



KATHERINE A. KLAUSMEIER
County Executive

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

February 20, 2025

Karen B. Stupski
School of Living
21300 Heathcote Road
Freeland, Maryland 21053

RE: Spirit and Intent Request
2018-0308-X
School of Living
7th Election District, 3rd Councilmanic District

Ms. Stupski,

This refers to your letter to Mr. Jeff Perlow, Chief of Zoning. Your letter stated that you have been cited by Baltimore County's Code Enforcement Division for allowing 3 residents to live full-time at your facility, and are asking that the Zoning Office determine if the permission was originally granted as part of the relief in case 2018-0308-X.

Please be advised that based upon your provided explanation, the summary of the audio transcripts from the original hearing, and the site plan and other associated documents that were submitted at the hearing, your current arrangement allowing for 3 full-time residents has been determined to be within the Spirit & Intent of the original decision and has been APPROVED. The site plan submitted at the hearing clearly has a structure labeled "#21300 Three story stone & wood dwelling (full time residence for 3 people)(proposed overnight lodging for 20 people)".

A copy of this letter will be provided to Jeff Radcliffe of Baltimore County's Code Enforcement Division. Please contact him to work out any outstanding details.

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

(JSS24-1047)

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Seidelman', written over the printed name.

Jason Seidelman
Zoning Review



SCHOOL OF LIVING

November 4, 2024

Pete Gutwald
Director of PAI Dept of Permits, Approvals and Inspections
Baltimore County Office Building
111 Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Spirit and Intent Request for Case # 2018-0308-X

Dear Mr. Gutwald,

We are requesting an opinion on the spirit and intent of the zoning ruling granting our request to use the property at 21300 Heathcote Road as a school, including a school for agricultural training. We have made good faith efforts to be in compliance with the ruling and we want to confirm our understanding of it. We believe that our zoning ruling for Case # 2018-0308-X gives us the right to use the Mill building on the property as housing for faculty, staff and students.

Since 1965, when the historic Heathcote Mill was acquired by School of Living, it has been used as a homesteading education center and as housing for Heathcote Community members who serve as faculty and staff. However, Baltimore County's zoning code, which was first adopted in 1970, classified the Mill as a single-family dwelling. In order to be able to legitimately use the property as an education center, we understand that our options were to apply for a "pre-existing non-conforming use" or to ask for a special exception. We chose the latter.

In the testimony during the hearing we stated that we intended to continue to use the building as an educational facility where we planned to conduct workshops and seminars; as housing for faculty and staff; and as a dormitory for workshop participants (students), interns, and volunteers to stay overnight. The ruling states:

Petitioner conducts throughout the year workshops and seminars covering topics such as organic farming, gardening and permaculture. Petitioner has conducted these activities on site for many years, and the current petition seeks to "legitimize" under the zoning regulations the proposed operation of the property." (Zoning ruling, p. 2.)

In order to gain the support of our neighbors, we proposed caps on the number of workshops, the number of participants, and the number of interns and volunteers, as well as limits on the amount of time they can stay overnight on our property. (Zoning ruling, p. 4.)

The judge granted us a special exception as a school and stated:

Based on the testimony and exhibits submitted at the hearing, a school would best describe the predominant use of the subject property. Schools are permitted by special exception in the RC-2 zone, and dormitories and housing for faculty/students are permitted accessory uses. (Zoning ruling, p. 2)

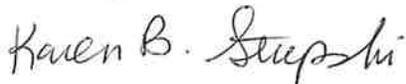
It is our understanding that faculty and student housing are permitted accessory uses. In the judge's ruling, only workshop participants, interns and volunteers have limits on the amount of time that they stay overnight on the property. Faculty and student housing is a matter of right, unlike what is spelled out on page 4 which was brought up separately as a limiting condition.

The Mill has always been used to house our faculty and staff, and no more than 3 unrelated adults lived there as full-time residents at any time in the past or until now.

We have been moving forward with the necessary work to get a new Change of Occupancy (COO) permit for the Mill to change from R-3 Residential to R-3 Residential plus Business Occupancy/School. We applied for a COO permit previously and it was approved but expired (COO22-0403). We reapplied for the COO permit and it is under review (COO24-0140). The permit application includes an attachment that states that the Mill building will be used as a "full time residence for 3 people." (See attachment.) Zoning Review approved the application on 4/2/2024, 6/24/2024, and 11/4/2024. Relying on the hearing Judge's Opinion and Order and the subsequent application we have spent tens of thousands of dollars to install an accessible bathroom on the first floor in accordance with the design plans that were submitted with our COO application. However, we still have more work to do until the COO can be completed.

Thanks for your consideration. We look forward to your reply.

Sincerely,


Karen B. Stupski - 443-621-6007
Vice President KStupski@SchoolofLiving.org

Attachments:

- A – Cover Letter Response to Zoning Comment
- B – Heathcote Zoning Plan 2 25 18 with Notes
- C – Screenshot of Zoning Review approval on 11/4/2024



SCHOOL OF LIVING & HEATHCOTE CENTER, INC

November 1, 2022

J. Merrey
Baltimore County Zoning Review
111 West Chesapeake Ave, Room 124
Towson, MD 21214

Dear Mr. Merrey,

Thank you for your comments on our Change of Occupancy permit application (COO22-0403.)

Please find the enclosed zoning opinion from case number 2018-0308-X which addresses the right to have an agricultural school with a dormitory and housing for faculty/students as permitted accessory uses.

Please also find the enclosed copy of the site plan for the zoning hearing. The subject building is labeled "full time residence for 3 people (proposed overnight lodging for 20 people.)" It is the only building on the property that is currently occupied as a residential unit.

There 4 other buildings on the property that are labeled "proposed overnight cabins." They were last occupied for residential use in 2011.

As you requested, I have noted the date that each of these buildings was last used residentially on the site plan in the enlarged map area on the right.

Please let me know if you have any other questions. I can be reached at 443-621-6607.

Sincerely,

Karen B. Stupski
Board Member – School of Living
Board Member – Heathcote Center, Inc.

Attachment C



NAVIGATION

- Home
- Incomplete Applications
- Create
- Inspections

ACCOUNT

- Modify Account
- Sign Out
- Help

SEARCH

Intake Application Resubmittal

PAI - Zoning Review

PAI - Building Plan Review

PAI - Development Plan Review

EPS - Development Coordination Review

EPS - GWM Review

EHS Review

PAI - Permit Processing Review

All Technical Reviews Result

Intake Application Resubmittal

PAI - Zoning Review

PAI - Building Plan Review

PAI - Development Plan Review

EPS - Development Coordination Review

EPS - GWM Review

EHS Review

PAI - Permit Processing Review

All Technical Reviews Result

ACCEPT

6/29/2024

APPROVED

6/24/2024

RESUBMIT

6/27/2024

WAIVE

6/21/2024

APPROVED

6/21/2024

WAIVE

6/21/2024

WAIVE

6/20/2024

WAIVE

6/20/2024

RESUBMIT

6/28/2024

ACCEPT

11/1/2024

APPROVED

11/4/2024

APPROVED

11/4/2024

WAIVE

11/4/2024

APPROVED

11/1/2024

WAIVE

11/1/2024

WAIVE

11/1/2024

Attachment C

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

No. 234653

Date: 11/4/24

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0002		6150				200.00

Total: 200.00

Rec From: School of Living

For: S/I Letter

21300 Heathcote Rd, Freetland MD 21053

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

TC

SCHOOL OF LIVING
 21300 Heathcote Rd
 Freetland, MD 21053-9601
 (240) 542-9786

1753
 15-3/540

Nov. 4 2024

Pay to the Order of Baltimore County \$ 200.00

two hundred and 00/100 Dollars

PNCBANK
 PNC Bank, N.A.
 Maryland

For Spirit + Intent Letter

Karen B. Stupski

⑆054000030⑆ 5560706047⑆ 1753

M E M O R A N D U M

DATE: August 27, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0308-X – Appeal Period Expired

The appeal period for the above-referenced case expired on August 24, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 (21300 Heathcote Road) * OFFICE OF
 7th Election District * ADMINISTRATIVE HEARINGS
 2nd Council District * FOR BALTIMORE COUNTY
 School of Living *
Legal Owner *
 Petitioner * Case No. 2018-0308-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Exception filed on behalf of School of Living, legal owner (“Petitioner”). The petition was filed pursuant to the Baltimore County Zoning Regulations (“BCZR”) as follows: (1) To permit a camp including day camps; (2) To permit a community building owned by a nonprofit civic or improvement association and used by its members and guests for recreational, social, educational, or cultural activities; and (3) To permit schools, including schools for agricultural training, private preparatory schools, business or trade schools, conservatories or colleges.

Karen Stupski and surveyor Bruce Doak appeared in support of the petition. Michael McCann, Esq. represented the Petitioner. Two neighbors attended the hearing to express concern with certain aspects of the proposal. 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 Public Works (“DPW”). None of the reviewing agencies opposed the requests.

The subject property is approximately 34.961 acres in size and is zoned RC-2. The property is improved with several dwellings and/or cabins, and according to state tax records the

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 Date 7/25/18
 By sln

primary use of the property is “agriculture.” Petitioner conducts throughout the year workshops and seminars covering topics such as organic farming, gardening and permaculture. Petitioner has conducted these activities on site for many years, and the current petition seeks to “legitimize” under the zoning regulations the proposed operation of the property.

