty-one degrees thirty-six minutes east thirteen hundred ninety-four
 and thirty-five one-hundredths feet (S 41° 36' E 1394.35') to an iron pipe located five
 feet and ten inches north of a fence; and running thence binding on an old fence and
 hedge row South forty-six degrees nine minutes west eleven hundred twenty-eight and
 seventeen one-hundredths feet (S 46° 9' W 1128.17') to the place of beginning. Con-
 taining thirty-six and eighty-two one-hundredths acres (36.82), more or less, in
 accordance with a survey prepared by H.M. Lumsis, Surveyor and Civil Engineer on
 October 14, 1938.

385 03 JAN 17

170.00 NSC

5323 Glen Arm
 original deed

four and four-tenths (4.4) acres, more or less, described in a deed
from Charles M. Crick and wife to Elmer S. Shearman and wife, dated March 7, 1953, and
recorded among the Land Records aforesaid in Liber G.L.B. No. 2257, folio 346.



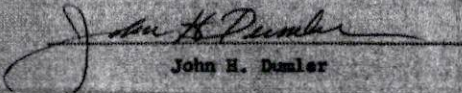
Together, with the buildings and improvements thereupon erected, made or being; and all and every the rights, claims, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining, together with the right to use of twenty foot road as set forth in Deed from Charles W. Craig and wife to Louis J. Smith and wife, dated May 16, 1966, and recorded among the aforesaid Land Records in Liber O.T.G. No. 4619, folio 241.

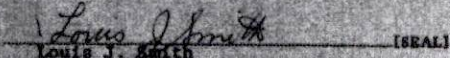
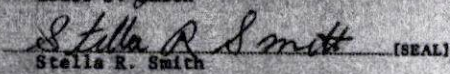
Un here and to hold, the lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, forever, in fee simple.

And the said grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of said grantors.

WITNESS:


John H. Dunler

 [SEAL]
Louis J. Smith
 [SEAL]
Stella R. Smith

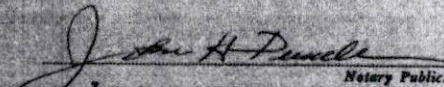
Howard County
State of Maryland, Baltimore City, in wit-

I hereby certify, that on this 15th day of January, 1969, before me, the subscriber, a Notary Public of the State of Maryland, in and for Howard County aforesaid, personally appeared Louis J. Smith and Stella R. Smith, his wife, the herein named Grantors,

and they acknowledged the foregoing deed to be their act.

As witness my hand and Notarial Seal.

Rec'd for record JAN 17 1969 PM
Per Orville T. Connell, Clerk
Mail to Ball Whiting
Receipt No. 225966 12-50


John H. Dunler
Notary Public.
My commission expires July 1, 1969

SEE SIMPLE DEED—Code—County or City

This Deed, Made this

16th

day of May

in the year one thousand nine hundred and sixty-six ---, by and between

✓ Charles H. Craig and Marie T. Craig, his wife, grantors, -----

of Baltimore County, ----- in the State of Maryland, of the first part, and

✓ Louis J. Smith and ✓ Stella R. Smith, his wife, grantees, of the same place, -----

of the second part.

WITNESSETH, that in consideration of the sum of five dollars (\$5.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the said parties of the first part -----

do grant and convey unto the said parties of the second part, as tenants by the entireties,

their assigns, the survivor of them and unto the survivor's -----

----- heirs and assigns, in fee simple, all that parcel ----- of ground

situate, lying and being in Baltimore County, State of Maryland -----

----- aforesaid, and described as follows, that is to say:

Beginning for the first thereof at an iron pipe in the corner of the woods said pipe being at the beginning of the first parcel of land described in a Deed from Philbin and Duffy to Flora Hohl dated March 1, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 929, folio 32 and running thence from said beginning North forty-four degrees four minutes West thirteen hundred seventy-six and forty-seven one-hundredths feet to a stone marked "W T" at the beginning of the second parcel of land described in said Deed from Philbin and Duffy to Flora Hohl and running thence north forty-five degrees twenty minutes east eleven hundred eighty-eight and forty-five one-hundredths feet to an iron pipe near a fence post a corner of Shearman's one-acre tract of land and thence running South forty-one degrees thirty-six minutes East thirteen hundred ninety-four and thirty-five one-hundredths feet to an iron pipe located five feet and ten inches North of a fence and running thence binding on an old fence and hedge row South forty-six degrees nine minutes West eleven hundred twenty-eight and seventeen one-hundredths feet to the place of beginning. Containing thirty-six and eighty-two one-hundredths acres more or less in accordance with a survey prepared by H.M. Lummis Surveyor and Civil Engineer on October 14, 1938.

