Withdrawn

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 #13107 Manor Road & #13109 Manor Road **which is presently zoned** RC2 & RC5

Deed References: 8904/34 10 Digit Tax Account # 1125045346 #13107

Property Owner(s) Printed Name(s) Nancy M. Elliott 1125045345 #13109

(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 PAGE

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

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

SEE ATTACHED PAGE

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 THE HEARING

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Nancy M. Elliott
Name #1 – Type or Print Name #2 – Type or Print

X Nancy M Elliott
Signature #1 Signature # 2

13109 Manor Road Glen Arm MD
Mailing Address City State

21057 X 410-592-8275 X MANORMOM13109@YAHOO.COM
Zip Code Telephone # Email Address

CONTACT BRUCE

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
Name – Type or Print

Bruce E Doak
Signature

3801 Baker Schoolhouse Road Freeland MD
Mailing Address City State

21053 410-419-4906
Zip Code Telephone # Email Address

BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2018-0329-SPHA **Filing Date** 5/31/18 **Do Not Schedule Dates:** _____ **Reviewer** RJ

REV. 10/4/11

Petitions Requested

Special Hearing:

1) To permit the conveyance of a 6,500 square feet parcel of land to an adjoining lot, each owned by the same owner.

In the Alternative:

To permit an accessory structure (septic system) for #13109 Manor Road to be located on an adjoining lot (#13107 Manor Road), each owned by the same owner.

2) To permit an area of 1.00 acre for a single lot of record (#13107 Manor Road) and an area of 0.849 acre for a single lot of record (#13109 Manor Road) in lieu of the required 1 1/2 acre per Section 1A04.3.B.1.b.(1)

3) To permit an existing lot (#13107 Manor Road) which was created in 1959 to be accessed via an easement through an adjoining lot (#13109 Manor Road), each owned by the same owner in lieu of an in fee ownership.

Variances:

1) To permit a front setback of 70 feet in lieu of the required 150 feet per Section 1A04.3.2.a BCZR

2) To permit side setbacks of 28 feet and 35 feet in lieu of the required 50 foot per Section 1A04.3.2.b BCZR

3) To permit a principal building to be constructed 30 feet from a RC 2 zone in lieu of the required 150 feet per Section 1A04.3.2.c BCZR

Item #0329

Zoning Descriptions

13109 Manor Road- 0.689 of an Acre Lot
Eleventh Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the east side of Manor Road, 415 feet, more or less, southeasterly along the east side of Manor Road from the centerline of Dulaney Valley Road, thence leaving said road and running on the outlines of the subject property, the three following courses and distances, viz. 1) North 86 degrees 13 minutes 30 seconds East 200 feet, 2) North 02 degrees 46 minutes 30 seconds East 150 feet, 3) South 86 degrees 13 minutes 30 seconds West 4.69 feet and 4) South 86 degrees 13 minutes 30 seconds West 195.31 feet to the east side of Manor Road, thence running on the east side of Manor Road and binding on the outlines of the subject property 5) North 02 degrees 46 minutes 30 seconds West 150 feet to the point of beginning.

Containing 0.689 of an acre of land, more or less.

13107 Manor Road- 1.16 Acre Lot
Eleventh Election District Third Councilmanic District
Baltimore County, Maryland

Commencing at a point on the east side of Manor Road, 415 feet, more or less, southeasterly along the east side of Manor Road from the centerline of Dulaney Valley Road, thence leaving said road and running North 86 degrees 13 minutes 30 seconds East 200 feet to the zoning point of beginning, thence running on the outlines of the subject property, the seven following courses and distances, viz. 1) South 02 degrees 46 minutes 30 seconds East 150 feet, 2) South 86 degrees 13 minutes 30 seconds West 4.69 feet, 3) South 06 degrees 01 minute 30 seconds East 208.81 feet, 4) North 86 degrees 13 minutes 30 seconds East 139.76 feet, 5) North 09 degrees 04 minutes 14 seconds West 410.37 feet, 6) South 86 degrees 13 minutes 30 seconds West 101.90 feet and 7) South 02 degrees 46 minutes 30 seconds East 50.14 feet

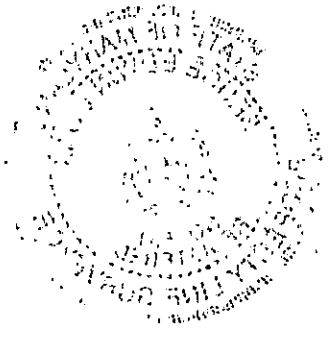
Containing 1.16 acres of land, more or less.