Special Exception

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Mr. Doak opined (via proffer) Petitioner satisfied the requirements set forth in BCZR §502.1 and the case law interpreting that provision. In light of the presumption provided by Maryland law, and in the absence of any evidence to the contrary, I will grant the petition for special exception. As discussed at the hearing however, I do not believe an owner may have on the same parcel multiple or overlapping special exception uses. Although Petitioner’s counsel did not believe there was such a prohibition, that has certainly been the long-standing and consistent interpretation of the regulation by the Office of Zoning Review, and I believe that interpretation makes logical and intuitive sense and is entitled to deference.

Based on the testimony and exhibits submitted at the hearing, a school would best describe the predominant use of the subject property. Schools are permitted by special exception in the RC-2 zone, and dormitories and housing for faculty/students are permitted accessory uses. *Smith*

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Date 7/25/18
By DLN

v. Wisconsin Institute for Torah Study, Inc., 578 N.W.2d 208 (Wis. 1998); *New York Inst. of Tech. v. Ruckgaber*, 317 N.Y.S.2d 89 (1970).

In addition to dwellings and cabins, the plan contains an area at the south of the site for “proposed tent/trailer camping area (10 spaces).” Petitioner seeks special exception approval to operate a camp, but as noted above I do not believe multiple special exception uses are permitted on the same parcel. In addition, I do not believe tent or trailer camping can be considered a use which is accessory to the operation of the school. As such, the camping area shall not be permitted as an aspect of the special exception approval for the school.

The neighbors in attendance expressed concern with whether the water supply and waste disposal facilities on site would be sufficient to accommodate the projected number of students and overnight guests. As noted at the hearing DEPS expressed a similar concern in its ZAC comment, and that agency will investigate that issue before occupancy permits will be issued. The neighbors also questioned whether the site was large enough to accommodate students and guests without having a detrimental impact upon the community. Several conditions will be included in the order below, one of which will restrict to 26 the number of program participants that may be on the property at any one time. In my opinion this number of people can easily be accommodated on a 35 acre rural parcel, and County reviewers will also examine this issue as part of the occupancy permit process.

THEREFORE, IT IS ORDERED this 25th day of **July, 2018**, by this Administrative Law Judge, that the Petition for Special Exception to permit a school, including a school for agricultural training, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Exception: (1) To permit a camp including day camps; and (2) To permit a community building owned by a nonprofit civic or

ORDER RECEIVED FOR FILING

Date 7/25/18
By sln

improvement association and used by its members and guests for recreational, social, educational, or cultural activities, be and is hereby DENIED.

The relief granted herein shall be subject to 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 will orient program participants to the property boundaries and post signs on the boundaries to ensure that they stay on subject property.
3. There will be a maximum of 26 program participants on the property at any one time.
4. Petitioner will have no more than 6 interns and/or volunteers staying overnight at one time. They may stay for up to 6 months in the Mill bunkroom or in one of the other residential buildings.
5. Petitioner agrees to the following limits on the number of workshops/courses and participants:
 - a. Petitioner will hold a maximum of 10 workshops/courses per year.
 - b. Petitioner will hold no more than 40 days total of workshops/courses each year.
 - c. The 40 days of workshops/courses may occur as 1-day or multi-day events lasting up to 5 consecutive days.
 - d. Petitioner will have no more than 1 workshop/course in one month.
 - e. There will be no more than 26 participants per workshop/course. (This includes the 6 interns and/or volunteers.)
 - f. Workshop participants who stay overnight will stay in the Mill bunkroom or the rustic cabins.
6. Workshop participants will be allowed to stay in the rustic cabins for no more than 1 week (7 days) at one time.
7. All of the overnight program participants will be registered and Petitioner agrees to perform a background check on each participant to screen out violent offenders and sex offenders. Background checks will not be conducted on personal guests and/or for social events.
8. The above conditions shall apply only during the time Matt and Valerie Hubbard and/or Ed and Connie Fronden reside on Heathcote Road.
9. The special exception is valid for this petitioner only.
10. No overnight tent and/or trailer camping shall be permitted at the site.
11. Prior to issuance of permits Petitioner must comply with the ZAC comments submitted by the DEPS and DPW, copies of which are attached hereto and incorporated herein.

ORDER RECEIVED FOR FILING

Date

7/25/18

By

SD

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 7/25/18

By sln



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 21300 HEATHCOTE ROAD which is presently zoned RC2
Deed References: 5008/711 10 Digit Tax Account # 0719007310
Property Owner(s) Printed Name(s) SCHOOL OF LIVING

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

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

- a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
- a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for
SEE ATTACHED PAGE
- a Variance from Section(s)

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

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Karen B. Stupski FOR SCHOOL OF LIVING
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
 Karen B. Stupski
 Signature #1 _____ Signature #2 _____
 21300 Heathcote Rd, Freeland, MD
 Mailing Address _____ City _____ State _____
 21053 | 410-357-9523 | schoolofliving@gmail.com
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Name- Type or Print _____
 Signature _____
 Date _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
 Name - Type or Print _____
 Signature Bruce E. Doak
 Mailing Address 3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
 City _____ State _____
21053 | 410-919-9906 |
 Zip Code _____ Telephone # _____ Email Address _____
BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2018-0308-X Filing Date 5/10/18 Do Not Schedule Dates: _____ Reviewer JS

HEARING IN AM REV. 10/4/11

SEE ATTACHED

Petitions Requested

Special Exception to permit the following:

- 1) A camp, including day camps per Section 1A01.2.C.4 BCZR
- 2) Community building owned by a nonprofit civic or improvement association and used by its members and guests for recreational, social, educational, or cultural activities per Section 1A01.2.C.7 BCZR
- 3) Schools, including schools for agricultural training, private preparatory schools, business or trade schools, conservatories or colleges per Section 1A01.2.C.24 BCZR

2018-0308-7



Zoning Description

21300 Heathcote Road
Seventh Election District Third Councilmanic District
Baltimore County, Maryland

Metes & Bounds Lines for 37 Acre Parcel

- 1) N 12 degrees 30 minutes W 1600.5'
- 2) N 67 degrees 30 minutes E 528'
- 3) N 22 degrees 30 minutes W 389.40'
- 4) N 67 degrees 30 minutes E 780' +/-
- 5) S 3 degrees 30 minutes E 175'
- 6) S 12 degrees E 377'
- 7) S 4 degrees 30 minutes W 192'
- 8) S 35 degrees 30 minutes W 413'
- 9) S 24 degrees 30 minutes W 450'
- 10) S 37 degrees 30 minutes E 160'
- 11) S 20 degrees W 165'
- 12) S 1 degrees W 128'
- 13) S 27 degrees 30 minutes E 469'
- 14) S 76 degrees 30 minutes W 800'

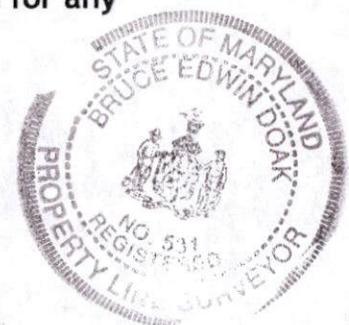
Saving & Excepting a 2.00 Acre Parcel

- 1) S 73 E 406.89'
- 2) SW'y R=400.00' L=101.23' Chd= S 37 degrees 15 minutes W 100.96'
- 3) SW'y R=200.00' L=129.85' Chd= S 23 degrees 43 minutes 49 seconds W 141.85'
- 4) N 73 degrees W 355.32'
- 5) N 17 degrees E 235.59'

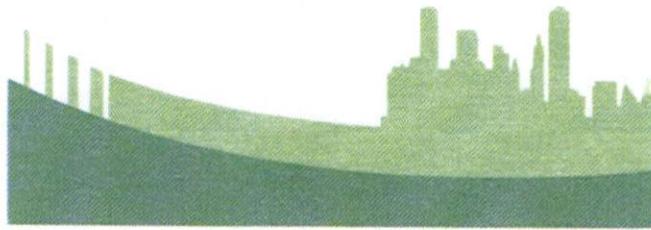
Containing 34.961 acres (per SDAT)

This description is part of a zoning petition and is not intended for any conveyance purposes.

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com



2018-0308-X



CERTIFICATE OF POSTING

June 28, 2018

July 16, 2018 amended for second inspection

Re:

Zoning Case No. 2018-0308-X

Legal Owner: School of Living, Karen Stupski, rep.

Hearing date: July 18, 2018, 2018

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **21300 Heathcote Road**.

The signs were initially posted on **June 27, 2018**.

The subject property was also inspected on **July 16, 2018**.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2018-0308-X

21300 Heathcote Road

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

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

DATE & TIME: Wednesday July 18, 2018 1:30 PM

SPECIAL EXCEPTION TO PERMIT A CAMP, INCLUDING DAY CAMPS. TO PERMIT A COMMUNITY BUILDING OWNED BY A NONPROFIT CIVIC OR IMPROVEMENT ASSOCIATION AND USED BY ITS MEMBERS AND GUESTS FOR RECREATIONAL, SOCIAL, EDUCATIONAL OR CULTURAL ACTIVITIES. TO PERMIT SCHOOLS, INCLUDING SCHOOLS FOR AGRICULTURAL TRAINING, PRIVATE PREPARATORY SCHOOLS, BUSINESS OR TRADE SCHOOLS, CONSERVATORIES OR COLLEGES.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.