BEGINNING for the second thereof at a large granite stone marked "W T" standing in the corner of a woods said stone being the beginning of the second parcel of land described in a Deed from Philbin and Duffy to Flora Hohl and dated March 1, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 929, folio 32 said point being also at the end of the eighth or South forty-three and one-fourth degrees East Fifty-nine and eight-tenths perches line of the land described in a Deed from James J. Lindsay, Elmer R. Haile and James Kelley, Trustees to Harry C. Shearman dated March 20, 1907 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 312, folio 125 and running thence binding on the eighth line above mentioned reversely as now surveyed North forty-five degrees fourteen minutes West nine hundred eighty-two and thirty-nine one hundredths feet to a stone at the end of the seventh line in the above mentioned description and running thence binding on the second line of the land described in a Deed from Harry C. Shearman and wife to John C. Russell and wife dated March 14, 1908 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 326, folio 179 as now surveyed North sixty-eight degrees two minutes thirty seconds east six hundred fifty-seven and sixty-two one-hundredths feet to a stone at the end of said line situated on the south side of a road reserved for the use of the tenants in common and thence continuing the same line to include the bed of said road North sixty-eight degrees two minutes thirty seconds East forty-seven and fifty-six one-hundredths feet to an iron pipe on the north side of said road said pipe being on the second line of the land described in a Deed from Harry C. Shearman and wife to George F. Isenock dated February 7, 1908 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 325, folio 396 at a point North eighty-five degrees thirty minutes west eighty-five and eighty-five one-hundredths feet from the end thereof and running thence and binding on the said second line above mentioned South eighty-five degrees thirty minutes east eighty-five and eighty-five one-hundredths feet to a stone planted at the end of said second line and running thence for a new line of division to include the bed of an existing road the two following courses and distances

5323 Glen Arm Road

WSP

second... fourth... dredges... acres of land... ginner on October 11... DEEDING for the title... out and used and... tending from the... tween the lands belonging...

BEING all and the same... the land recorder for... conveyed by deed...

SAVING AND EXCEPTING the... as was granted and... allowed...

RW
per MSP

DB04.655

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM
No Consideration AND No Existing Mortgage
Prepared without benefit of title examination

This Deed, MADE THIS 28th day of November

in the year one thousand nine hundred and ninety four by and between

James A. Dowell, Sr., party

~~xxx~~

of the first part, and

James A. Dowell, Jr., and Gary R. Dowell, (Sons of Grantor), parties

of the second part.

WITNESSETH, That in consideration of the sum of Zero Dollars

the said party of the first part

do es grant and convey to the said parties of the second part as Joint Tenants
and not as Tenants in Common, the survivor of them and the survivor's

personal representatives/~~XXXXXXXXXXXXXXXXXXXX~~ in fee simple, all

lot of ground situate in Baltimore County, Maryland

and described as follows, that is to say:

See Exhibit "A" for Legal Description Attached Hereto and Made a Part Hereof.

Being the same property described in a Deed dated June 5, 1972 by Louis J.
Smith and Stella R. Smith, husband and wife, unto James A. Dowell, Sr., and
Dorothy I. Dowell, husband and wife recorded among the Land Records of
Baltimore County, Maryland in Liber 5272 Page 180.

Dorothy I. Dowell having departed this life on or about November 29, 1988.

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

8/12/12/94
Date

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE [Signature] DATE 12/12/94

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND

[Signature]
DATE 12/12/94 DEC 30 1994

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 10864, p. 0633, MSA_CE62_10719. Date available 03/03/2005. Printed 05/02/2018.

BEGINNING FOR THE FIRST - - -THEREOF at a large granite stone marked "W T" standing in the corner of a woods said stone being the beginning of the second parcel of land described in a Deed from Philbin and Duffy to Flora Mohl and dated March 1, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 929, folio 32, said point being also at the end of the eighth or South forty-three and one-fourth degrees East fifty-nine and eight-tenths perches line of the land described in a Deed from James J. Lindsay, Elmer R. Haile and James Kelley, Trustees to Harry C. Shearman dated March 20, 1907 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 312, folio 125 and running thence binding on the eighth line above mentioned reversely as now surveyed North forty-five degrees fourteen minutes West nine hundred eighty-two and thirty-nine one hundredths feet to a stone at the end of the seventh line in the above mentioned description and running thence binding on the second line of the land described in a Deed from Harry C. Shearman and wife to John C. Russell and wife dated March 14, 1908 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 326, folio 179 as now surveyed North sixty-eight degrees two minutes thirty seconds east six hundred fifty-seven and sixty-two one-hundredths feet to a stone at the end of said line situated on the south side of a road reserved for the use of the tenants in common and thence continuing the same line to include the bed of said road North sixty-eight degrees two minutes thirty seconds East forty-seven and fifty-six one-hundredths feet to an iron pipe on the north side of said road said pipe being on the second line of the land described in a Deed from Harry C. Shearman and wife to George P. Isenock dated February 7, 1908 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 325, folio 396 at a point North eighty-five degrees thirty minutes west eighty-five and eighty-five one-hundredths feet from the end thereof and running thence and binding on the said second line above mentioned South eighty-five degrees thirty minutes east eighty-five and eighty-five one-hundredths feet to a stone planted at the end of said second line and running thence for a new line of division to include the bed of an existing road the two following courses and distances: South sixty-four degrees forty-eight minutes east one hundred fifty-two and seventy-five one hundredths feet to an iron pipe thence south twenty-one degrees twelve

minutes thirty seconds east five hundred forty-seven and no one-hundredths feet to an iron pipe on the fourth or closing line of the second parcel of land described in a deed from Philbin and Duffy above mentioned and running thence and binding on said line as now surveyed south forty-five degrees twenty minutes West five hundred thirty-one and eighty-five one-hundredths feet to the place of beginning. Containing twelve and eighty-four one-hundredths acres of land in accordance with a survey prepared by H. J. Lummis Surveyor and Civil Engineer on October 14, 1938.