These descriptions are part of a zoning petition and are 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

STATE OF MARYLAND
BRUCE EDWIN DOAK
NO. 531
REGISTERED
PROPERTY LINE SURVEYOR

Item #0329



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

Please forward billing to:
Nancy Elliott 410-592-8275
13109 Manor Road
Glen Arm, MD 21057

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: 2018-0329-SPHA
13107 & 13109 Manor Road
E/s Manor Road, south of Dulaney Court
11th Election District – 3rd Councilmanic District
Legal Owners: Nancy Elliott

Special Hearing to 1. To permit the conveyance of a 6,500 sq. ft. parcel of land to an adjoining lot, each owned by the same owner. In the Alternative: 1. To permit an accessory structure (septic system) for #13109 Manor Road to be located on an adjoining lot (#13107 Manor Road), each owned by the same owner. 2. To permit an area of 1.00 acre for a single lot of record (#13107 Manor Road) and an area of 0.849 acre for a single lot of record (#13109 Manor Road) in lieu of the required 1.5 acre . 3. To permit an existing lot (#13107 Manor Road) which was created in 1959 to be accessed via an easement through an adjoining lot (#13109 Manor Road), each owned by the same owner in lieu of an in fee ownership. Variance to permit a front setback of 70 ft. in lieu of the required 150 ft. 2. To permit side setbacks of 28 ft. and 35 ft. in lieu of the required 50 ft. 3. To permit a principal building to be constructed 30 ft. from a RC 2 zone in lieu of the required 150 ft.

Hearing: Friday, August 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.

RE: PETITION FOR SPECIAL HEARING AND VARIANCE	*	BEFORE THE OFFICE
13107 & 13109 Manor Road; E/S Manor Rd, 445' S of c/line of Dulaney Court	*	OF ADMINSTRATIVE
11th Election & 3rd Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Nancy Elliott		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2018-329-SPHA

* * * * * * * * * * * * *

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of June, 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

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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

Date: 6/6/18

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. 2018-0328-SPHA
Special Hearing, Variance
Nancy M. Elliott
13107 & 13109 Manor 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,

Richard A. Zeller

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

WW/RAZ

July 3, 2018

KEVIN KAMENETZ
County Executive

NOTICE OF ZONING HEARING

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

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: 2018-0329-SPHA
13107 & 13109 Manor Road
E/s Manor Road, south of Dulaney Court
11th Election District – 3rd Councilmanic District
Legal Owners: Nancy Elliott

Special Hearing to 1. To permit the conveyance of a 6,500 sq. ft. parcel of land to an adjoining lot, each owned by the same owner. In the Alternative: 1. To permit an accessory structure (septic system) for #13109 Manor Road to be located on an adjoining lot (#13107 Manor Road), each owned by the same owner. 2. To permit an area of 1.00 acre for a single lot of record (#13107 Manor Road) and an area of 0.849 acre for a single lot of record (#13109 Manor Road) in lieu of the required 1.5 acre . 3. To permit an existing lot (#13107 Manor Road) which was created in 1959 to be accessed via an easement through an adjoining lot (#13109 Manor Road), each owned by the same owner in lieu of an in fee ownership. Variance to permit a front setback of 70 ft. in lieu of the required 150 ft. 2. To permit side setbacks of 28 ft. and 35 ft. in lieu of the required 50 ft. 3. To permit a principal building to be constructed 30 ft. from a RC 2 zone in lieu of the required 150 ft.

Hearing: Friday, August 3, 2018 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Nancy Elliott, 13109 Manor Road, Glen Arm 21057
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 SATURDAY, JULY 14, 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.

w cr

RECEIVED

JUL 0 5 2018

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 7/2/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-329

INFORMATION:
Property Address: 13107 & 13109 Manor Road
Petitioner: Nancy Elliott
Zoning: RC 5, RC 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing and variance as listed on the attachment submitted in support of the petition.