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

ZONING NOTICE

CASE NO. 2018-0308-X

21300 Heathcote Road

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

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

DATE & TIME: Wednesday July 18, 2018 1:30 PM

SPECIAL EXCEPTION TO PERMIT A CAMP, INCLUDING DAY CAMPS. TO PERMIT A COMMUNITY BUILDING OWNED BY A NONPROFIT CIVIC OR IMPROVEMENT ASSOCIATION AND USED BY ITS MEMBERS AND GUESTS FOR RECREATIONAL, SOCIAL, EDUCATIONAL OR CULTURAL ACTIVITIES. TO PERMIT SCHOOLS, INCLUDING SCHOOLS FOR AGRICULTURAL TRAINING, PRIVATE PREPARATORY SCHOOLS, BUSINESS OR TRADE SCHOOLS, CONSERVATORIES OR COLLEGES.

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





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

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5654478

Sold To:

Karen Stupski - CU00660404
21300 Heathcote Rd
Freeland, MD 21053-9601

Bill To:

Karen Stupski - CU00660404
21300 Heathcote Rd
Freeland, MD 21053-9601

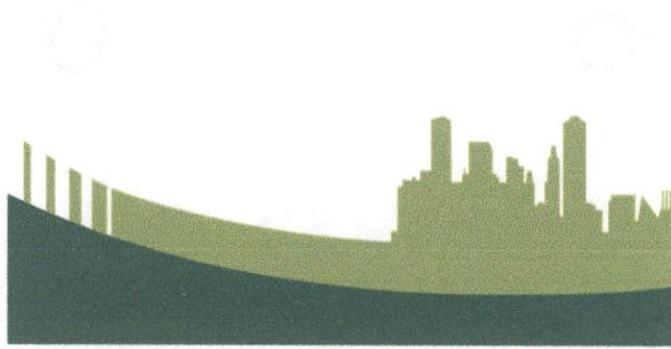
Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jun 28, 2018

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: 2018-0308-X
21300 Heathcote Road
SE/s Freeland Road, 3675 ft. SW of the centerline of the intersection with York Road 7th Election District - 2nd Councilmanic District
Legal Owners: School of Living, Karen Stupski
Special Exception to permit a camp, including day camps. To permit a community building owned by a nonprofit civic or improvement association and used by its members and guests for recreational, social, educational or cultural activities. To permit schools, including schools for agricultural training, private preparatory schools, business or trade schools, conservatories or colleges.
Hearing: Wednesday, July 18, 2018 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204
/s/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.
JEFFERSONIAN 6/28/2018 #5654478

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising



CERTIFICATE OF POSTING

June 28, 2018

July 16, 2018 amended for second inspection

Re:

Zoning Case No. 2018-0308-X

Legal Owner: School of Living, Karen Stupski, rep.

Hearing date: July 18, 2018, 2018

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

Attention: Kristen Lewis

Ladies and Gentlemen,

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The signs were initially posted on **June 27, 2018**.

The subject property was also inspected on **July 16, 2018**.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

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Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2018-0308-X
21300 Heathcote Road

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

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

DATE & TIME: Wednesday July 18, 2018 1:30 PM

SPECIAL EXCEPTION TO PERMIT A CAMP, INCLUDING DAY CAMPS. TO PERMIT A COMMUNITY BUILDING OWNED BY A NONPROFIT CIVIC OR IMPROVEMENT ASSOCIATION AND USED BY ITS MEMBERS AND GUESTS FOR RECREATIONAL, SOCIAL, EDUCATIONAL OR CULTURAL ACTIVITIES. TO PERMIT SCHOOLS, INCLUDING SCHOOLS FOR AGRICULTURAL TRAINING, PRIVATE PREPARATORY SCHOOLS, BUSINESS OR TRADE SCHOOLS, CONSERVATORIES OR COLLEGES.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.

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

ZONING NOTICE

CASE NO. 2018-0308-X
21300 Heathcote Road

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

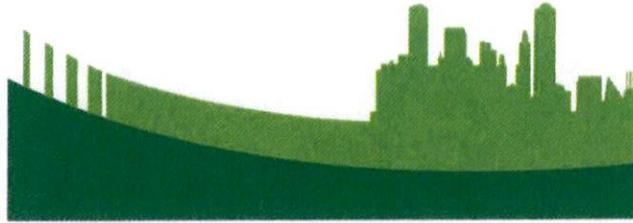
PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204

DATE & TIME: Wednesday July 18, 2018 1:30 PM

SPECIAL EXCEPTION TO PERMIT A CAMP, INCLUDING DAY CAMPS. TO PERMIT A COMMUNITY BUILDING OWNED BY A NONPROFIT CIVIC OR IMPROVEMENT ASSOCIATION AND USED BY ITS MEMBERS AND GUESTS FOR RECREATIONAL, SOCIAL, EDUCATIONAL OR CULTURAL ACTIVITIES. TO PERMIT SCHOOLS, INCLUDING SCHOOLS FOR AGRICULTURAL TRAINING, PRIVATE PREPARATORY SCHOOLS, BUSINESS OR TRADE SCHOOLS, CONSERVATORIES OR COLLEGES.

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THE HEARING IS HANDICAPPED ACCESSIBLE



CERTIFICATE OF POSTING

June 28, 2018 (amended _____)

Re:
Zoning Case No. 2018-308-X
Legal Owner: School of Living, Karen Stupski, rep.
Hearing date: July 18, 2018

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **21300 Heathcote Road**.

The signs were posted on **June 27, 2018**.

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2018-0308-X

21300 Heathcote Road

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

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

DATE & TIME: Wednesday July 18, 2018 1:30 PM

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DAY CAMPS. TO PERMIT A COMMUNITY BUILDING OWNED
BY A NONPROFIT CIVIC OR IMPROVEMENT ASSOCIATION
AND USED BY ITS MEMBERS AND GUESTS FOR
RECREATIONAL, SOCIAL, EDUCATIONAL OR CULTURAL
ACTIVITIES. TO PERMIT SCHOOLS, INCLUDING SCHOOLS
FOR AGRICULTURAL TRAINING, PRIVATE PREPARATORY
SCHOOLS, BUSINESS OR TRADE SCHOOLS,
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21300 Heathcote Road

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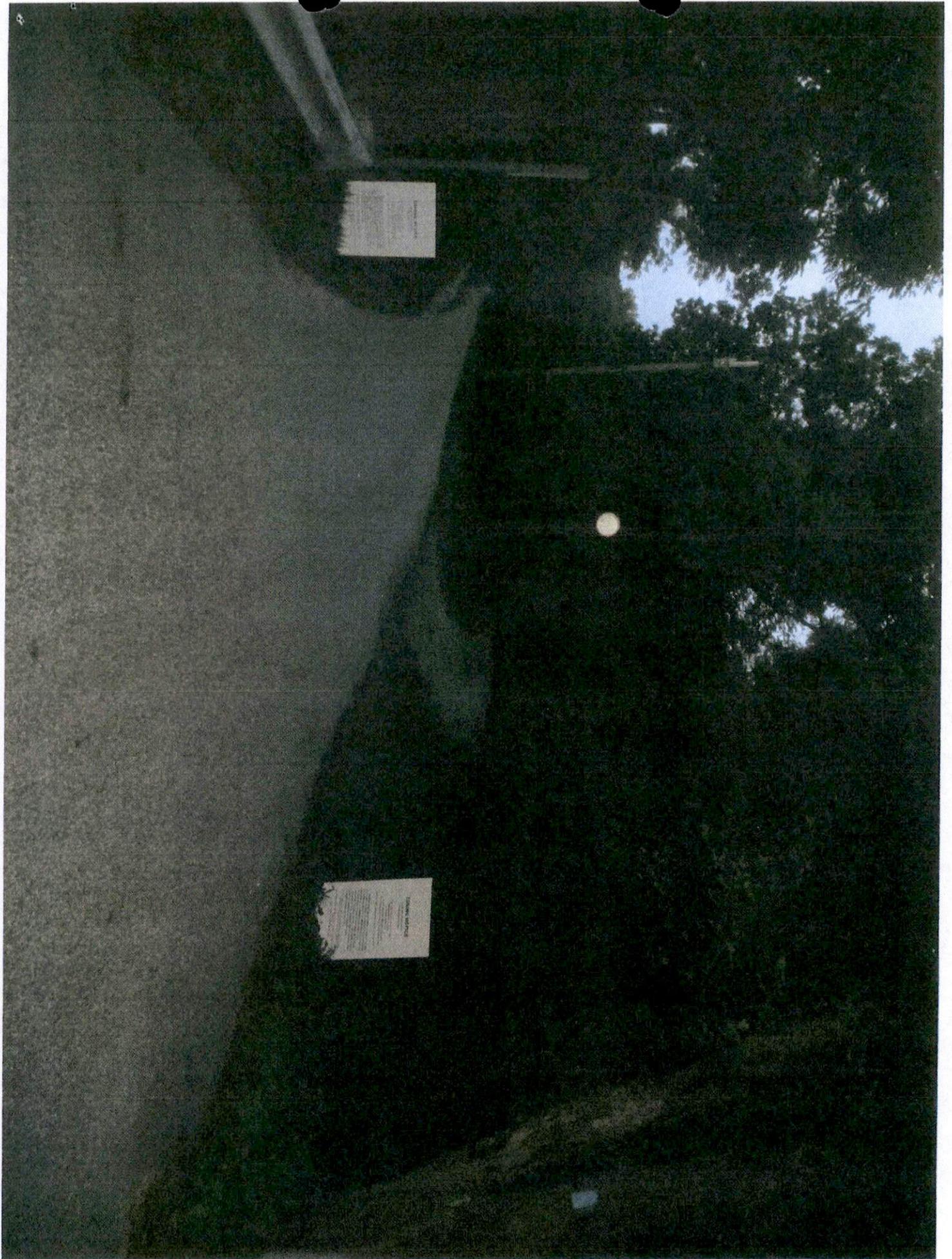
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DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER PENALTY OF LAW
THE HEARING IS HALT SCAPPED ACCESSIBLE





KEVIN KAMENETZ
County Executive

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

June 5, 2018

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: 2018-0308-X

21300 Heathcote Road

SE/s Freeland Road, 3675 ft. SW of the centerline of the intersection with York Road

7th Election District – 2nd Councilmanic District

Legal Owners: School of Living, Karen Stupski

Special Exception to permit a camp, including day camps. To permit a community building owned by a nonprofit civic or improvement association and used by its members and guests for recreational, social, educational or cultural activities. To permit schools, including schools for agricultural training, private preparatory schools, business or trade schools, conservatories or colleges.