BEGINNING FOR THE SECOND thereof being all that roadway twenty feet wide as now laid out and used and reserved for the use of Harry C. Shearman, his heirs and assigns and extending from the tract of land hereinbefore described out to the County Road between the lands belonging to Isenock (now Smith) and John C. Russell.

DB04.655

DEED — FEE SIMPLE — INDIVIDUAL GRANTOR — LONG FORM
No Consideration AND No Existing Mortgage
Prepared without benefit of title examination

This Deed, MADE THIS 28th day of November

in the year one thousand nine hundred and ninety four by and between

James A. Dowell, Sr., party

~~XXX~~

of the first part, and

James A. Dowell, Jr., and Gary R. Dowell, (Sons of Grantor), parties

of the second part.

WITNESSETH, That in consideration of the sum of Zero Dollars

the said party of the first part

do ~~es~~ grant and convey to the said parties of the second part as Joint Tenants
and not as Tenants in Common, the survivor of them and the survivor's

personal representatives/~~XXXXXXXXXXXXXXXXXXXX~~ in fee simple, all

lot of ground situate in Baltimore County, Maryland

and described as follows, that is to say:

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Baltimore County, Maryland in Liber 5272 Page 180.

Dorothy I. Dowell having departed this life on or about November 29, 1988.

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

12/12/94
Date

AGRICULTURAL TRANSFER TAX
NOT REQUIRED

SIGNATURE [Signature] DATE 12/12/94

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND

[Signature]
Date 12/14/94 Sec 33-12C

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 10864, p. 0633, MSA_CE62_10719. Date available 03/03/2005. Printed 05/02/2018.