A site visit was conducted on June 14, 2018. Manor Road is a Baltimore County Scenic Route. 13109 Manor Road is improved with a single family dwelling. 13107 Manor Road contains a structure that serves as accessory to the principal dwelling on 13109.

The subject site is located within an agriculture priority preservation area (APPA) as mapped in the Baltimore County Master Plan 2020 (MP2020) and is immediately adjacent to the Long Green Valley Rural Legacy Area. The County has invested considerable public and private funds to protect farmland and ensure the viability of the farm industry in this APPA. The first page of the MP2020 sets a goal of conserving the rural characteristics and scenic vistas in the county. The policy statement on APPAs warns "*incremental development continues to threaten the protection of resources and the viability of the agricultural industry*" (MP2020 pg. 92) and puts forth as an action item to *"assure that development will have limited impact on active agricultural operations by reviewing, and, if necessary, revising setback requirements"* (MP2020 pg. 93).

The Department objects to granting the petitioned zoning relief.

The requested variance is overly intensive, representing an 80% reduction in the required setback. The variance request is counter to the stated agricultural preservation goals of the MP2020. SDAT identifies the parcels as being under the single ownership of the petitioner, acquired by them on the same date and recorded in a single deed. Physical characteristics to include the septic area, the accessory structure and fencing leads the Department to conclude the parcels have been combined through their use. Proposing a dwelling behind the existing homes on the current undersized lot, proposed to be further reduced in area, introduces a suburban element into the rural setting and changes the visual characteristics of the scenic route in a manner that is contrary to the goals of the MP2020.

The Department recommends that BCZR 1A04.3.b.(1). does not provide for the subdivision and further reduction in area of an existing single lot of record and advises the petitioners must demonstrate to the satisfaction of the Administrative Law Judge that the proposal does not more particularly fall under the

requirements of BCC §32-4-106(b)(5) as determined by the Baltimore County Development Review Committee.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Jennifer G. Nugent

AVA/JGN/LTM/

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

CERTIFICATE OF POSTING

July 16, 2018
_____ amended for second inspection

Re:
Zoning Case No. 2018-0329-SPHA
Legal Owner: Nancy Elliott
Hearing date: August 3, 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 **13107 & 13109 Manor Road.**

The signs were initially posted on **July 14, 2018.**

The subject property was also inspected on _____.

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. 2018-0329-SPHA

13107 & 13109 Manor 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: Friday August 3, 2018 10:00 AM

REQUEST: SPECIAL HEARING TO PERMIT THE CONVEYANCE OF A 6,500 SQ FT PARCEL OF LAND TO AN ADJOINING LOT, EACH OWNED BY THE SAME OWNER.

IN THE ALTERNATIVE: 1) TO PERMIT AN ACCESSORY STRUCTURE (SEPTIC SYSTEM) FOR #13109 MANOR ROAD TO BE LOCATED ON AN ADJOINING LOT (#13107 MANOR ROAD), EACH OWNED BY THE SAME OWNER. 2) TO PERMIT AN AREA OF 1.00 ACRE FOR A SINGLE LOT OF RECORD (#13107 MANOR ROAD) AND AN AREA OF 0.849 ACRE FOR A SINGLE LOT OF RECORD (#13109 MANOR ROAD) IN LIEU OF THE REQUIRED 1.5 ACRES 3) TO PERMIT AN EXISTING LOT (#13107 MANOR ROAD) WHICH WAS CREATED IN 1959 TO BE ACCESSED VIA AN EASEMENT THROUGH THE ADJOINING LOT (#13109 MONAR ROAD), EACH OWNED BY THE SAME OWNER IN LIEU OF AN IN FEE OWNERSHIP.

VARIANCES 1) TO PERMIT A FRONT SETBACK OF 70 FEET IN LIEU OF THE REQUIRED 150 FEET 2) TO PERMIT SIDE SETBACKS OF 28 FEET AND 35 FEET IN LIEU OF THE REQUIRED 50 FEET 3) TO PERMIT A PRINCIPAL BUILDING TO BE CONSTRUCTED 30 FEET FROM A RC 2 ZONE IN LIEU OF THE REQUIRED 150 FEET.

