

MEMORANDUM

DATE: October 18, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0006-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 17, 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

/dlw

IN RE: PETITION FOR VARIANCE

(6109 Falls Road)
9th Election District
2nd Council District
Byrd Design & Build LLC
Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0006-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Byrd Design & Build, LLC, the legal owner of the subject property ("Petitioner"). Petitioner is requesting variance relief from §409.14.A of the Baltimore County Zoning Regulations ("BCZR") to allow an existing driveway that is 10 ft. wide to be used as a 2-way access to a proposed parking lot in lieu of the minimum required width of 20 ft. for 2-way traffic. A site plan was marked as Petitioner's Exhibit 1.

Richard Byrd appeared in support of the petition. Two neighbors attended the hearing and indicated they supported the request. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning ("DOP") and the Bureau of Development Plans Review ("DPR"). Neither agency opposed the request.

The site is approximately 3,770 sq. ft. in size and zoned BL. The property is improved with a single-family dwelling constructed in 1872. Petitioner purchased the property last year and is undertaking substantial renovations. The property will be used as an office/showroom for Petitioner's home-building business.

ORDER RECEIVED FOR FILING

Date

9/17/18

By

sen

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The dwelling is nearly 150 years old and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to use the property for a business office, a use permitted by right in the BL zone.

THEREFORE, IT IS ORDERED, this 17th day of **September, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to Section 409.14.A of the BCZR to allow an existing driveway that is 10 ft. wide to be used as a 2-way access to a proposed parking lot in lieu of the minimum required width of 20 ft. for 2-way traffic, be and is hereby GRANTED.

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 must comply with the ZAC comments of the DOP and DPR, copies of which are attached.

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

ORDER RECEIVED FOR FILING

Date 9/17/18

By Sen



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:slh

ORDER RECEIVED FOR FILING

Date 9/17/18

By slh



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 6109 FAULS RD which is presently zoned BL
 Deed References: 39279:0341 10 Digit Tax Account # 0910250651
 Property Owner(s) Printed Name(s) BYRD DESIGN + BUILD, LLC

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

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

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

BCZR: 409.14.A → To allow an existing driveway that is 10 feet wide to be used as a 2-way access to a proposed parking lot in lieu of the minimum required width of 20 feet for 2-way traffic.

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

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

BYRD DESIGN + BUILD, LLC

Name #1 Type or Print Name #2 Type or Print

Signature #1 Signature #2

1110 HIDDEN TRAIL DR OWINGS MILLS MD

Mailing Address City State

21117 443 823 9259

Zip Code Telephone # Email Address

Representative to be contacted:

TAMIR EZZAT

Name - Type or Print

Signature

1110 RAOCLIFF LN FULTON MD

Mailing Address City State

20759 301 580 1441

Zip Code Telephone # Email Address

CASE NUMBER 2019-0006-A Filing Date 7/5/18 Do Not Schedule Dates: Reviewer JS

1910
OLDEN BECKMAN - 1000000000

+ DUSTLESS + DURABLE SECTION

409H - PARKING

Zoning Petition Property Description

ZONING PROPERTY DESCRIPTION FOR 6109 Falls Road, Baltimore, MD 21209
beginning at a point South 2 degrees 54 feet East, 23.3 feet to South 80 degrees 2' 30"
West, 99.5 feet to North side of alley 10 feet wide for common use at North 88 degrees
29 feet West, 31.8 feet to point North 1 degree 18 feet West, 35.1 feet to North 88
degrees 14' East, 130 feet to place of beginning. 0.091 Acres.

Tax ID#: 09-10-250651

Located on the east side of Falls Road (60' wide row) at a distance of 645 feet south of the
centerline of the intersection with Hollins Lane (30' wide row). Located in the 9th Election
District & 2nd Councilmatic District, containing 3,770 square feet of land.

2019-0006-A

CERTIFICATE OF POSTING

Date: 9/7/18
AUGUST 24, 2018

RE: Project Name: 6109 FALLS ROAD #1
Case Number /PAI Number: 2019-0006-A
Petitioner/Developer: RICHARD BYRD
Date of Hearing/Closing: SEPTEMBER 13, 2018

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6109 FALLS ROAD

The sign(s) were posted on

AUGUST 23, 2018

RECERTIFY 9/7/18

(Month, Day, Year)

David Billingsley

David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

Sep 7, 2018 9:57:31 AM
Baltimore

ZONING NOTICE

CASE NO. 2019-0006-A
6109 FALLS ROAD

A HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON, MD. 21204

TIME: THURSDAY, SEPTEMBER 13, 2018
AT 11:00 AM

VARIANCE TO ALLOW AN EXISTING DRIVEWAY THAT
IS 10 WIDE TO BE USED AS A 2-WAY ACCESS TO A
PROPOSED PARKING LOT IN LIEU OF THE MINIMUM
REQUIRED WIDTH OF 20 FEET FOR 2 WAY TRAFFIC

Persons are not to be disturbed by other conditions are sometimes
necessary to confirm, hearing or other conditions are sometimes
Department of Permits, Approvals and Inspections, 113 West Chesapeake
Avenue, Towson, Md. 21204 (410) 887-3331

UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL THE
DAY OF THE HEARING. HEARINGS ARE HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

Date: 9/7/18
AUGUST 24, 2018

RE: Project Name: 6109 FALLS ROAD #2
Case Number /PAI Number: 2019-0006-A
Petitioner/Developer: RICHARD BYRD
Date of Hearing/Closing: SEPTEMBER 13, 2018

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6109 FALLS ROAD

The sign(s) were posted on

AUGUST 23, 2018 *RECERTIFY 9/7/18*
(Month, Day, Year)



David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

The Daily Record

200 St. Paul Place
Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

Rick Byrd
11110 Hidden Trail Dr
Owings Mills, MD 21117-2355

Account #
10106434
Order Date
8/10/2018
Order #
11604447
PO/Case #
2019-0006-A
Salesperson

Days	Description	Size/Qty	Unit Price	Amount
1	NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0006-A Daily Record (MD) Government - Baltimore Co / Hearings and Minutes 8/23/2018 -Base Charge -Affidavit 8/23/2018 -Payment via credit card #*****7219 <i>ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments.</i> NET TERMS: 30 DAYS	2 col x 2.40in 168 words/23 ln		
				115.46
				9.00
				-124.46
	Anchor Rate: 115.46 Subsequent Rate: \$0.00			
TOTAL DUE				0.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10106434	Rick Byrd	11604447	8/10/2018	0.00



M M Y Y

CARD NUMBER

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

DEED

This Deed, made this 13th day of August, 2012, is by **CLIFTON R. JENKINS, JR.** ("Grantor") and **THOMAS RAY HARMON** ("Grantee").