Hearing: Wednesday, July 18, 2018 at 1:30 p.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: Karen Stupski, School of Living, 21300 Heathcote Road, Freeland 21053
Bruce Doak, 3801 baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 28, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 28, 2018 Issue - Jeffersonian

Please forward billing to:
Karen Stupski
21300 Heathcote Road
Freeland, MD 21053

410-357-9523

NOTICE OF ZONING HEARING

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

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Hearing: Wednesday, July 18, 2018 at 1:30 p.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.

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
 21300 Heathcote Road; Se/S Freeland Road, * OF ADMINISTRATIVE
 3675' SW of intersection with York Road * HEARINGS FOR
 7th Election & 2nd Councilmanic Districts *
 Legal Owner(s): Karen Stupski for *
 School of Living *
 Petitioner(s) * BALTIMORE COUNTY
 * 2018-308-X

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People’s Counsel for Baltimore County

Carole S Demilio

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

RECEIVED

MAY 16 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of May , 2018, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People’s Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) 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: 2018-0308-X
Property Address: 21300 HEATHCOTE ROAD
Property Description: 34.9 ACRE PARCEL AT END OF HEATHCOTE ROAD

Legal Owners (Petitioners): SCHOOL OF LIVING
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: KAREN B. STUPSKI
Company/Firm (if applicable): SCHOOL OF LIVING
Address: 21300 HEATHCOTE ROAD
FREELAND MO 21053

Telephone Number: 410-357-9523

Revised 5/20/2014

From: kstupski.hc@gmail.com
Subject: Checking in from Heathcote
Date: April 26, 2018 at 11:39 AM
To: Bruce Doak bdoak@bruceedoakconsulting.com

Hi Bruce,

How are you? I hope you are well. I am back from my travels and catching up on Heathcote work.

While I was gone Betsy met with the Frondens and they are OK with our revised application. Greg told me he sent the application to you.

Did you receive our signed special exception application, Heathcote map with handwritten changes, and application check?

What are the next steps?

I have some trips scheduled in the next few months so please try to avoid these dates for the hearing:

- May 8-13
- June 14-20 (tentative)
- July 11-17 (tentative)
- July 20-22
- August 21-31
- Sept. 18-28

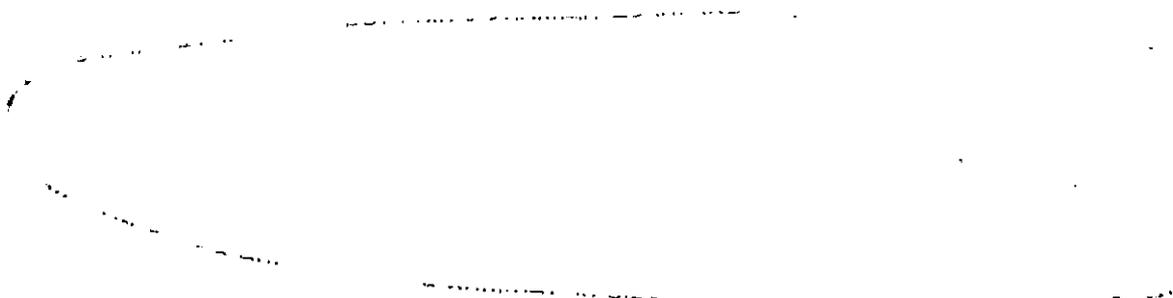
Thanks!!

Karen

Karen Stupski
Heathcote Community
www.heathcote.org
kstupski.hc@gmail.com
443-621-6607

DO NOT
SCHEDULE
DATES

2018-0308-X



Dr. M. J.

2000

Dr. M. J.



DONALD I. MOHLER III
County Executive

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

July 12, 2018

Karen B Stupski
21300 Heathcote Road
Freeland MD 21053

RE: Case Number: 2018-0308 X, Address: 21300 Heathcote Road

Dear Mr. Stupski:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 10, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bruce E Doak Consulting, 3801 Baker Schoolhouse Road, Freeland MD 21053

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

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

Date: 5/24/18

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. 2018-0308-X

*Special Exception
Kaven B. Stupski, for School of Living
21300 Heathcote 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,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
DATE: June 16, 2018

FROM: ^{VKD} Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 21, 2018
Item No. 2018-0308-X

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

The riverine floodplain is not delineated on the plan entitled, "Plan To Accompany A Zoning Petition".

There is a riverine floodplain on the property. The Federal Emergency Management Agency, FEMA, Flood Insurance Rate Map, FIRM, panel 2400100035F dated September 26, 2008 shows a Zone A "special flood hazard area" at this site.

Baltimore County Code Sections 32-4-414, 32-8 and the 2015 Baltimore County Building Code Part 125 all state "no building in a riverine floodplain". The dwellings for overnight cabin would also violate setback requirements of the Baltimore County Department of Public Works Design Manual Plate DF-1.

The Department of Public Works would support the requested waiver subject to the following conditions:

1. The developer should provide an approved FEMA Conditional Letter of Map Revision, C-LOMAR, requesting FEMA to change the FIRM to agree with the delineation shown by the developer's engineer.
2. Provide a Study including a statement that the proposed development will not have any impact on any offsite properties

* * * * *

VKD: cen
cc: file

**BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE**

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

ATTN: Kristen Lewis
MS 1105

FROM: Steven A. Walsh, Director *SAW*
Department of Public Works

DATE: June 14, 2018

SUBJECT: Case No: 2018-0308-X
Tax Account 07-19-007310
21300 Heathcote Road, Freeland, Maryland 21053-9601

This is a Special Exception to permit a camp including day camps, a community building owned by a nonprofit group, and schools for training.

A riverine flood plain is shown on the property. The Federal Emergency Management Agency, FEMA, Flood Insurance Rate Map, FIRM, panel 2400100035F dated September 26, 2008, shows a Zone A "special flood hazard area" at this site.

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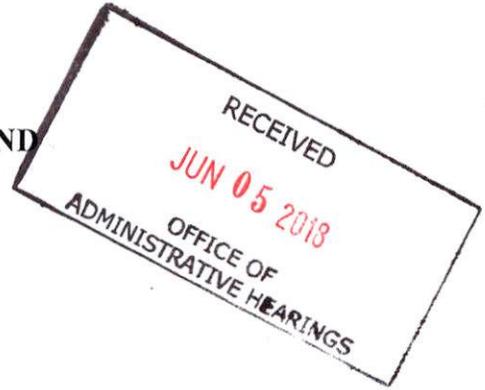
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SAW/TWC/s

CC: Vishnubhai K. Desai, Chief, Development Plans Review and Building Plan Review
Kevin G. Wagner, Maryland Department of the Environment
Peter M. Zimmerman, People's Council

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: June 5, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0308-X
Address 21300 Heathcote Road
(Stupski Property)

Zoning Advisory Committee Meeting of **May 21, 2018**.

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

1. As a condition of approval, the applicants should be required to file a Change of Occupancy Permit with Baltimore County's Permits Processing office which will be reviewed by Ground Water Management for sufficient well and septic capacity.
2. Any new construction may require compliance with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains and the Forest Conservation Regulations.

Reviewer: Dan Esser & Charles Batchelder

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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Reviewer: Dan Esser & Charles Batchelder

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 7/13/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-308

INFORMATION:

Property Address: 21300 Heathcote Road
Petitioner: Karen B. Stupski for School of Living
Zoning: RC 2
Requested Action: Special Exception

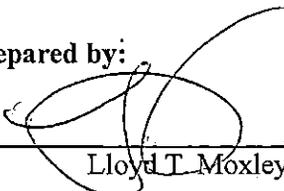
The Department of Planning has reviewed the petition for a special exception to use the property for a camp, including day camps, community building owned by a nonprofit, civic, or improvement association and used by its members and guests for recreational, social, educational, or cultural activities and schools, including schools for agricultural training, private preparatory schools, business or trade schools, conservatories or colleges.

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

Please be advised that community buildings, as described in BCZR §1A01.2.C, do not have a residential component.

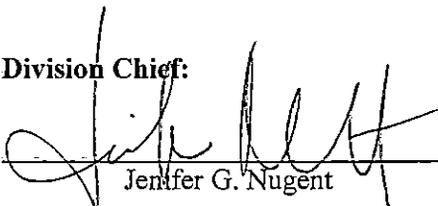
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Joseph Wiley
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER OFFICE CORRESPONDENCE

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

ATTN: Kristen Lewis
MS 1105

FROM: Steven A. Walsh, Director *SAW*
Department of Public Works

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The Department of Public Works would support the requested waiver subject to the following conditions:

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- 2.) Provide a Study including a statement that the proposed development will not have any impact on any offsite properties.