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. 2018-0329-SPHA
11107 & 11109 Rivera Road
LAW JUDGE IN TOWSON MARYLAND
PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204
DATE & TIME: Friday August 3, 2018 10:00 AM

ZONING NOTICE

CASE NO. 2018-0329-SPHA

13107 & 13109 Manor Road

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ZONING NOTICE
CASE NO. 2018-0329-SPHA
13107 & 13109 Manor 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: Friday August 3, 2018 10:00 AM

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 12, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 11, 2018
Item No. 2018-0329-SPHA

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

If Special Hearing and Zoning Relief is granted, a Landscape Plan is required per the requirements of the Landscape Manual.

* * * * *

VKD: cen
cc: file

July 19, 2018

Arnold Jablon
Baltimore County
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case #2018-0329-SPHA

Dear Mr. Jablon,

Nancy Elliott, the owner and the petitioner would like to withdraw their complete zoning petition and cancel the scheduled hearing for August 3, 2018.

As a part of this withdraw, I will write on each of the two posted signs "withdrawn" to put everyone on notice that the hearing will not be held.

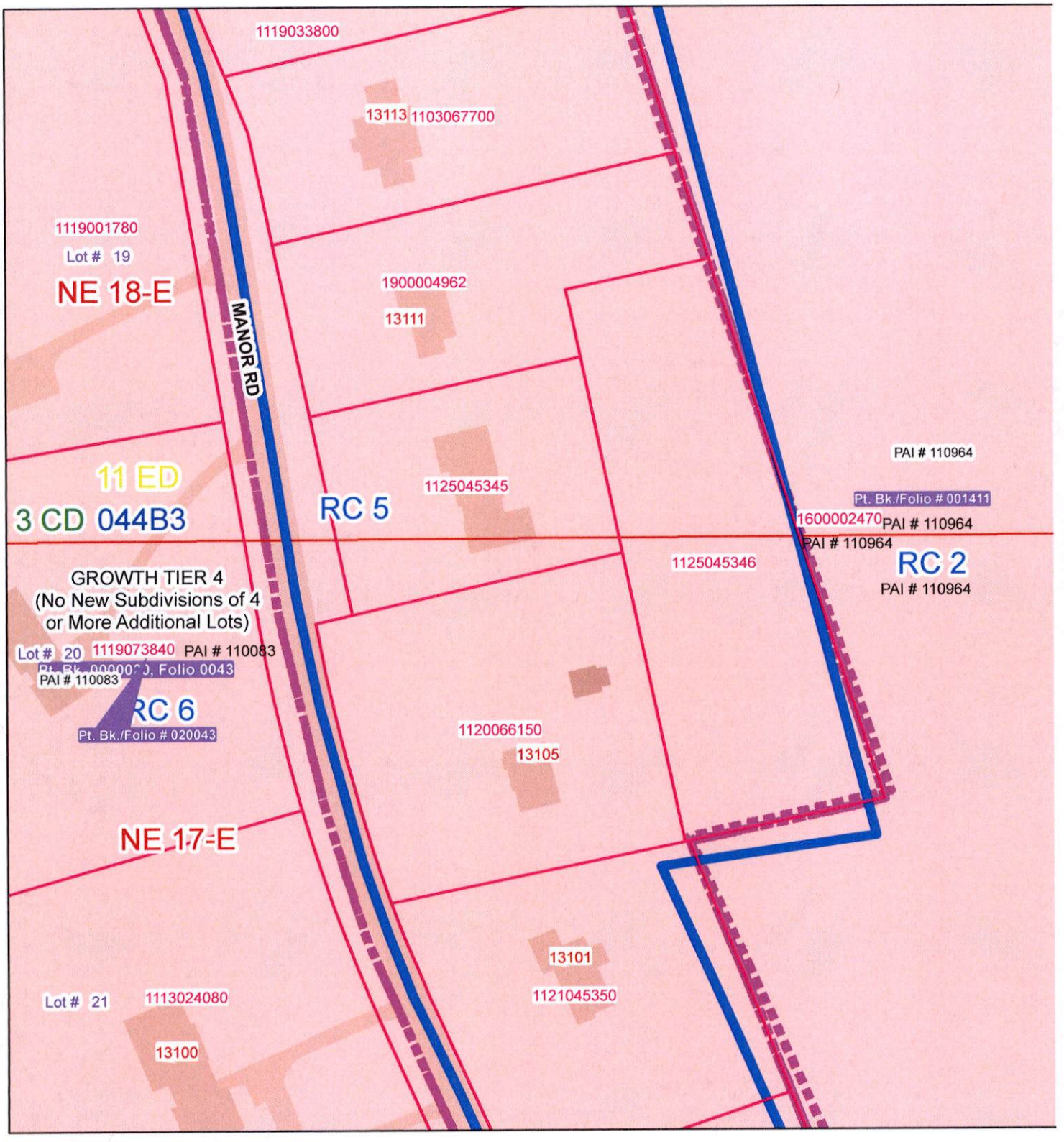
Feel free to email me if there is more I need to do for this withdraw.