Witnesseth, in consideration of the sum of Eight Thousand One Hundred Dollars (\$8,100.00), in hand paid, and other good and valuable consideration, the Grantor does hereby grant and convey unto the Grantee, and to his heirs, Personal Representatives, successors and assigns, the following parcel of real property, lying and situate in Baltimore County, that is to say:

BEGINNING FOR THE SAME thereof, for the outlines to include the same at an old boundary stone at the end of the fourth line of Lot No. 1, described in a deed from Michael J. Wahl and wife to the National Housing Company, Incorporated, dated May 14, 1940, recorded among the Land Records of Baltimore County in Liber C.W.B., JR., No.1102, folio 209, etc., running thence binding reversely on the last line of Lot No. 3, in a division of the property of the National Housing Company, Incorporated, now being laid out, North 88 degrees 11 minutes West 21.5 feet to a stake near the Southwest corner of a three (3) car garage, thence continuing with Lot No.3 reversely, North 83 degrees, 31 minutes West 77.3 feet to a stake now set on the South side of an alley 10 feet wide as laid out for use in common of the properties adjoining, thence along the South side of that alley to include the same, North 88 degrees 29 minutes West 33.2 feet to a stake on the East side of the Old Road thence binding thereon, North 1 degree 18 minutes West 10 feet to a stake at the end of a third line of Lot No. 5, thence binding on that lot and along the North side of said alley, South 88 degrees 29 minutes East 31.8 feet to a stake, thence continuing along the South side of Lot No. 5, North 80 degrees 2 minutes 30 seconds East 99.5 feet to a stake, thence South 2 degrees 54 minutes East 35 feet to the place of beginning. Containing 62 one thousandths of an acre (0.062) of land more or less.

Subject to easements, restrictions, etc. of record.

AND RESERVING unto the Grantor and his successors and assigns, an easement and right of access as follows:

1. The property being transferred (Map 0079, Grid 0003, parcel 368) lies in-between the land of the Grantor at 6109 Falls Road (Map 0079, Grid 0003, parcel 29) and the land of the Grantee at 6107 Falls Road (Map 0079, Grid 0003, parcel 128), and consists of a driveway between the two houses

#7

and which then spreads into a wider parcel as it traverses eastward, away from Falls Road.

2. The existing driveway provides access to the rear of the Grantor's property at 6109 Falls Road.

3. The parties agree that the existing unpaved driveway between the two houses, and which is on the property being transferred herein, shall not be closed off or blocked, and that the owner of 6109 Falls Road shall have a perpetual right to access and use the driveway for ingress and egress. If the driveway becomes in disrepair such that repairs are needed, the parties will divide the costs of such repair evenly. Provided, however, that if the Grantee or his successors or assigns elect to pave the driveway, that paving will be at the sole cost and expense unless the then owner of 6109 Falls Road agrees to contribute to same.

4. This easement/right of way access shall run with the land and be binding upon the successors and assigns of the Grantor and shall enure to the benefit of the Grantor and his successors and assigns.

BEING the same parcel of ground which, by Deed dated March 16, 1990 and recorded among the Land Records of Baltimore County in Liber 8524, folio 321, et. seq. was granted and conveyed by FRANK S. CARR, unto CLIFTON R. JENKINS, JR. and PATRICIA R. JENKINS, his wife, as tenants by the Entireties. The said Patricia R. Jenkins having died on or about January 7, 2009, thereby vesting title in the said Clifton R. Jenkins, Jr., the Grantor herein.

TO HAVE AND TO HOLD the whole of the described lot of ground and premises unto the Grantee, and to his heirs, Personal Representatives, successors and assigns, in fee simple, forever.

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

CERTIFICATIONS:

1) THE TOTAL PAYMENT HEREUNDER IS EIGHT THOUSND ONE HUNDRED DOLLARS (\$8,100.00)

2) CERTIFICATION OF EXEMPTION FROM WITHHOLDING TAX

52237 389

LR - DOT/Mortgage
Recording Fee 20.00
Grantor Name: BELAND
Reference/Control #:
LR - DOT/Mortgage
Surcharge 40.00
=====

SubTotal:	60.00
-----------	-------

=====

Total:	2,265.00
--------	----------

08/16/2016 08:37 CC15-XM
#6345652 CC0602 -
Montgomery
County/CC06.02.05 -
Register 05



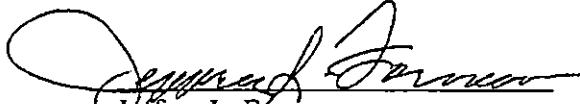
FILED
CLERK OF COURT
CLERK'S OFFICE
MONTGOMERY CO. MD.

2016 JUN 16 AM 8:39

DOCUMENT VALIDATION PAGE
FOR CLERK'S USE ONLY
(EXCLUDED FROM PAGE COUNT FOR CERTIFIED COPY)

BARBARA H. MEIKLEJOHN
Clerk of the Circuit Court for Montgomery County
50 Maryland Avenue
Rockville, Maryland 20850
Recording and Licensing
(240) 777-9470

This instrument has been prepared by or under the supervision of an attorney admitted to practice in Maryland.



Jeffrey L. Forman

After Recording, Please Return To:

Jeffrey L. Forman
Kauffman and Forman, P.A.
406 W. Pennsylvania Avenue
Towson, Maryland 21204