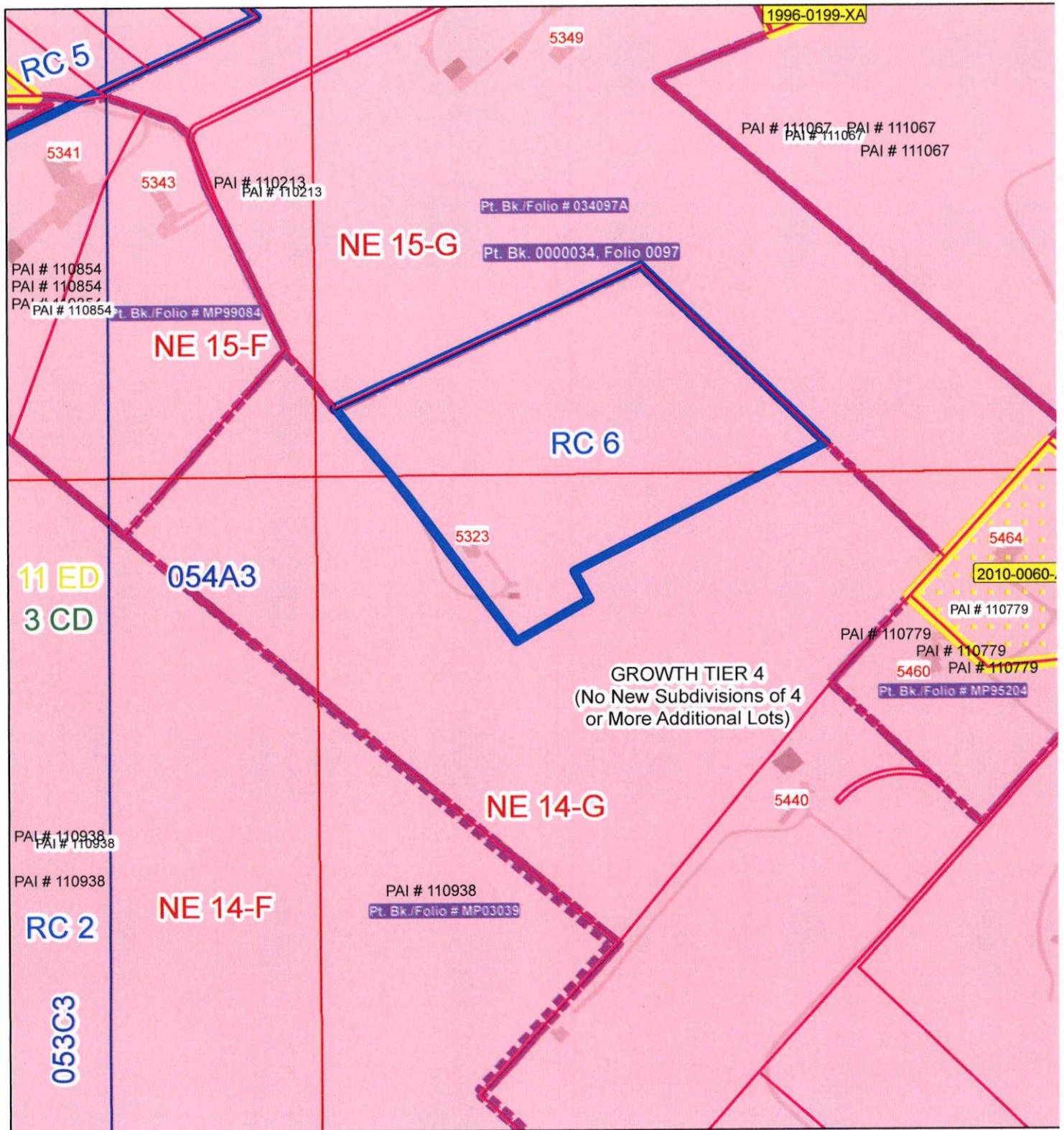
20
5

BEGINNING FOR THE FIRST - - -THEREOF at a large granite stone marked "W T" standing in the corner of a woods said stone being the beginning of the second parcel of land described in a Deed from Philbin and Duffy to Flora Kohl and dated March 1, 1934 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 929, folio 32, said point being also at the end of the eighth or South forty-three and one-fourth degrees East fifty-nine and eight-tenths perches line of the land described in a Deed from James J. Lindsay, Elmer R. Haile and James Kelley, Trustees to Harry C. Shearman dated March 20, 1907 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 312, folio 125 and running thence binding on the eighth line above mentioned reversely as now surveyed North forty-five degrees fourteen minutes West nine hundred eighty-two and thirty-nine one hundredths feet to a stone at the end of the seventh line in the above mentioned description and running thence binding on the second line of the land described in a Deed from Harry C. Shearman and wife to John C. Russell and wife dated March 14, 1908 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 326, folio 179 as now surveyed North sixty-eight degrees two minutes thirty seconds east six hundred fifty-seven and sixty-two one-hundredths feet to a stone at the end of said line situated on the south side of a road reserved for the use of the tenants in common and thence continuing the same line to include the bed of said road North sixty-eight degrees two minutes thirty seconds East forty-seven and fifty-six one-hundredths feet to an iron pipe on the north side of said road said pipe being on the second line of the land described in a Deed from Harry C. Shearman and wife to George P. Isenock dated February 7, 1908 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 325, folio 396 at a point North eighty-five degrees thirty minutes west eighty-five and eighty-five one-hundredths feet from the end thereof and running thence and binding on the said second line above mentioned South eighty-five degrees thirty minutes east eighty-five and eighty-five one-hundredths feet to a stone planted at the end of said second line and running thence for a new line of division to include the bed of an existing road the two following courses and distances: South sixty-four degrees forty-eight minutes east one hundred fifty-two and seventy-five one hundredths feet to an iron pipe thence south twenty-one degrees twelve

minutes thirty seconds east five hundred forty-seven and no one-hundredths feet to an iron pipe on the fourth or closing line of the second parcel of land described in a deed from Philbin and Duffy above mentioned and running thence and binding on said line as now surveyed south forty-five degrees twenty minutes West five hundred thirty-one and eighty-five one-hundredths feet to the place of beginning. Containing twelve and eighty-four one-hundredths acres of land in accordance with a survey prepared by H. J. Lummis Surveyor and Civil Engineer on October 14, 1938.

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5323 Glen Arm Road 2018 251-SPH