SAW/TWC/s

CC: Vishnubhai K. Desai, Chief, Development Plans Review and Building Plan Review
Kevin G. Wagner, Maryland Department of the Environment
Peter M. Zimmerman, People's Council

ORDER RECEIVED FOR FILING

Date 7/25/18

By SAW

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
JUN 05 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

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

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

DATE: June 5, 2018

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Reviewer: Dan Esser & Charles Batchelder

ORDER RECEIVED FOR FILING

Date

7/25/18

By

Den

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
6/16	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	Comment
6/5	DEPS (if not received, date e-mail sent _____)	Comment
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
5/24	STATE HIGHWAY ADMINISTRATION	No Objection
_____	TRAFFIC ENGINEERING	_____
6/14	Dept. Public works	Comment
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 6/28/18

SIGN POSTING (1st) Date: 6/27/18 by Doak

SIGN POSTING (2nd) Date: 7/16/2018 by Doak

PEOPLE'S COUNSEL APPEARANCE Yes No

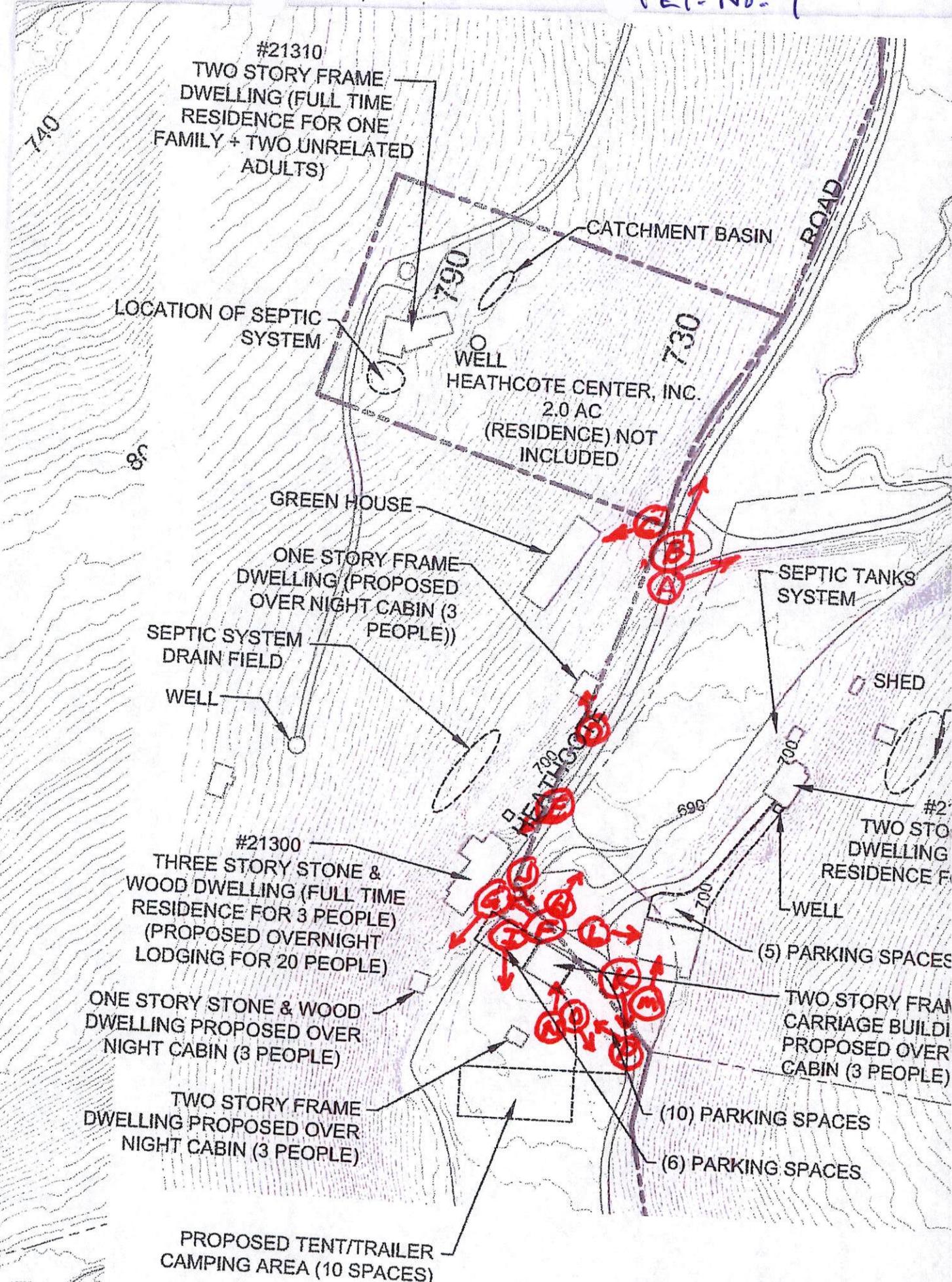
PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		AGRICULTURAL TRANSFER TAX							
Account Identifier:		District - 07 Account Number - 0719007310							
Owner Information									
Owner Name:		SCHOOL OF LIVING			Use:		AGRICULTURAL		
Mailing Address:		C/O HEATHCOTE CENTER 21300 HEATHCOTE RD FREELAND MD 21053-9601			Principal Residence:		NO		
					Deed Reference:		/05008/ 00711		
Location & Structure Information									
Premises Address:		21300 HEATHCOTE RD FREELAND 21053-9601			Legal Description:		34.961 AC WS HEATHCOTE RD 450 S FREELAND RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0007	0002	0186		0000				2017	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	
1842		4,338 SF				34.9600 AC		05	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	NO	STANDARD UNIT	FRAME	2 full					
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2017		07/01/2018	
Land:		87,300		87,300					
Improvements		146,400		162,000					
Total:		233,700		249,300		238,900		244,100	
Preferential Land:		6,300						6,300	
Transfer Information									
Seller: ANACKER W B AG U SE 89-90				Date: 06/27/1969			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /05008/ 00711			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			Deed2:		
Seller:				Date:			Price:		
Type:				Deed1:			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			

























1001













SCHOOL OF LIVING & HEATHCOTE COMMUNITY

July 6, 2018

Che' and Lisa Carton
Black Locust Hops
21305 Heathcote Rd.
Freeland, MD 21053

Re: Petition for Special Exception
21300 Heathcote Road

Dear Che' and Lisa:

As I've mentioned, our School of Living has filed a hearing request with Baltimore County to essentially confirm the legitimacy of the activities at our property. Specifically, we are asking for confirmation to continue operating as a school for our workshops and other programs, to continue using our mill as a community building, and also to have some camping for participants in our programs.

We have tried our very best over the years to be good neighbors and promise that we will continue to do so.

If you support our Petition for Special Exception, please indicate this by signing your name below.

Thank you for your support!

Karen B. Stupski
Karen B. Stupski
Executive Director, School of Living
Board Member, Heathcote Community

[Handwritten Signature]

Signature

7/6/18

Date

PETITIONER'S)
EXHIBIT NO. 2



SCHOOL OF LIVING & HEATHCOTE COMMUNITY

July 2, 2018

Becca Scollan and Erich Steiger
21201 Heathcote Rd.
Freeland, MD 21053

Re: Petition for Special Exception
21300 Heathcote Road

Dear Becca and Erich:

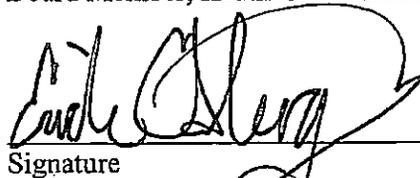
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We have tried our very best over the years to be good neighbors and promise that we will continue to do so.

If you support our Petition for Special Exception, please indicate this by signing your name below.

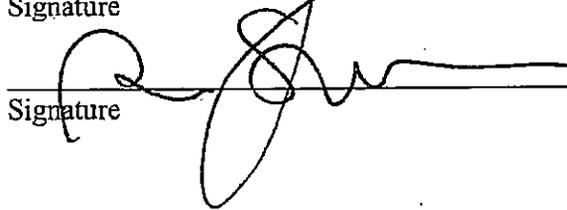
Thank you for your support!

Karen B. Stupski Karen B. Stupski
Executive Director, School of Living
Board Member, Heathcote Community



Signature

7/3/2018
Date



Signature

7/3/2018
Date



December 15, 2017

John Beverungen
Assistant Administrative Law Judge
105 West Chesapeake Ave.
Towson, MD 21204

Dear Mr. Beverungen:

On behalf of the Gunpowder Valley Conservancy (GVC), we offer our support for School of Living and Heathcote Center's application for a Special Exception for the property at 21300 Heathcote Rd, Freeland, MD, 21053 to be recognized as a school, a camp and a community building.

The GVC is a watershed organization and land trust, founded in 1989, whose mission is to educate and mobilize people and resources to preserve and restore the lands and waterways of the Gunpowder Watershed. Some of our main activities are mobilizing volunteers to plant trees, clean up streams and install stormwater Best Management Practices (BMP's) such as rain barrels, rain gardens, micro-bioretenention gardens and Bayscapes.

We have known School of Living and Heathcote Center for 10 years. We feel that they provide a valuable service to the public by hosting educational workshops on sustainability, organic agriculture, environmental issues, social justice, cooperative living, permaculture and ecovillage design. The GVC has had workshops on stream health at Heathcote in the past as part of their Permaculture Design Course.