State of Maryland Land Instrument Intake Sheet									
☐ Baltimore City ☒ County: Baltimore Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only. (Type or Print in Black Ink Only—All Copies Must Be Legible)									
1 Type(s) of Instruments		☒ (Check Box if addendum Intake Form is Attached.) ☒ Deed ☐ Mortgage ☐ Other _____ ☐ Deed of Trust ☐ Lease ☐ Other _____							
2 Conveyance Type Check Box		☐ Improved Sale Arms-Length [1] ☒ Unimproved Sale Arms-Length [2] ☐ Multiple Accounts Arms-Length [3] ☐ Not an Arms-Length Sale [9]							
3 Tax Exemptions (if applicable)		Recordation _____ State Transfer _____ County Transfer _____ Cite or Explain Authority _____							
4 Consideration and Tax Calculations		Consideration Amount Purchase Price/Consideration \$ 8,100.00 Any New Mortgage \$ 0.00 Balance of Existing Mortgage \$ 0.00 Other: \$ _____ Other: \$ _____ Full Cash Value: \$ _____				Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ _____ X () % = \$ _____ Less Exemption Amount = \$ _____ Total Transfer Tax = \$ 121.50 Recordation Tax Consideration \$ _____ X () per \$500 = \$ 40.50 TOTAL DUE \$ _____			
5 Fees		Amount of Fees Doc. 1 Doc. 2 Recording Charge \$ 20.00 \$ _____ Surcharge \$ 40.00 \$ _____ State Recordation Tax \$ _____ \$ _____ State Transfer Tax \$ _____ \$ _____ County Transfer Tax \$ _____ \$ _____ Other \$ _____ \$ _____ Other \$ _____ \$ _____				Agent: _____ Tax Bill: _____ C.B. Credit: _____ Ag. Tax/Other: _____			
6 Description of Property		SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i). District: 09 Property Tax ID No. (1): 22-00-003891 Grantor Liber/Folio: 8524/321 Map: _____ Parcel No.: _____ Var. LOG: (5) Subdivision Name: _____ Lot (3a): _____ Block (3b): _____ Sect/AR (3c): _____ Plat Ref.: _____ SqFt/Acreage (4): _____ Location/Address of Property Being Conveyed (2): Falls Road Other Property Identifiers (if applicable): _____ Water Meter Account No.: _____ Residential ☒ or Non-Residential Fee Simple ☒ or Ground Rent Amount: _____ Partial Conveyance? Yes ☒ No Description/Amt. of SqFt/Acreage Transferred: _____ If Partial Conveyance, List Improvements Conveyed: _____							
7 Transferred From		Doc. 1 – Grantor(s) Name(s) Clifton R. Jenkins, Jr. Doc. 1 – Owner(s) of Record, if Different from Grantor(s) _____ Doc. 2 – Owner(s) of Record, if Different from Grantor(s) _____				Doc. 2 – Grantor(s) Name(s) _____ Doc. 2 – Owner(s) of Record, if Different from Grantor(s) _____			
8 Transferred To		Doc. 1 – Grantee(s) Name(s) Thomas Ray Harmon New Owner's (Grantee) Mailing Address 6107 Falls Road, Baltimore, Maryland 21209 Doc. 1 – Additional Names to be Indexed (Optional) _____ Doc. 2 – Additional Names to be Indexed (Optional) _____							
9 Other Names to Be Indexed		Doc. 1 – Additional Names to be Indexed (Optional) _____ Doc. 2 – Additional Names to be Indexed (Optional) _____							
10 Contact/Mail Information		Instrument Submitted By or Contact Person Name: Jeffrey L. Forman, Esquire ☒ Return to Contact Person Firm: Kauffman and Forman, P.A. ☐ Hold for Pickup Address: 406 W. Pennsylvania Avenue ☐ Return Address Provided Town, Maryland 21204 Phone: (410) 823-5700							
11 Assessment Information		IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Will the property being conveyed be the grantee's principal residence? Yes ☐ No ☒ Does transfer include personal property? If yes, identify: Yes ☐ No ☒ Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). Yes ☐ No ☒							
12 Terminal Verification		Agricultural Verification Whole Part Tran. Process Verification Date Received: _____ Deed Reference: _____ Assigned Property No.: _____ Geo. Map Sub Block Zoning Grid Plat Lot Use Parcel Section Occ. Cd. Town Cd. Ex. Sl. Ex. Cd.							

AFTER RECORDING RETURN TO:
Richard Byrd Sole Member
6109 Falls Road
Baltimore, MD 21209

Tax ID#: 09-10-250651

DOCUMENT PREPARED BY:
Sage Title Group, LLC
16 Green Meadow Drive, Suite 200
Timonium, MD 21093
File Number: 204191TIMS

This Deed, MADE THIS 28th day of June, 2017, by and between Pamela Ann Jenkins Personal Representative and Patricia Lynn MacNeal Personal Representative of the Estate of Clifton R. Jenkins, Jr., party of the first part, and Byrd Design & Build, party of the second part.

WITNESSETH, That in consideration of the sum of **ONE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$140,000.00)**, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said party of the second part, in fee simple, all that parcel of ground situated in **Baltimore County, Maryland** and as described as follows, that is to say:

BEGINNING for the outlines to include the same at a pipe and stone set for the end of the second line of the second lot described in a Deed from Michael J. Wahl, and wife, to The National Housing Company, Incorporated, dated May 14, 1940 and recorded in Liber CWB, Jr. No. 1102, folio 209, and running thence binding on the third line of that parcel as now surveyed South 2° 54' East, 23.3 feet to a stake and to the end of the 6th line of Lot No. 4, now being laid out a division of The National Housing Company, Incorporated; thence binding on that lot reversing the two following lines, South 80° 2' 30" West, 99.5 feet to a stake now set on the north side of an alley 10 feet wide, now laid out for use in common of the properties laying adjacent thereto, North 88° 29' West, 31.8 feet to a stake on the East side of the Old Road; thence binding thereon North 1° 18' West, 35.1 feet to a stake and to that property now owned by Joseph Martin, and wife, and binding on that property and with the above mentioned second lot of the second parcel described in the Deed from Michael J. Wahl, and wife, to The National Housing Company, Incorporated, North 88° 14' East, 130 feet to the place of **BEGINNING**; containing 0.091 acres, more or less. Also known as Lot 5 in the above-mentioned division of The National Housing Company, Incorporated.

TOGETHER WITH SUBJECT TO that certain right of way/ driveway easement and agreement as set forth in Deed recorded in Liber 32432, folio 276, recorded among the Land Records of the aforesaid County.

The improvements thereon being known as 6109 Falls Road, Baltimore, Maryland 21209.

Tax ID#: 09-10-250651

BEING the same property which by deed dated January 28, 2000 and recorded among the Land Records of Baltimore County, Maryland in Liber No. 14310, folio 488, was granted and conveyed by Clifton R. Jenkins, Jr., Personal Representative of the Estate of Clifton R. Jenkins, Sr., (also known as Clifton R. Jenkins) unto Clifton R. Jenkins, Jr. and Patricia R. Jenkins.

LR - Deed (w Taxes)
Recording only \$120.00
Name: JENKINS/BYRD
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 700.00
LR - MR Tax - 1kd 0.00
SubTotal: 760.00
Total: 875.00
06/14/2017 10:39
#8897538 CC0301 - CC03-LL
Baltimore
County/CC03.01.06 -
Register 06

The said Patricia R. Jenkins, having departed this life on or about January 7, 2009, thereby vesting title unto Clifton R. Jenkins, Jr., surviving tenant by the entirety of Patricia R. Jenkins, deceased.

The said Clifton R. Jenkins, Jr., having departed this life on or about April 19, 2015, thereby vesting title unto Pamela Ann Jenkins and Patricia Lynn MacNeal, Co-Personal Representatives of the Estate of Clifton R. Jenkins, Jr., pursuant to Letters of Administration and probate as filed in Estate #183342, in the Register of Wills for Baltimore County, Maryland.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

SUBJECT TO all rights, easements, restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said party of the second part, as Byrd Design & Build its successors and/or assigns in fee simple.

Buyers' Initials:

AS

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

WITNESS the hand and seal of the said party of the first part:

WITNESS:

THE ESTATE OF CLIFTON R. JENKINS, JR.