Publication Date: 3/23/2018

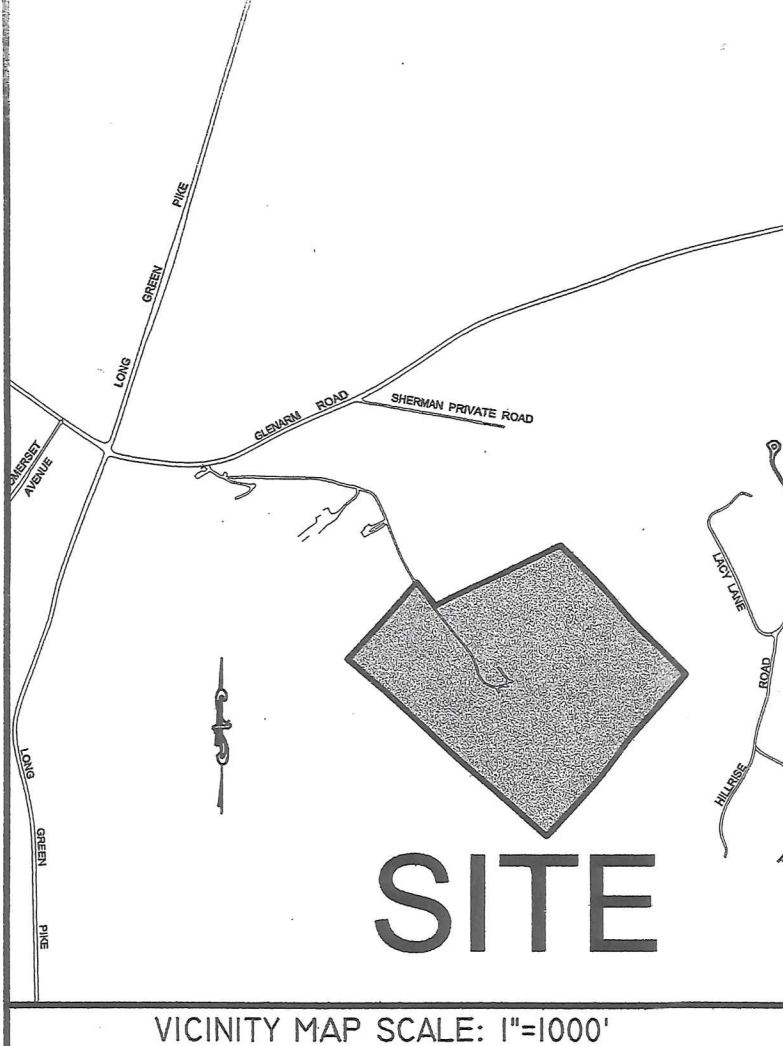
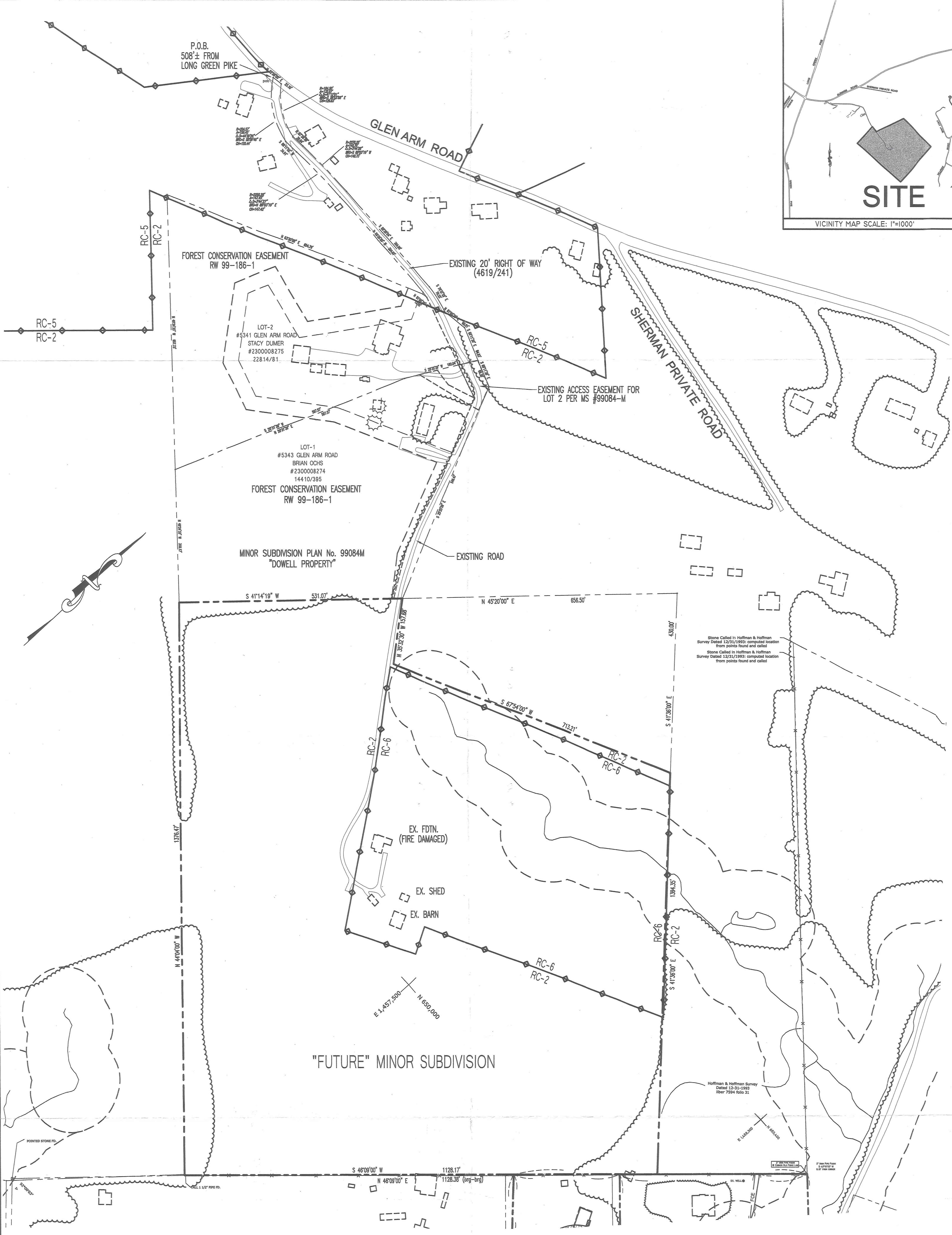


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 80 160 320 480 640 Feet

1 inch = 300 feet



siterite
SURVEYING INC.