With regards,

Bruce E. Doak
MD Reg Property Line Surveyor #531

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

13109 Manor Road, Tax #11-25-[illegible]45-345 & -346



Publication Date: 5/31/2018

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

N W E S

0 25 50 100 150 200 Feet

1 inch = 100 feet

Item # 0329

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: **District -** 11 **Account Number -** 1125045345

Owner Information

Owner Name:	ELLIOTT JOHN J ELLIOTT NANCY M	**Use:** **Principal Residence:**	RESIDENTIAL YES
Mailing Address:	13109 MANOR RD GLEN ARM MD 21057-9626	**Deed Reference:**	/08904/ 00034

Location & Structure Information

Premises Address:	13109 MANOR RD 0-0000	**Legal Description:**	ES MANOR RD .689 AC

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0044	0022	0207		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
1956	3,235 SF		30,012 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1	YES	STANDARD UNIT	BRICK	3 full	1 Attached	

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2017	Phase-in Assessments As of 07/01/2018
Land:	106,500	106,500		
Improvements	269,800	268,500		
Total:	376,300	375,000	376,300	375,000
Preferential Land:	0			0

Transfer Information

Seller: GRZANNA REINHARD	**Date:** 09/05/1991	**Price:** $1
Type: NON-ARMS LENGTH OTHER	**Deed1:** /08904/ 00034	**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

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: Approved 01/13/2009

Homeowners' Tax Credit Application Information

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

Item #0329

Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: **District -** 11 **Account Number -** 1125045346

Owner Information

Owner Name:	ELLIOTT JOHN J ELLIOTT NANCY M	**Use:** **Principal Residence:**	RESIDENTIAL NO
Mailing Address:	13109 MANOR RD GLEN ARM MD 21057-9626	**Deed Reference:**	/08904/ 00034

Location & Structure Information

Premises Address:	MANOR RD 0-0000	**Legal Description:**	1.61 AC NES MANOR RD MANOR RD NR CHESTNUT GROVE

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0044	0022	0169		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
			1.6100 AC	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

Value Information

	Base Value	Value As of 01/01/2018	Phase-in Assessments As of 07/01/2017	Phase-in Assessments As of 07/01/2018
Land:	122,200	122,200		
Improvements	0	0		
Total:	122,200	122,200	122,200	122,200
Preferential Land:	0			0

Transfer Information

Seller: GRZANNA REINHARD	**Date:** 09/05/1991	**Price:** $1
Type: NON-ARMS LENGTH OTHER	**Deed1:** /08904/ 00034	**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

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Date:

Item #0329

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

No. 168836

Date: 3/31/18

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				$150

Total: $150

Rec. From: B Doak

For: zoning hearing - case #2018-0329-SPHA

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
3/31/2018	3/31/2018	10:25:52	1

USER WALKIN LOK
RECEIPT # 780270 3/31/2018 OFLN
5 528 ZONING VERIFICATION
NO. 168836
Recpt Tot $150.00
$150.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 7/2/2018

RECEIVED
JUL 03 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 18-329

Please put in file.
Withdrawn on 7-19-18
by Bruce Doak

INFORMATION:
Property Address: 13107 & 13109 Manor R
Petitioner: Nancy Elliott
Zoning: RC 5, RC 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the pe on the attachment submitted in support of the petition.