By: *Pamela Ann Jenkins* (SEAL) *Personal Rep*
Pamela Ann Jenkins Personal Representative

By: *Patricia Lynn MacNeal* (SEAL) *PR*
Patricia Lynn MacNeal Personal Representative

STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE to wit:

I HEREBY CERTIFY, that on this 28TH day of June, 2017, before me, the subscriber, a Notary Public of the State of Maryland in and for Baltimore County/City, personally appeared Pamela Ann Jenkins who acknowledged themselves to be the Personal Representative of The Estate of Clifton R. Jenkins, Jr., and that they as such Personal Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the entity grantor by themselves as such Personal Representative.

IN WITNESS WHEREOF, I hereunto set my hand and official seal:

[Signature]
Notary Public

Diana L. Sheckells
Notary Public, Baltimore County, MD
My Commission Expires 10/20/2018

My Commission Expires: _____

I HEREBY CERTIFY, that on this 21st day of June, 2017, before me, the subscriber, a Notary Public of the State of Maryland in and for Baltimore County/City, personally appeared Patricia Lynn MacNeal who acknowledged themselves to be the Personal Representative of The Estate of Clifton R. Jenkins, Jr., and that they as such Personal Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the entity grantor by themselves as such Personal Representative.

IN WITNESS WHEREOF, I hereunto set my hand and official seal:

[Signature]
Notary Public

Diana L. Sheckells
Notary Public, Baltimore County, MD
My Commission Expires 10/20/2018

My Commission Expires: _____

2017MARYLAND
FORM**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate
Affidavit of Residence or Principal Residence**

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

1. Transferor Information

Name of Transferor: The Estate of Clifton R. Jenkins, Jr.

2. Reason for Exemption**Resident
Status**

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

**Principal
Residence**

- ☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is recorded as such with the State Department of Assessments and Taxation.

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

3a. Individual Transferors

Witness Name

Name

Signature

3b Entity Transferors

Witness/Attest

The Estate of Clifton R. Jenkins, Jr.

Pamela Ann Jenkins
By Pamela Ann Jenkins Personal
Representative

Patrica Lynn MacNeal
By Patrica Lynn MacNeal Personal
Representative

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

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

1 Type(s) of Instruments		☐ Check Box if Addendum Intake Form is Attached.						
2 Conveyance Type Check Box		☒ Improved Sale Arms-Length(1)	☐ Unimproved Sale Arms-Length(2)	☐ Multiple Accounts Arms-Length(3)	☐ Not an Arms-Length Sale(9)			
3 Tax Exemptions (if Applicable)		Recordation State Transfer <u>PM</u>						
4 Cite or Explain Authority		County Transfer						
Consideration and Tax Calculations		Consideration Amount		Finance Office Use Only				
		Purchase Price/Consideration	\$140,000.00	Transfer and Recordation Tax Consideration				
		Any New Mortgage	\$112,000.00	Transfer Tax Consideration \$				
		Balance of Existing Mortgage		X () % = \$				
		Other:	\$	Less Exemption Amount - Total Transfer Tax = \$ <u>2100.00</u>				
		Other:	\$	Recordation Tax Consideration X () per \$500 = \$ <u>700.00</u>				
		Full Cash Value	\$	TOTAL DUE \$				
5 Fees		Amount of Fees	Doc 1	Doc 2	Agent			
		Recording Charge	\$20.00	\$20.00				
		Surcharge	\$40.00	\$95.00	Tax Bill			
		State Recordation Tax	\$700.00	\$				
		State Transfer Tax	\$700.00	\$	C B Credit			
		County Transfer Tax	\$2,100.00	\$				
		Other	\$	\$	Ag Tax/Other			
		Other	\$	\$				
6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).		District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var. Log ☐ (5)	
		09	09-10-250651	14310/488				
		Subdivision Name		Lot (3a)	Block (3b)	SectAR(3c)	Plat Ref.	SqFt/Acreage(4)
		Location/Address of Property Being Conveyed (2)						
		6109 Falls Road, Baltimore, MD 21209						
		Other Property Identifiers (if applicable)						
		Water meter Account						
		Residential ☒ or Non-Residential ☐ Fee Simple ☒ Ground Rent ☐						
		Partial Conveyance ☐ Yes ☐ No Description/Amt. Of SqFt/Acreage Transferred:						
		If Partial Conveyance, List Improvements Conveyed-						
7 Transferred From		Grantor(s) Name(s)		Doc 2 - Grantor(s) Name(s)				
		Pamela Ann Jenkins P.R. Estate of Clifton R. Jenkins, Jr.		Byrd Design & Build				
		Patricia Lynn Macneal, P.R. Estate of Clifton R. Jenkins, Jr.						
		Doc 1 - Owner(s) of Record, if Different from Grantor(s)		Doc 2 - Owner(s) of Record, if Different from Grantor(s)				
8 Transferred To		Doc 1 Grantee(s) Name(s)		Doc 2 - Grantee(s) Name(s)				
		Byrd Design & Build		Carol D. Harten				
		New Owner's (Grantee) Mailing Address						
		11110 Hidden Trail Drive, Owings Mills, MD 21117						
9 Other Names to Be Indexed		Doc 1 - Additional Names to be indexed (Optional)			Doc 2 - Additional Names to be indexed (Optional)			
					M&T Bank			
10 Contact/Mail information		Instrument Submitted By or Contact Person						
		Name: Carol Hendrix						
		Firm: Sage Title Group, LLC						
		Address: 16 Green Meadow Drive, Suite 200 Timonium, MD 21093						
		Phone: 410-252-8211						
		☐ Return to Contact Person						
		☐ Hold for Pickup						
		☐ Return Address Provided						
11 IMPORTANT BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER								
Assessment Information		☐ Yes ☒ No Will the property being conveyed be the grantee's principal						
		☐ Yes ☒ No Does transfer include personal property? If yes, identify						
		☐ Yes ☒ No Was property surveyed? If yes, attach copy of survey (if recorded no copy required)						
Assessment Use Only - Do Not Write Below This Line								
☐ Terminal Verification		☐ Agricultural		☐ Whole ☐ Part		☐ Tran Process Verification		
Transfer Number:		Date Received:		Deed Reference:		Assigned Property No.		
Year		Geo	Map	Sub	Block			
Building		Zoning	Grid	Plat	Lot			
Volume		Use	Parcel	Section	Dec Od.			
		Town Cd.	Ex. St.	Ex. Cd.				

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 39279, p. 0345, MSA_CE62_39136. Date available 08/15/2017. Printed 09/11/2018.

DUPLICATE PAID RECEIPT
 ACTUAL TIME
 8/09/2017 13:39:09
 REG WSD1 WALKIN LTR
 RECEIPT # 787960 8/08/2017
 Dept - 701 RECORDATION TAXES
 ACCOUNT NO 0910250451
 \$2,800.00
 \$1.00
 BALTIMORE COUNTY, Maryland

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

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

8/23/2018

Order #: 11604447
Case #: 2019-0006-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0006-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2019-0006-A

6109 Falls Road

E/s Falls Road, 645 ft. S/of centerline of Hollins Lane

9th Election District - 2nd Councilmanic District

Legal Owners: Byrd Design & Build, LLC Richard Byrd

Variance to allow an existing driveway that is 10 ft. wide to be used as a 2-way access to a proposed parking lot in lieu of the minimum required width of 20 ft. for 2-way traffic.