200 E. JOPPA RD
SUITE 101
TOWSON, MD 21286

T: (410)828-9060
F: (410)828-9066

- GENERAL NOTES
- Existing Zoning: RC2 & RC6 (054A3)
 - CZMP 2016 Issue No. 3-041
 - Lot Area: 32.33 acs/1,408,295 s.f.
 - Existing Use: SFD destroyed by fire and has remained vacant for years.
Proposed Use: 3 Single Family Dwellings (One existing to remain and two proposed.)
 - Growth Tier: 4
 - This property is serviced by private well and septic systems, although no above ground evidence.
 - This property is not located within the CBCA, 100 Year Flood Plain or Historic District.
 - This property is located within the Agricultural Preservation Priority Area.
 - There is an existing road leading from Glen Arm Road to the existing dwelling. Deed liber 4956 folio 402 together with clause calls for a twenty (20) foot road together with the right to use
 - There is no prior zoning history or violations for this property.
 - A preliminary environmental assessment was performed by Eco-Science.
 - Sections of the property are used for farming. The intention is continue this use.
 - This plan is not based on a boundary survey. It is a compilation of public records, GIS portal and County records. It should not be relied upon for the establishment of property lines. It is only an illustrative mosaic.

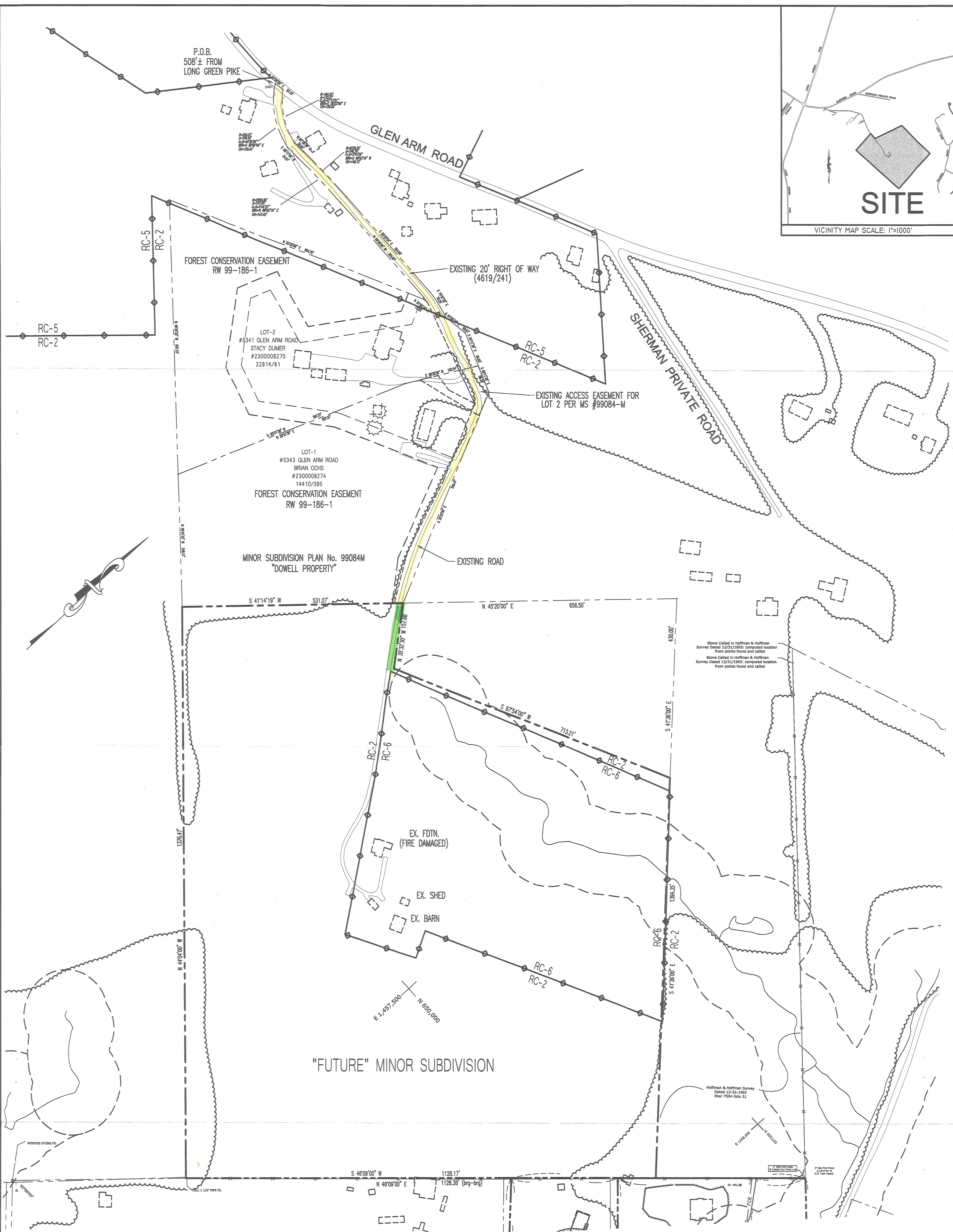
OWNER:
Glen Arm Properties I, LLC
c/o Frank Pommert
3604 Eastern Avenue
Suite 400
Baltimore, Maryland 21224
443-416-7154

PETITIONER'S
EXHIBIT NO. 1

Plan to Accompany Special Hearing
"Glen Arm Properties I, LLC"

#5323 Glen Arm Road
TAX MAP:54 - GRID:19 - PARCEL:29
DEED REFERENCE: 37096/331
11TH ELECTION DISTRICT C3
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 100'	Date: 02/06/2018	JOB# 10457DSTHALER
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: N/A



siterite
SURVEYING INC.