As a partner of School of Living and Heathcote Center, we would like to co-sponsor workshops on topics such as rain barrels, rain gardens, Bayscaping, and land preservation in the future. We are also exploring the possibility of getting grants to install rain gardens and micro-bioretenention practices as demonstration projects. Heathcote's land is a great location for stormwater BMP's because there is a lovely stream flowing through it, it is mostly forested, and the land is protected for the long term in the School of Living land trust.

If you have any questions about this letter please contact me at ceconklin12@verizon.net or (410) 661-1233.

Sincerely,

Charles E. Conklin
Vice President of Operations

From: Freeland Community Association freeland@freelandcommunityassociation.org
Subject: Re: Heathcote Follow Up
Date: May 29, 2017 at 12:42 AM
To: Rklein@ceds.org
Cc: Joan Clement joan@chears.org, Stupski, Karen kstupski.hc@gmail.com, Sharon Bailey BAILEYSD4318@aol.com, Nancy L Shaper nshaper@jhmi.edu, Jen Talbot talbott1@hughes.net, oneillsr3@comcast.net, Jeff Lambert jeff.lambert@msn.com

Richard,

The Board of FCA has voted to support the efforts of your group to formally restart the School of Living at Heathcote.

The history of the Mill has included this purpose on and off since 1967, and we see the continued use of the facility as an educational center for permaculture and environment stewardship as an asset to our community.

We wish you the best as you move forward to seek the Special Exception allowing the School to begin operation again.

Andy Rathgeber, on behalf of the Board of Freeland Community Association

Visit us on the web at www.freelandcommunityassociation.org
"Like" us on Facebook at www.facebook.com/freelandcomm
On May 10, 2017 5:15 PM, "Richard D. Klein" <Rklein@ceds.org> wrote:

Andy

Thanks once again for allowing Joan, Karen and me to attend the April 20th meeting.

Is there anything further you need from us so the Association Board can decide on our request?

Richard D. Klein

Community & Environmental Defense Services

410-654-3021

Main Website: ceds.org

CEDS News Service: cedsnews.com

Conditions of Special Exception Agreeable to Heathcote

1. We will orient our program participants to our property boundaries and post signs on the boundaries to ensure that they stay on our property.
2. There will be a maximum of 26 program participants on the property at any time.
3. We will have no more than 6 interns and/or volunteers staying overnight at one time. They may stay for up to 6 months in the Mill bunkroom or in one of our other residential buildings.
4. We agree to the following limits on the number of workshops/courses and participants:
 - o We will hold a maximum of 10 workshops/courses per year.
 - o We will hold no more than 40 days total of workshops/courses each year.
 - o The 40 days of workshops/courses may occur as 1-day or multi-day events lasting up to 5 consecutive days.
 - o We will have no more than 1 workshop/course in one month.
 - o There will be no more than 26 participants per workshop/course. (This includes the 6 interns and/or volunteers.)
 - o Workshop participants who stay overnight will stay in the Mill bunkroom, the rustic camp cabins and/or tents.
5. Camping will only be allowed for our personal guests, members, and registered workshop participants. Workshop participants will be allowed to camp in the rustic camp cabins and/or in tents or for no more than 1 week (7 days) at one time.
6. All of our overnight program participants will be registered and we will do a background check on them to screen out violent offenders and sex offenders.
 - These limits exclude personal guests and social events.
 - We will not conduct background checks on our personal guests.
7. These conditions apply only during the time Matt and Valerie Hubbard and ^{for} Ed and Connie Fronden reside on Heathcote Rd.
8. The special exception is valid for this petitioner only.

PETITIONER' S

EXHIBIT NO.

Ex. 3

Case No.:

2018-0308-X

Exhibit Sheet

Petitioner/Developer

93
8-27-18

Protestants

Sen
7-25-18

No. 1	Plan	
No. 2	Letters of Support	
No. 3	Proposed Conditions	
No. 4	Photos	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PAI # 078007

Pt. Bk. 0000038, Folio 0060

Pt. Bk./Folio # 038060

NW 39-C

**PAI PERMIT HOLD: See Dev. Mgt. - Rm. 123
Solar Facility - Needs Security & DRC Letter**

PAI # 078007

Pt. Bk./Folio # 041076

Pt. Bk. 0000041, Folio 0076

PAI # 070087

PAI # 070087

OAKLAND RD

003A3

HEATHCOTE RD

PAI # 070285 k./Folio # MP93123

PAI # 070285

PAI # 070285 PAI # 070285

FREELAND RD

NW 38-C

7 ED

RC 2

3 CD

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

007A1

NW 37-C

PAI # 078007

Pt. Bk. 0 8, Folio 0060

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NW 39-C

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OAKLAND RD

003A3

HEATHCOTE RD

PAI # 070285 k./Folio # MP93123

PAI # 070285

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FREELAND RD

NW 38-C

7 ED

RC-2

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FOR BOTH PARCELS**

Ownership
 34.961 acre parcel: School of Living OTG 5008/711 (1969)
 SM 24650/515 (2006) Deed of Assignment for a leasehold estate
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Addresses
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SDAT info
 34.961 acre parcel:
 Tax Map 07 Parcel 186 Tax account #07-19-007310

Election District: 7 Councilmanic District: 3 ADG Map: 4008D8 GIS files: 003A3 & 007A1
 Position sheets: 149NW10, 150NW10, 150NW11, 151NW10, 151NW11 & 152NW11
 Census tract: 407000 Census block: 24005-4070005
 Schools: Seventh District ES Hereford MS Hereford HS

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Improvements
 All buildings will remain

OFFICE OF ZONING
 Zoning R.C. 2 There are no previous zoning cases on the subject parcels.

Density
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Parking Calculations
 Required parking spaces: 8 (4 Dwellings)
 Parking spaces provided on site: 8

R.C. 2 Setbacks for Residential & Institutional Buildings

Residence
 Front: 75 feet from the centerline of the road
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ENVIRONMENTAL IMPACT
 Watershed: Loch Raven Reservoir URDL land type: 1

- The existing dwellings are currently serviced by a private well and septic system.
- There are no underground storage tanks on the subject parcels.
- The subject parcels are not located within the Chesapeake Bay Critical Area.
- The subject parcels are not located within a 100 year flood plain.

OFFICE OF PLANNING
 Regional Planning District: Hereford / Maryland Line District Code: 301

None of the buildings on the subject parcels are historic. The subject parcels are not in a historic district.