Hearing: Thursday, September 13, 2018 at 11:00 a.m. in Room 205, Jefferson Building, 106 West Chesapeake Avenue, Towson 21204

Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE, FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

au23

Sherry Nuffer

From: David Billingsley <dwb0209@yahoo.com>
Sent: Friday, September 07, 2018 1:25 PM
To: Administrative Hearings
Cc: Tamir Ezzat
Subject: 6109 Falls Road Case 2019-0006-A
Attachments: Scan1323.pdf

Posting recertification attached
Thanks

Dave Billingsley
Central Drafting and Design
410-679-8719 OFFICE
410-458-1401 CELL



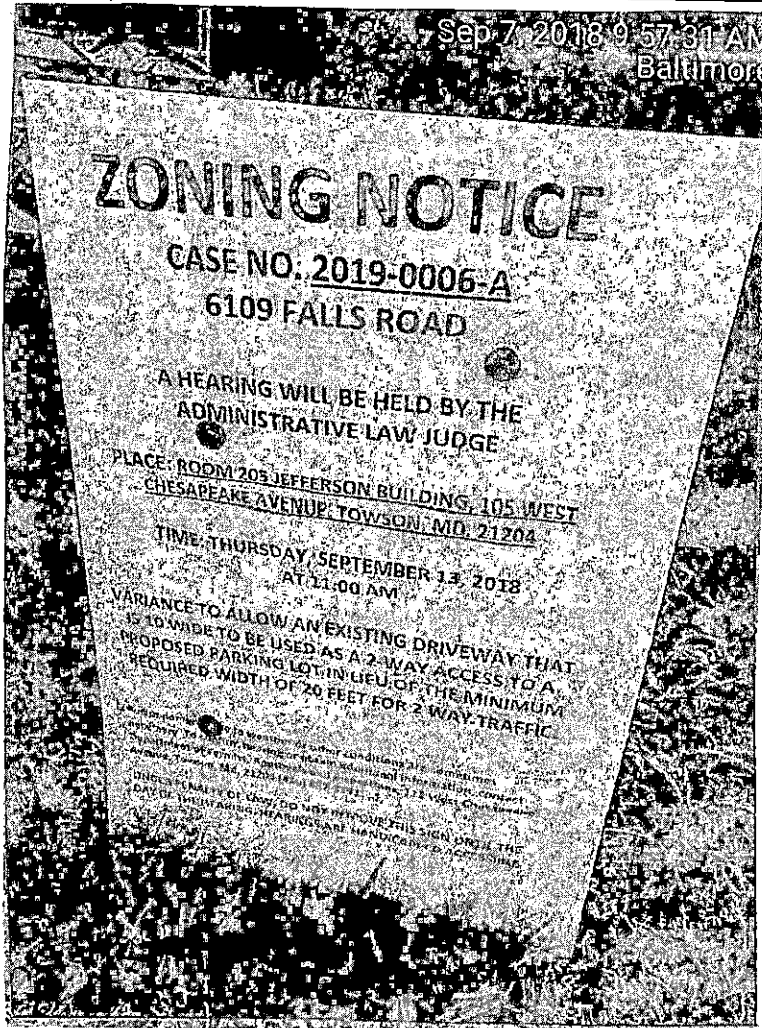
CERTIFICATE OF POSTING

9/7/18
Date: AUGUST 24, 2018

RE: Project Name: 6109 FALLS ROAD #1
Case Number /PAI Number: 2019-0006-A
Petitioner/Developer: RICHARD BYRD
Date of Hearing/Closing: SEPTEMBER 13, 2018

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6109 FALLS ROAD

The sign(s) were posted on AUGUST 23, 2018 RECERTIFY 9/7/18
(Month, Day, Year)



David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

CERTIFICATE OF POSTING

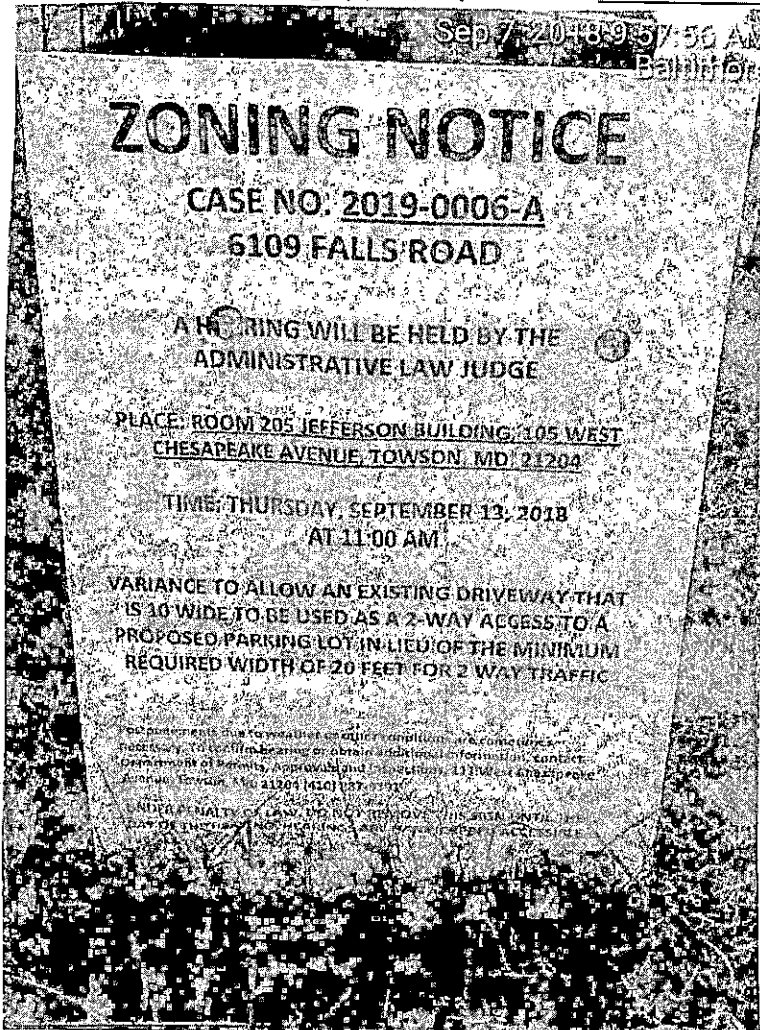
9/7/18
Date: AUGUST 24, 2018

RE: Project Name: 6109 FALLS ROAD #2
Case Number /PAI Number: 2019-0006-A
Petitioner/Developer: RICHARD BYRD
Date of Hearing/Closing: SEPTEMBER 13, 2018