A site visit was conducted on June 14, 2018. Ma 109 Manor Road is improved with a single family dw at serves as accessory to the principal dwelling on 1

The subject site is located within an agriculture p e Baltimore County Master Plan 2020 (MP2020) a ley Rural Legacy Area. The County has invested con public and private funds to protect farmland and ensure the viability of the farm industry in this APPA. The first page of the MP2020 sets a goal of conserving the rural characteristics and scenic vistas in the county. The policy statement on APPAs warns "*incremental development continues to threaten the protection of resources and the viability of the agricultural industry*" (MP2020 pg. 92) and puts forth as an action item to *"assure that development will have limited impact on active agricultural operations by reviewing, and, if necessary, revising setback requirements"* (MP2020 pg. 93).

The Department objects to granting the petitioned zoning relief.

The requested variance is overly intensive, representing an 80% reduction in the required setback. The variance request is counter to the stated agricultural preservation goals of the MP2020. SDAT identifies the parcels as being under the single ownership of the petitioner, acquired by them on the same date and recorded in a single deed. Physical characteristics to include the septic area, the accessory structure and fencing leads the Department to conclude the parcels have been combined through their use. Proposing a dwelling behind the existing homes on the current undersized lot, proposed to be further reduced in area, introduces a suburban element into the rural setting and changes the visual characteristics of the scenic route in a manner that is contrary to the goals of the MP2020.

The Department recommends that BCZR 1A04.3.b.(1). does not provide for the subdivision and further reduction in area of an existing single lot of record and advises the petitioners must demonstrate to the satisfaction of the Administrative Law Judge that the proposal does not more particularly fall under the

requirements of BCC §32-4-106(b)(5) as determined by the Baltimore County Development Review Committee.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Jennifer G. Nugent

AVA/JGN/LTM/

c: Wally Lippincott
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
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: 2018-0329-SPHA

Property Address: #13107 & #13109 MANOR ROAD

Property Description: TWO LOTS ON EAST SIDE OF MANOR ROAD, 915'± FROM CENTERLINE OF DULANEY VALLEY ROAD

Legal Owners (Petitioners): NANCY M. ELLIOTT

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: NANCY M. ELLIOTT

Company/Firm (if applicable): N/A

Address: 13109 MANOR ROAD

GLEN ARM MD 21057

Telephone Number: 410-592-8275

Revised 5/20/2014

GENERAL SITE INFORMATION

1. Ownership: John J. Elliott & Nancy M. Elliott
2. Address: 13109 Manor Road Glen Arm, MD 21057 (existing house)
3. Deed reference: SM 8904/ 34 (both properties)
4. Property area: 0.689 acre (per SDAT) (house lot)
   1.161 acres (per SDAT) (vacant lot)
5. Election District: 6th Councilmanic District: 3rd
6. Tax Map 44 Grid 022 Parcel 207 Tax Acc. #11-25-045345 (house lot)
   Tax Map 44 Grid 022 Parcel 169 Tax Acc. #11-25-045346 (vacant lot)
7. ADC Map Grid: 4462G3 Position Sheet: 69NE19
8. GIS Tile Number: 044B3
9. Regional Planning District: Fork Regional Planning Dist. Code: 310
10. Growth Tier: 4 Growth Tier Description: Preservation & Conservation Areas
11. Watershed Name: Lower Gunpowder Falls
12. URDL Land Type: 1
13. School Districts: Carroll Manor ES Cockeysville MS Loch Raven HS
14. Census Block: 24005411201 Census Tract: 411201
15. The boundary shown hereon is from the title deed.
16. The topography shown hereon is from GIS tile number 044B3.

GROUND WATER MANAGEMENT

1. The subject property is currently vacant.
2. Perc tests will be performed for the existing house and the proposed single family house on the vacant lot.
3. The existing and the proposed houses will utilize private wells and septic systems.
4. There are no underground fuel tanks on either of the subject properties.
5. An easement will be granted and recorded to allow the septic reserve area for #13109 Manor Road to be located on the vacant lot (#13107 Manor Road).

ENVIRONMENTAL IMPACT

Forest Conservation

1. There is no forest on the subject properties.
2. The vacant lot will be conveyed to the children of the owner. An Intra-Family Declaration will be provided and recorded if required as a part of the development of the vacant lot.

Forest Buffer

1. Wetlands do not exist on the subject properties.
2. No flood plain for the tributary is shown on the current FEMA FIRM Map.
3. The subject properties are not located within a 100 year flood plain.
4. The subject properties are not in the Chesapeake Bay Critical Area.