200 E. JOPPA RD
SUITE 101
TOWSON, MD 21286

T: (410)828-9060
F: (410)828-9066

- GENERAL NOTES
- Existing Zoning: RC2 & RC6 (054A3)
 - CZMP 2016 Issue No. 3-041
 - Lot Area: 32.33 acs/1,408,295 s.f.±
 - Existing Use: SFD destroyed by fire and has remained vacant for years.
Proposed Use: 3 Single Family Dwellings (One existing to remain and two proposed.)
 - Growth Tier: 4
 - This property is serviced by private well and septic systems, although no above ground evidence.
 - This property is not located within the CBCA, 100 Year Flood Plain or Historic District.
 - This property is located within the Agricultural Preservation Priority Area.
 - There is an existing road leading from Glen Arm Road to the existing dwelling. Deed liber 4956 folio 402 together with clause calls for a twenty (20) foot road together with the right to use
 - There is no prior zoning history or violations for this property.
 - A preliminary environmental assessment was performed by Eco-Science.
 - Sections of the property are used for farming. The intention is continue this use.
 - This plan is not based on a boundary survey. It is a compilation of public records, GIS portal and County records.
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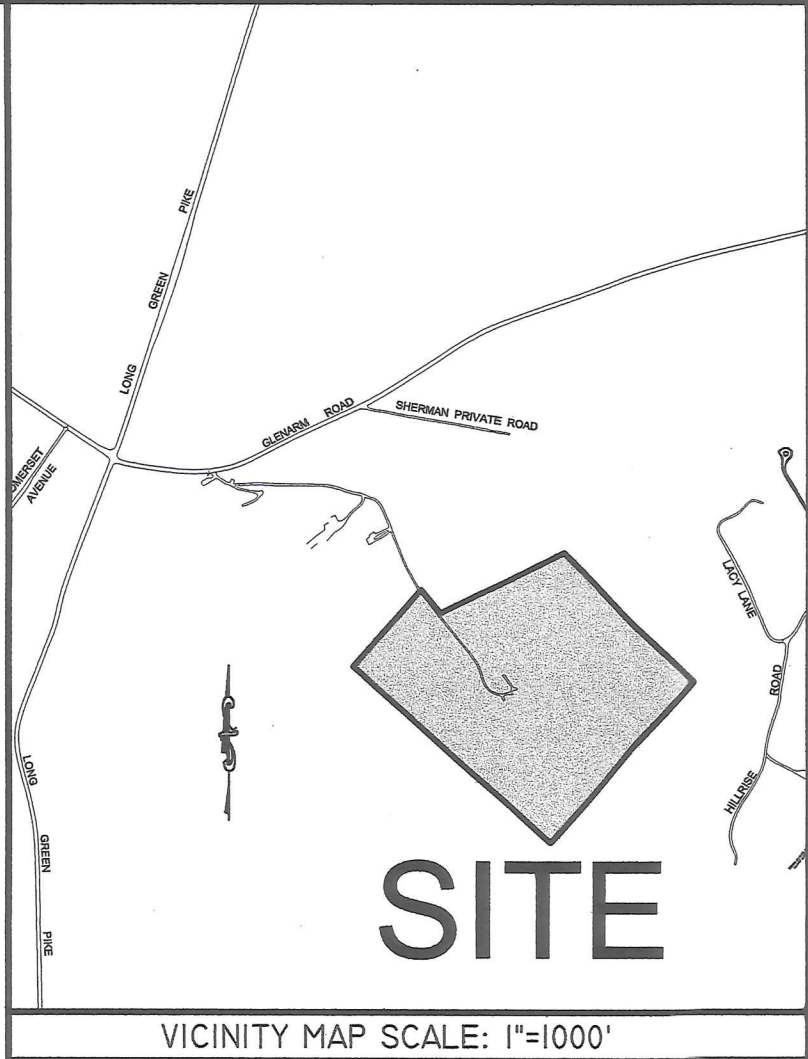
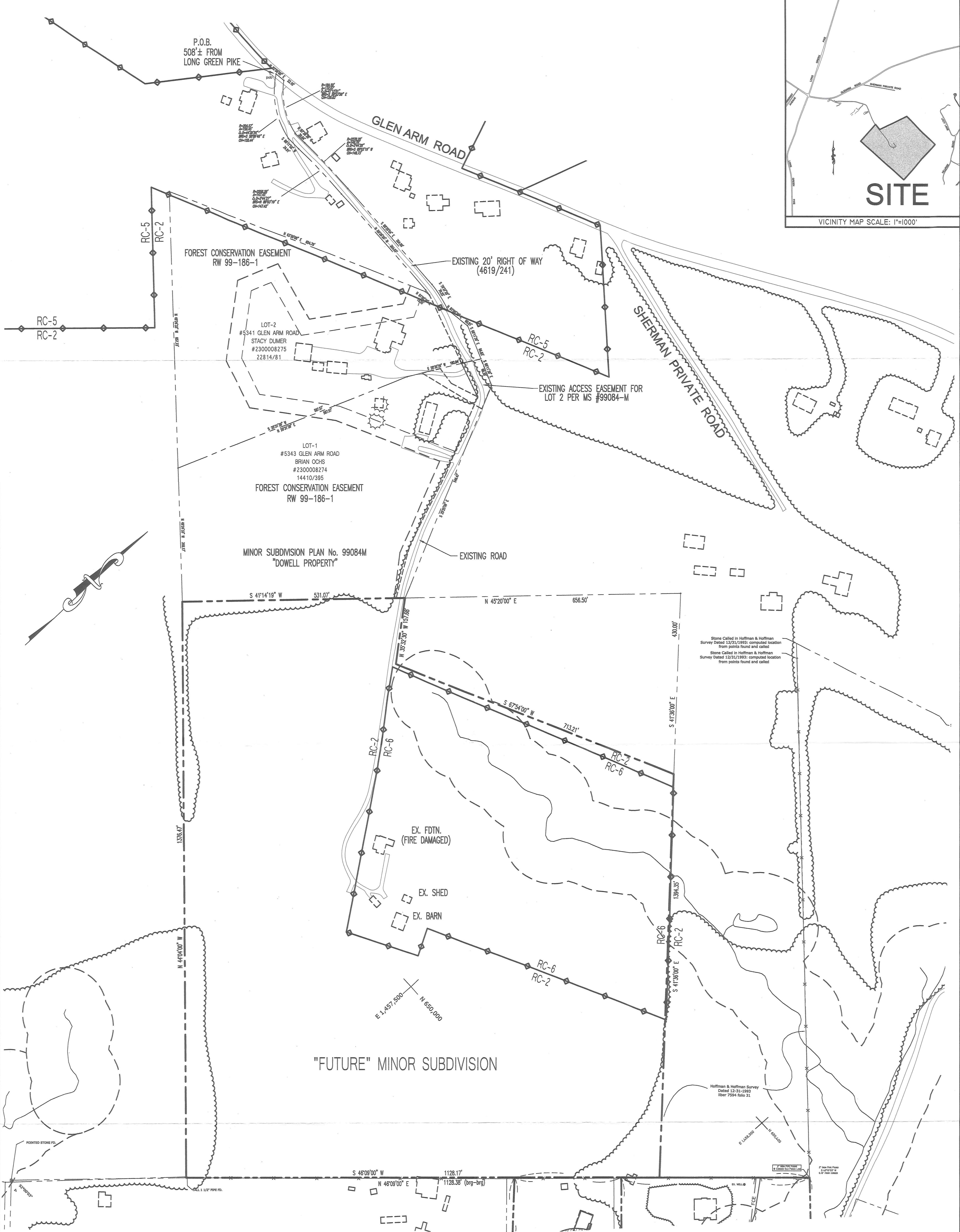
OWNER:
Glen Arm Properties I, LLC
c/o Frank Pommert
3604 Eastern Avenue
Suite 400
Baltimore, Maryland 21224
443-416-7154