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6109 FALLS ROAD

The sign(s) were posted on

AUGUST 23, 2018 RECERTIFY 9/7/18
(Month, Day, Year)



David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

CERTIFICATE OF POSTING

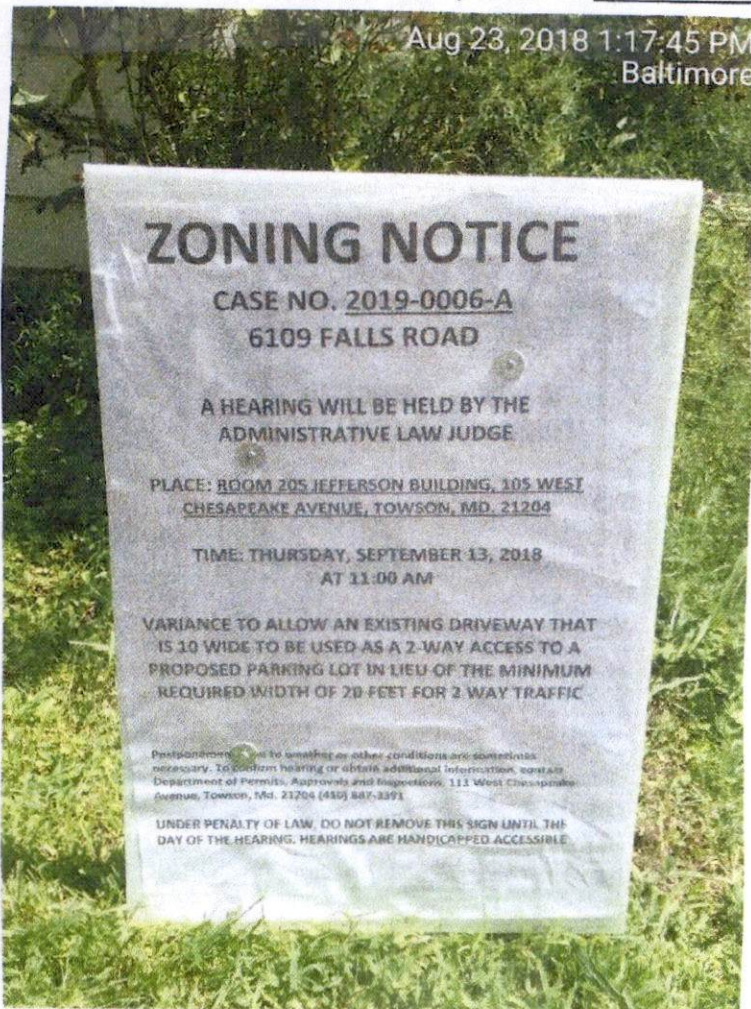
Date: AUGUST 24, 2018

RE: Project Name: 6109 FALLS ROAD #1
Case Number /PAI Number: 2019-0006-A
Petitioner/Developer: RICHARD BYRD
Date of Hearing/Closing: SEPTEMBER 13, 2018

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6109 FALLS ROAD

The sign(s) were posted on AUGUST 23, 2018
(Month, Day, Year)

Aug 23, 2018 1:17:45 PM
Baltimore



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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

CERTIFICATE OF POSTING

Date: AUGUST 24, 2018

RE: Project Name: 6109 FALLS ROAD #2
Case Number /PAI Number: 2019-0006-A
Petitioner/Developer: RICHARD BYRD
Date of Hearing/Closing: SEPTEMBER 13, 2018

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 6109 FALLS ROAD

The sign(s) were posted on AUGUST 23, 2018
(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

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

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



DONALD I. MOHLER III
County Executive

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

August 8, 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: 2019-0006-A

6109 Falls Road

E/s Falls Road, 645 ft. S/of centerline of Hollins Lane

9th Election District – 2nd Councilmanic District

Legal Owners: Byrd Design & Build, LLC Richard Byrd

Variance to allow an existing driveway that is 10 ft. wide to be used as a 2-way access to a proposed parking lot in lieu of the minimum required width of 20 ft. for 2-way traffic.

Hearing: Thursday, September 13, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Richard Byrd, 11110 Hidden Trail Drive, Owings Mills 21117
Tamir Ezzat, 11110 Radcliff Lane, Fulton 20759

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, AUGUST 24, 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: THE DAILY RECORD
Thursday, August 23, 2018 Issue

Please forward billing to:

Rick Byrd
11110 Hidden Trail Drive
Owings Mills, MD 21117

443-823-9759

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: 2019-0006-A

6109 Falls Road

E/s Falls Road, 645 ft. S/of centerline of Hollins Lane

9th Election District – 2nd Councilmanic District

Legal Owners: Byrd Design & Build, LLC Richard Byrd

Variance to allow an existing driveway that is 10 ft. wide to be used as a 2-way access to a proposed parking lot in lieu of the minimum required width of 20 ft. for 2-way traffic.

Hearing: Thursday, September 13, 2018 at 11:00 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 VARIANCE * BEFORE THE OFFICE
6109 Falls Road; E/S Falls Road, 645' S * OF ADMINISTRATIVE
of c/line with Hollis Lane * HEARINGS FOR
9th Election & 2nd Councilmanic Districts * BALTIMORE COUNTY
Legal Owner(s): Byrd Design & Building, LLC* 2018-006-A
Petitioner(s) *

* * * * *

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 16th day of July, 2018, a copy of the foregoing Entry of Appearance was mailed to Tamir Ezzat, 11110 Radcliff Lane, Fulton, Maryland 20759, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

JUL 16 2018

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2019-0006-A

Property Address: 6109 FALLS RD

Property Description: _____

Legal Owners (Petitioners): BYRD DESIGN + BUILD LLC

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: BYRD DESIGN + BUILD LLC / RICK BYRD

Company/Firm (if applicable): _____

Address: 11110 HIDDEN TRAIL DR.
OWINGS MILLS, MD 21117

Telephone Number: 443 823 9759

Revised 7/9/2015

**CASHIER'S
VALIDATION**



DONALD I. MOHLER III
County Executive

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

September 5, 2018

Byrd Design & Build LLC
Richard Byrd
11110 Hidden Trail Drive
Owings Mills MD 21117

RE: Case Number: 2019-0006 SPHA, Address: 6109 Falls Road

Dear Mr. Byrd:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 5, 2018. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Tamir Ezzat, 11110 Radcliffe Lane, Fulton MD 20759

Date: 7/16/18

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

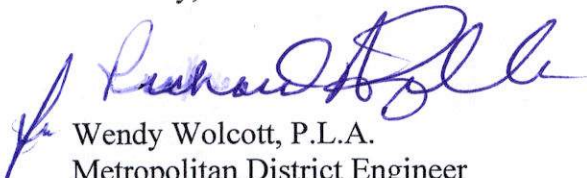
Dear Ms. Lewis:

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. 2019-0006-A

Variance
Byrd Design & Build LLC, Richard Byrd
6109 Falls 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

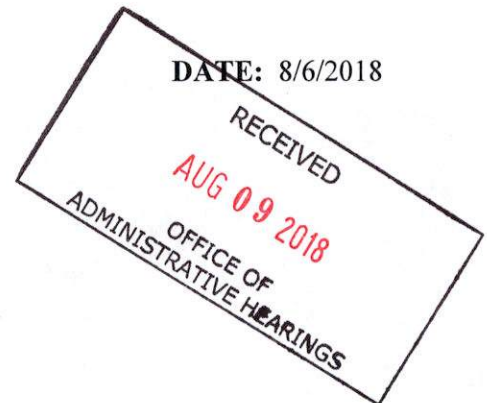
9-13

**BALTIMORE COUNTY, MARYLAND
INTRA-OFFICE MEMORANDUM**

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-006



INFORMATION:

Property Address: 6109 Falls Road
Petitioner: Byrd Design and Build, LLC
Zoning: BL & OR1
Requested Action: Variance

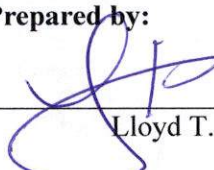
The Department of Planning has reviewed the petition for variance to allow an existing driveway that is ten feet wide to be used as a two-way access to a proposed parking lot in lieu of the minimum required width of twenty feet.

A site visit was conducted on July 18, 2018. The subject property is split zoned BL and OR1.

- If granted, the driveway shall be paved to public works standards.
- There shall be no outside storage of construction materials or permanent parking of construction equipment or trailers.
- Any proposed signage shall be in conformance with BCZR §450.

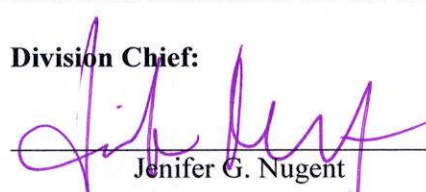
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

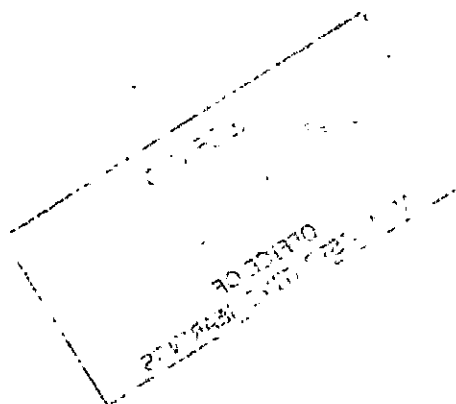
Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

c: Bill Skibinski
Tamir Ezzat
Office of the Administrative Hearings
People's Counsel for Baltimore County



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 23, 2018
Item No. 2019-0006-A

DATE: August 10, 2018

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

If Zoning Relief is granted, a Landscape Plan is required per the requirements of the Landscape Manual. If site lighting is proposed a Lighting Plan is required.

There is no record plat on file for this property. Based on storm drain drawing number 1980-0057 there is an existing 36" storm drain and an existing 8" sewer main that transects the property. The storm drain has a drainage area of about 40 acres. The utilities and the easement must be shown on the plan when the property owner come in for a building permit. Also, during the building permit review, our office would verify that there is no more than 6" of flow depth during the 1% annual chance flood because this area is in a County regulated flood plain.

Easements are not permitted to have permanent structures in it. However, this request may be granted because of the fact that the pipe is actually laying underneath a parking space, in case of any work being done at this site, the replacement of the pavement will be at developer/owner's expense.

* * * * *

VKD: cen
cc: file

9-13

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

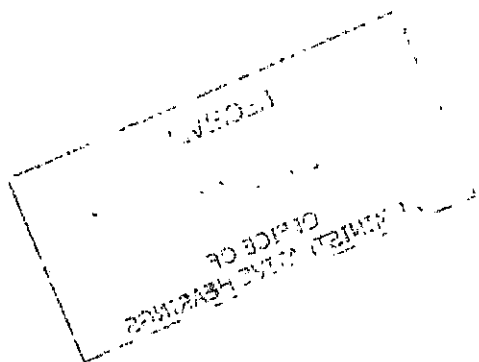
DATE: July 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0006-A
Address 6109 Falls Road
(Byrd Design & Build, LLC
Property)

Zoning Advisory Committee Meeting of **July 23, 2018**.

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

Reviewer: Steve Ford



**BALTIMORE COUNTY, MARYLAND
INTRA-OFFICE MEMORANDUM**

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

DATE: 8/6/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-006

INFORMATION:

Property Address: 6109 Falls Road
Petitioner: Byrd Design and Build, LLC
Zoning: BL & OR1
Requested Action: Variance

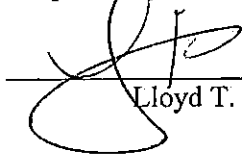
The Department of Planning has reviewed the petition for variance to allow an existing driveway that is ten feet wide to be used as a two-way access to a proposed parking lot in lieu of the minimum required width of twenty feet.

A site visit was conducted on July 18, 2018. The subject property is split zoned BL and OR1.

- If granted, the driveway shall be paved to public works standards.
- There shall be no outside storage of construction materials or permanent parking of construction equipment or trailers.
- Any proposed signage shall be in conformance with BCZR §450.

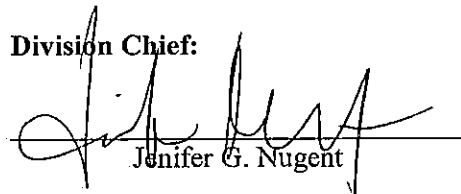
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Bill Skibinski
Tamir Ezzat
Office of the Administrative Hearings
People's Counsel for Baltimore County

9-13

**BALTIMORE COUNTY, MARYLAND
INTRA-OFFICE MEMORANDUM**

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-006



INFORMATION:

Property Address: 6109 Falls Road
Petitioner: Byrd Design and Build, LLC
Zoning: BL & OR1
Requested Action: Variance

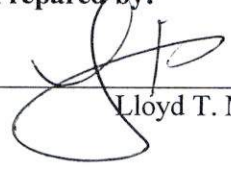
The Department of Planning has reviewed the petition for variance to allow an existing driveway that is ten feet wide to be used as a two-way access to a proposed parking lot in lieu of the minimum required width of twenty feet.

A site visit was conducted on July 18, 2018. The subject property is split zoned BL and OR1.

- If granted, the driveway shall be paved to public works standards.
- There shall be no outside storage of construction materials or permanent parking of construction equipment or trailers.
- Any proposed signage shall be in conformance with BCZR §450.