AGRICULTURE

None of the subject properties are being used for agricultural purposes.

SEDIMENT CONTROL

1. Sediment control provisions will be required and provided as a part of the development of the vacant lot.

STORM WATER MANAGEMENT

1. The storm water management requirements will be met as a part of the development of the vacant lot.

PROPERTY ACCESS

1. The access to the vacant lot will be provided through #13109 Manor Road and an easement will be recorded providing for it.

FIRE MARSHALL'S OFFICE

1. Address numbers for residential properties are required to be 3 inches in size.
2. A permit for a residential sprinkler system will need to be issued for the house to be constructed on the vacant lot. The sprinkler system shall be inspected and approved prior to occupancy.

OFFICE OF ZONING

Current Zoning R.C. 2 & R.C. 5

Devolution of Title

#13109 Manor Road has been held intact since September 16, 1955 (2779/ 162). The vacant lot as shown on this plan has been held intact since March 3, 1959 (3502/ 226). The developer's surveyor has confirmed that no part of the gross area of these properties as shown on this plan has ever been utilized, recorded, or represented as density or area to support any off-site dwellings.

Zoning History

There have been no zoning hearings concerning the subject properties.

R.C.5 Density Calculations for the Vacant Lot

Gross area: 1.161 acres
Highway widening: 0 acres
Net area: 1.161 acres
Lots permitted: 1 (the subject property was created in 1959)
(A zoning special hearing per Section 1A04.3.B1.b.1 BCZR for the area may need to be granted)
Lots proposed: 1

R.C.5 Setbacks for Residential Single Family Dwellings

Front: 150 feet from the centerline of any street or road
Side / Rear: 50 feet from any lot line other than a street or road line

Building Heights

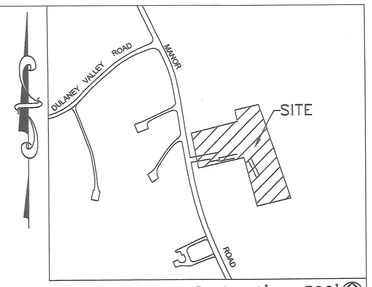
The proposed houses will not exceed 35 feet high.

OFFICE OF PLANNING

1. The subject property is not located in a National Register Historic District.
2. Manor Road is designated as a Baltimore County scenic route.

WELL & SEPTIC INFORMATION FOR SURROUNDING PROPERTIES WITHIN 200'

PROPERTY ADDRESS	TYPE OF INFO	EXISTS (Y/N)	SOURCE: AS PER DEPRM FILES	AS PER PROPERTY OWNER	LOCATED BY SURVEY	UNKNOWN	COMMENTS
#13101 MANOR ROAD	WELL	Y			Y		
	SEPTIC	Y			Y		
#13105 MANOR ROAD	WELL	Y			Y		
	SEPTIC	Y			Y		
#13108 MANOR ROAD	WELL	Y					>200' FROM SUBJECT PROPERTY
	SEPTIC	Y					>200' FROM SUBJECT PROPERTY
#13109 MANOR ROAD	WELL	Y			Y		
	SEPTIC	Y			Y		
#13111 MANOR ROAD	WELL	Y			Y		
	SEPTIC	Y			Y		
#13112 MANOR ROAD	WELL	Y					>200' FROM SUBJECT PROPERTY
	SEPTIC	Y					>200' FROM SUBJECT PROPERTY



Vicinity Map – Scale: 1' = 300'

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES W/BASEMENT	STREETS & PARKING
GdB			
GaB			
GhB			
GdB			
GdC			

AREAS BEFORE AND AFTER CONVEYANCE

#13107 Manor Road
Title Area: 1.16 Acres
After Conveyance: 1.00 Acres

#13109 Manor Road
Title Area: 0.689 Acres
After Conveyance: 0.849 Acres

REVISION

Bruce E. Doak Consulting, LLC
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
#13107 & #13109
MANOR ROAD

BALTIMORE COUNTY, MARYLAND
11th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

Date: 5/28/2018
Scale: 1"= 40'

STATE OF MARYLAND BRUCE EDWINSON DOAK No. 551 REGISTERED PROFESSIONAL LAND SURVEYOR

CASE # 2018-0329-SPHA