PROPOSED DEVELOPMENT

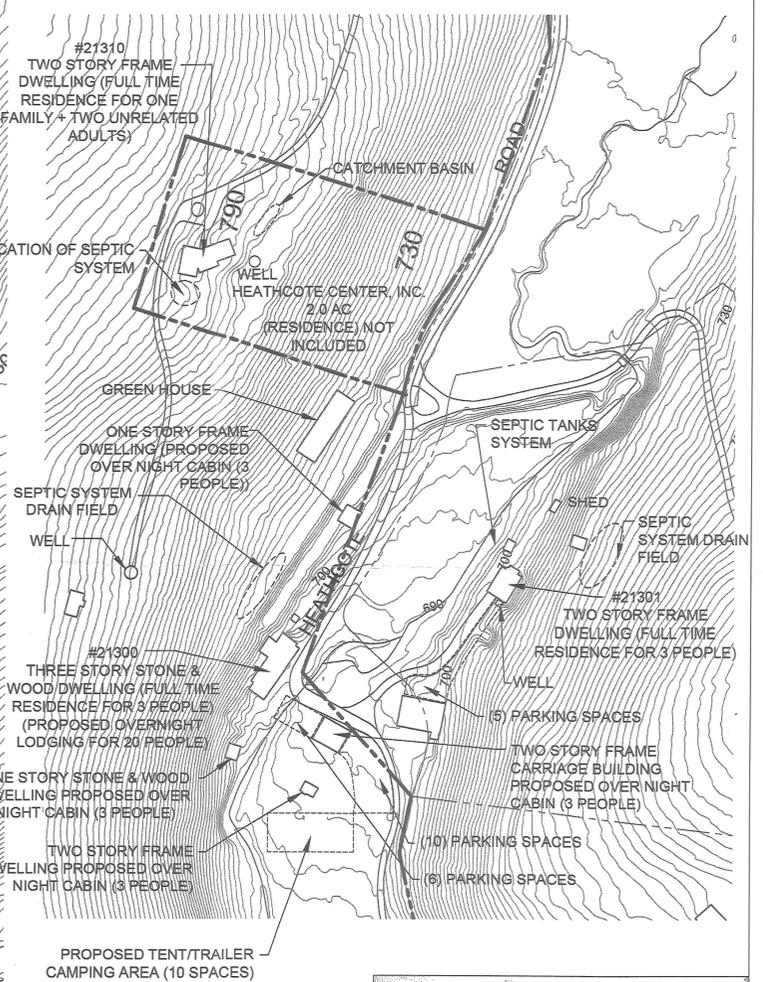
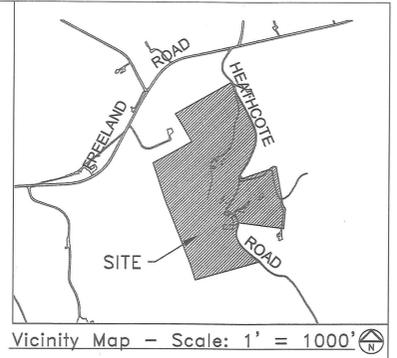
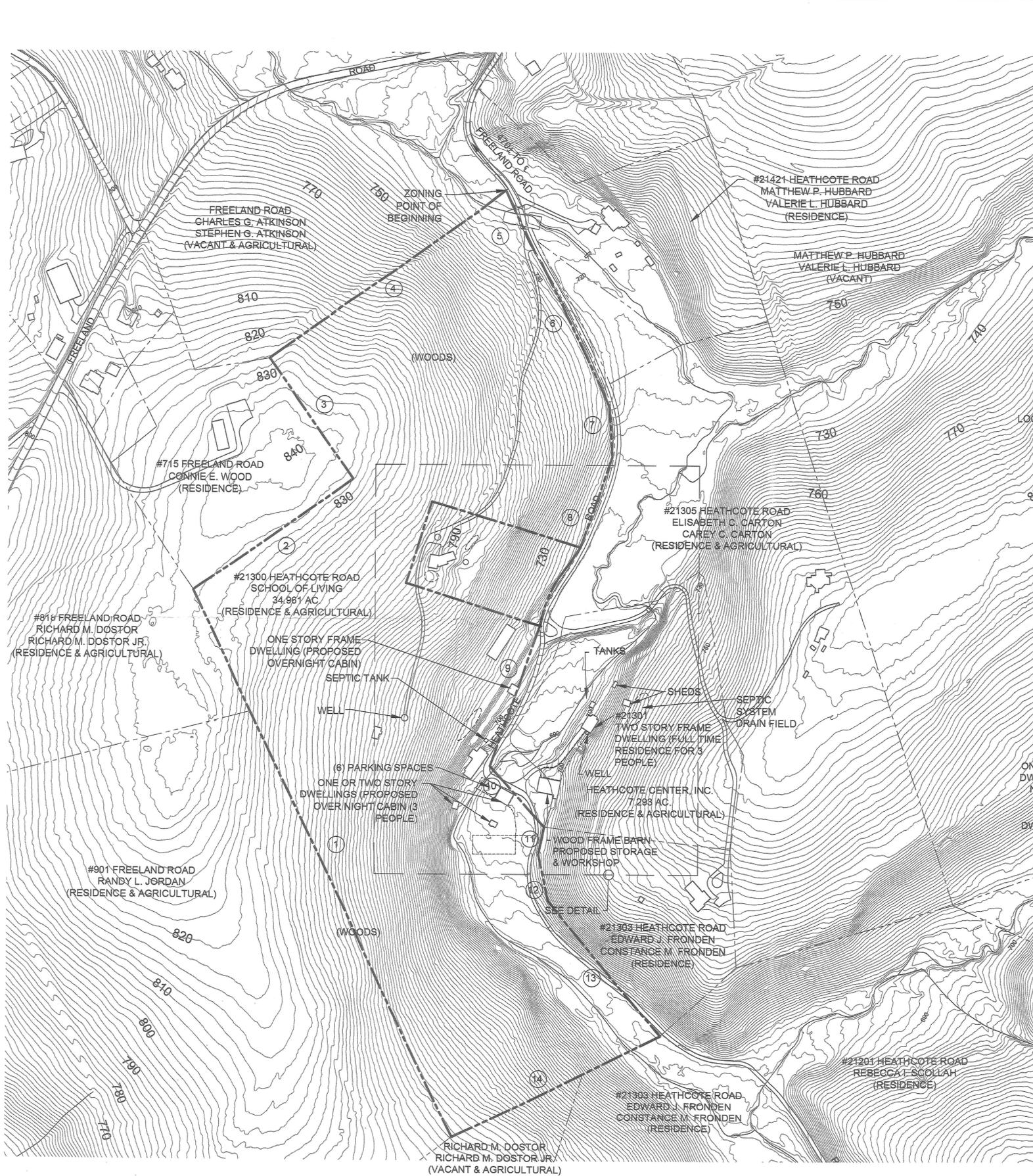
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- Metes & Bounds Lines for 37 Acre Parcel**
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- S 73 E 406.89'
 - SW 1/4 Re=200.00' L=101.23' Chd= S 37 degrees 15 minutes W 100.96'
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 - N 73 degrees W 355.32'
 - N 17 degrees E 235.59'



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 Land Use Expert and Surveyor
 3801 Baker Schoolhouse Road
 Freeland, MD 21053
 o 443-900-5535 m 410-419-4906
 bdoak@bruceedoakconsulting.com



PLAN TO ACCOMPANY
 A ZONING PETITION
 FOR
#21300 HEATHCOTE ROAD

BALTIMORE COUNTY, MARYLAND
 7th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 2/25/18
 Scale: 1"=150'

REVISION

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FOR BOTH PARCELS**

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ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

1. The existing dwellings are currently serviced by a private well and septic system.
2. There are no underground storage tanks on the subject parcels.
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OFFICE OF PLANNING

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PROPOSED DEVELOPMENT

To continue the educational practices of the school and the residences under a special exception for a school per section 1A01.2.C.24 (BCZR) and to allow the "mill" building to be utilized as a community building per section 1A01.2.C.7 (BCZR).

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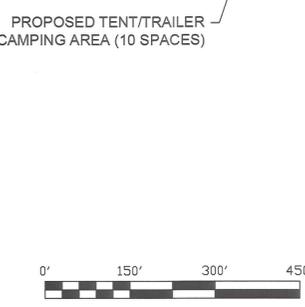
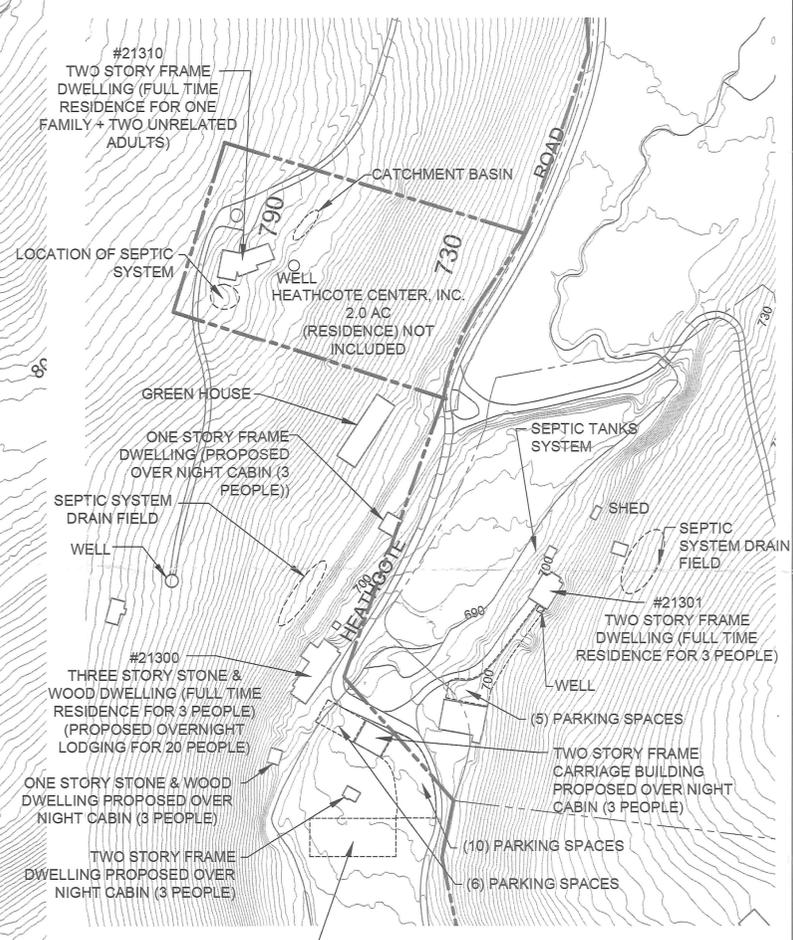
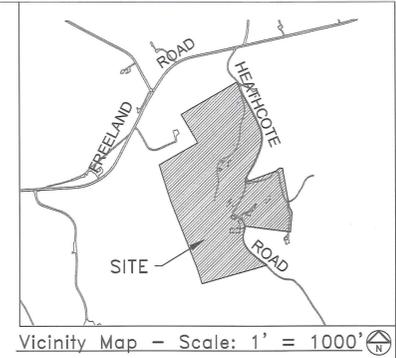
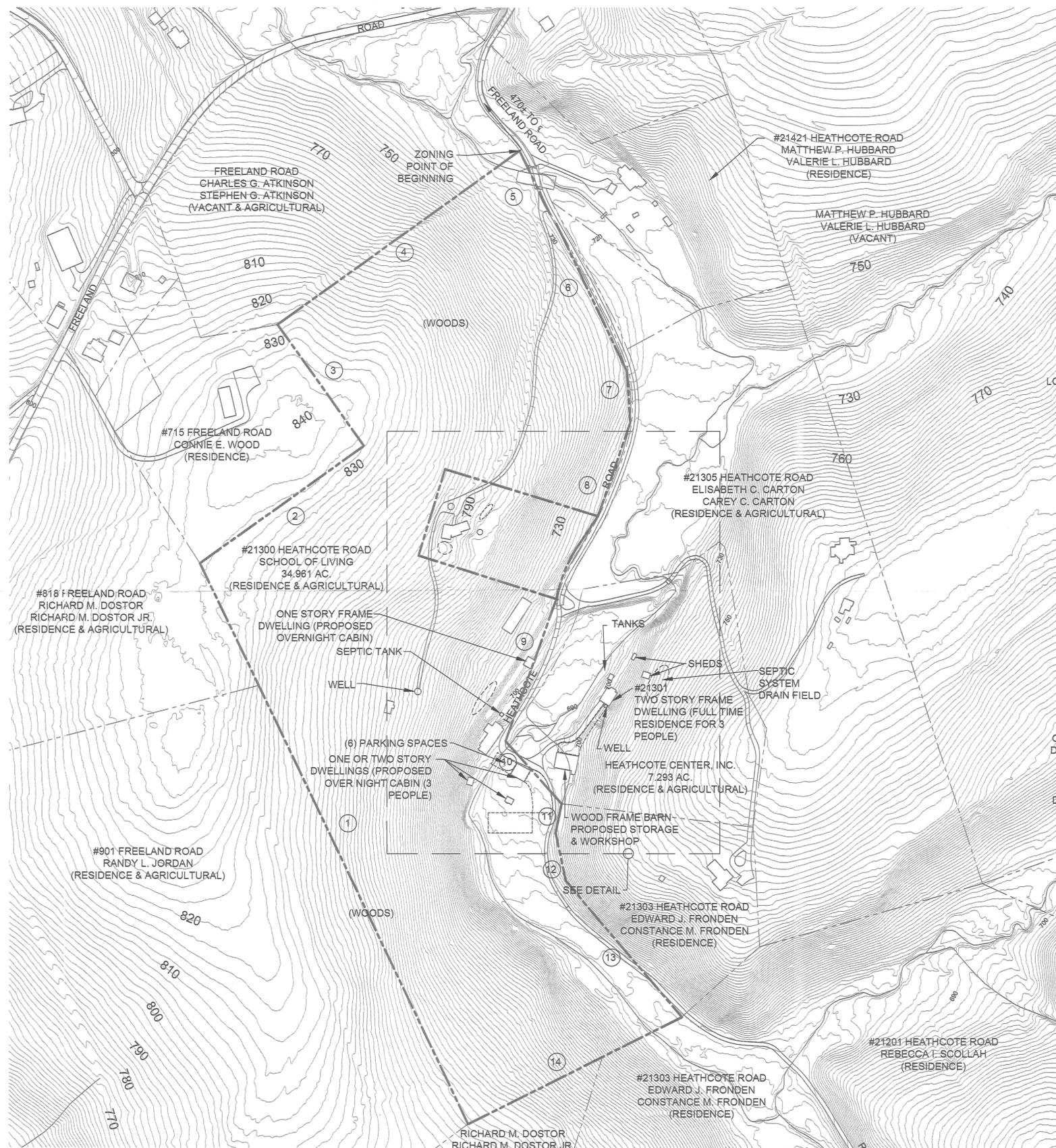
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A ZONING PETITION
FOR
#21300 HEATHCOTE ROAD