PETITIONER'S
EXHIBIT NO. 3

Plan to Accompany Special Hearing
"Glen Arm Properties I, LLC"

#5323 Glen Arm Road
TAX MAP:54 - GRID:19 - PARCEL:29
DEED REFERENCE: 37096/331
11TH ELECTION DISTRICT C3
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 100'	Date: 02/06/2018	JOB#10457DSTHALER
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: N/A



siterite
SURVEYING INC.

200 E. JOPPA RD
SUITE 101
TOWSON, MD 21286

T: (410)828-9060
F: (410)828-9066

- GENERAL NOTES
- Existing Zoning: RC2 & RC6 (054A3)
 - CZMP 2016 Issue No. 3-041
 - Lot Area: 32.33 acs/1,408,295 s.f.
 - Existing Use: SFD destroyed by fire and has remained vacant for years.
Proposed Use: 3 Single Family Dwellings (One existing to remain and two proposed.)
 - Growth Tier: 4
 - This property is serviced by private well and septic systems, although no above ground evidence.
 - This property is not located within the CBA, 100 Year Flood Plain or Historic District.
 - This property is located within the Agricultural Preservation Priority Area.
 - There is an existing road leading from Glen Arm Road to the existing dwelling. Deed liber 4956 folio 402 together with clause calls for a twenty (20) foot road together with the right to use
 - There is no prior zoning history or violations for this property.
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 - This plan is not based on a boundary survey. It is a compilation of public records, GIS portal and County records.
It should not be relied upon for the establishment of property lines. It is only an illustrative mosaic.

OWNER:
Glen Arm Properties I, LLC
c/o Frank Pommert
3604 Eastern Avenue
Suite 400
Baltimore, Maryland 21224
443-416-7154

2018-0251-SPH

Plan to Accompany Special Hearing
"Glen Arm Properties I, LLC"

#5323 Glen Arm Road
TAX MAP:54 - GRID:19 - PARCEL:29
DEED REFERENCE: 37096/331
11TH ELECTION DISTRICT C3
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 100'	Date: 02/06/2018	JOB#10457DSTHALER
Drawn: M.V.M.	Checked: B.L.M.	SURVEY'D: N/A