BALTIMORE COUNTY, MARYLAND
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Date: 2/25/18
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STATE OF MARYLAND
BRUCE EDWIN DOAK
REGISTERED
PROPERTY LINE SURVEYOR
5/10/18

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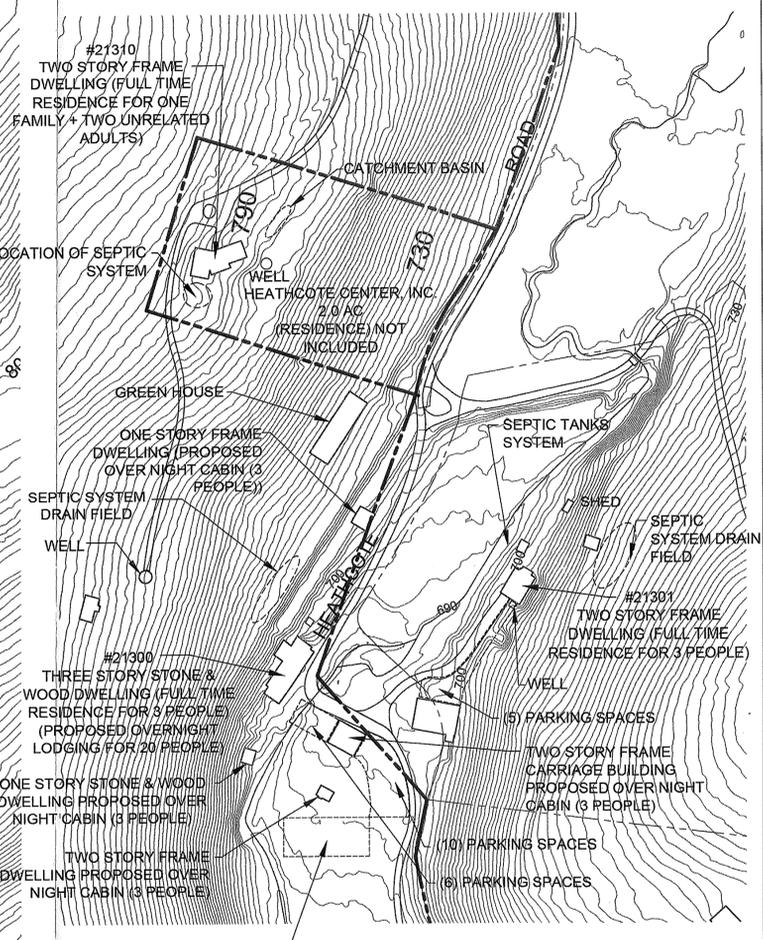
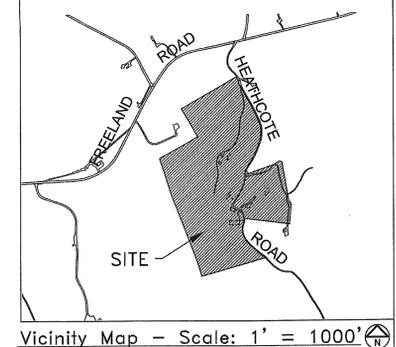
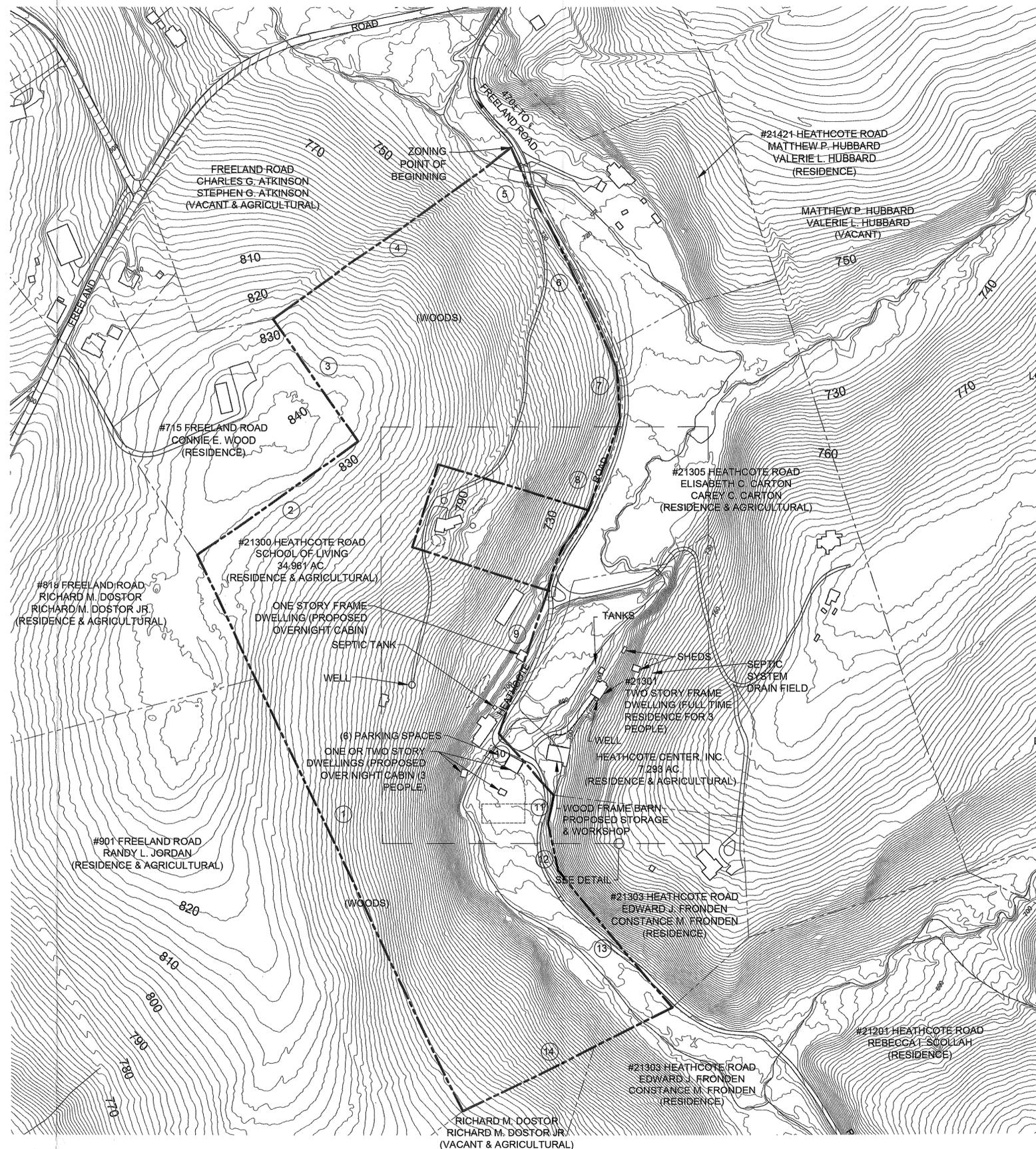
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