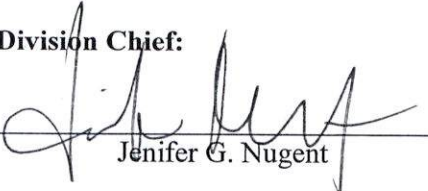
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

AVA/JGN/LTM/

c: Bill Skibinski
Tamir Ezzat
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 9/17/18

By sen

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
nr
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For July 23, 2018
Item No. 2019-0006-A

DATE: August 10, 2018

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

If Zoning Relief is granted, a Landscape Plan is required per the requirements of the Landscape Manual. If site lighting is proposed a Lighting Plan is required.

There is no record plat on file for this property. Based on storm drain drawing number 1980-0057 there is an existing 36" storm drain and an existing 8" sewer main that transects the property. The storm drain has a drainage area of about 40 acres. The utilities and the easement must be shown on the plan when the property owner come in for a building permit. Also, during the building permit review, our office would verify that there is no more than 6" of flow depth during the 1% annual chance flood because this area is in a County regulated flood plain.

Easements are not permitted to have permanent structures in it. However, this request may be granted because of the fact that the pipe is actually laying underneath a parking space, in case of any work being done at this site, the replacement of the pavement will be at developer/owner's expense.

* * * * *

VKD: cen
cc: file

ORDER RECEIVED FOR FILING

Date 9/17/18

By Sen

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartmentCommentNO COMMENTCommentNO ObjDEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

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

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

8/23/18

SIGN POSTING (1st)

Date:

8/23/18

by

Billingsley

SIGN POSTING (2nd)

Date:

9/7/18

by

Billingsley

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:		NONE							
Account Identifier:		District - 09 Account Number - 0910250651							
Owner Information									
Owner Name:		BYRD DESIGN & BUILD		Use:		COMMERCIAL/RESIDENTIAL NO			
Mailing Address:		11110 HIDDEN TRAIL DRIVE OWINGS MILLS MD 21117-		Deed Reference:		/39279/ 00341			
Location & Structure Information									
Premises Address:		6109 FALLS RD. BALTIMORE 21209-2205		Legal Description:		6109 FALLS RD ES NATIONAL HOUSING CO			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0079	0003	0029		0000			5	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	
1872		1200				3,770 SF		06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT	ASBESTOS SHINGLE	1 full					
Value Information									
		Base Value		Value		Phase-In Assessments			
				As of 01/01/2017		As of 07/01/2018		As of 07/01/2019	
Land:		106,500		106,500					
Improvements		64,000		64,000					
Total:		170,500		170,500		170,500		170,500	
Preferential Land:		0						0	
Transfer Information									
Seller: JENKINS CLIFTON R JR				Date: 08/14/2017		Price: \$140,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /39279/ 00341		Deed2:			
Seller: JENKINS CLIFTON R,SR				Date: 02/15/2000		Price: \$50,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /14310/ 00488		Deed2:			
Seller: JENKINS CLIFTON R				Date: 06/15/1994		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /10589/ 00313		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
County:		000		0.00					
State:		000		0.00					

Municipal:	000	0.00 0.00	0.00 0.00
------------	-----	-----------	-----------

Tax Exempt:

Special Tax Recapture:

Exempt Class:

NONE

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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



OFFICE

11110 Hidden Trail Dr.
Owings Mills, Md 21117

PHONE

443-873-9759

EMAIL

Bbyrd@Byrddesignandbuild.com

WEB

www.Byrddesignandbuild.com

MHIC # 106613

MHIDR# 7656

August 15, 2018

Case Number: 2019-0006-A
6109 Falls Road

To Whom it May Concern:

I am providing my statement of support for the above referenced case number.

I understand that the neighboring property at 6109 Falls Road has asked for a variance to allow the existing driveway that is 10 ft wide to be used as a 2-way access to the proposed parking lot in lieu of the minimum required width 20 ft. for 2-way traffic. I agree to allow dual access as is deeded for our properties.

Sincerely,

A handwritten signature in black ink that reads 'Thomas Harmon'.

Thomas Harmon
6107 Falls Rd.

#6

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 09 Account Number - 1900008026			
Owner Information					
Owner Name:		HARMON THOMAS R SR HARMON THOMAS R JR		Use:	COMMERCIAL/RESIDENTIAL
Mailing Address:		PO BOX 65355 BALTIMORE MD 21209-0555		Principal Residence:	YES
				Deed Reference:	/23569/ 00407
Location & Structure Information					
Premises Address:		6107 FALLS RD BALTIMORE MD 21209-2205		Legal Description:	.068 AC 6107 FALLS RD ES 650 FT S OF HOLLINS RD
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0079	0003	0128		0000	
				Block:	Lot:
				Assessment Year:	Plat No:
				2017	
				Plat Ref:	
Special Tax Areas:					
Town: NONE					
Ad Valorem:					
Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1853		1700		324 SF	
				Property Land Area	
				2,962 SF	
				County Use	
				06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	END UNIT	SIDING	3 full/ 1 half	
Last Major Renovation					
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	
			01/01/2017	07/01/2018	
Land:		88,400	88,400		
Improvements		89,300	89,300		
Total:		177,700	177,700	177,700	
Preferential Land:		0		0	
Transfer Information					
Seller: HARMON THOMAS R		Date: 03/22/2006		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /23569/ 00407		Deed2:	
Seller: CARR FRANK S		Date: 01/26/1999		Price: \$6,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /13475/ 00266		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class	07/01/2018	07/01/2019	
County:		000	0.00		
State:		000	0.00		
Municipal:		000	0.00 0.00	0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

9/12/2018

6107 Falls Rd - Google Maps

Google Maps

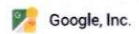
6107 Falls Rd

6109 Falls Road



Image capture: Oct 2017 © 2018 Google

Baltimore, Maryland



Street View - Oct 2017

https://www.google.com/maps/place/6109+Falls+Rd,+Baltimore,+MD+21209/@39.3764809,-76.6510613,3a,75y,72.92h,83.33t/data=!3m6!1e1!3m4!1sQqHbnKxJTK_DQgWdddfOfg!2e0!7i13312!8i6656... 1/2

PET. #2



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 6109 FAUS RD which is presently zoned BL
 Deed References: 39279:0341 10 Digit Tax Account # 0910250651
 Property Owner(s) Printed Name(s) BYRD DESIGN + BUILD, LLC

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

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

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

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)

BCZR: 409.14.A → To allow an existing driveway that is 10 feet wide to be used as a 2-way access to a proposed parking lot in lieu of the minimum required width of 20 feet for 2-way traffic.

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

Attorney for Petitioner:

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

Legal Owners (Petitioners):

BYRD DESIGN + BUILD, LLC
 Name #1 Type or Print Name #2 Type or Print
[Signature] RICHARD BYRD, CHIEF REPRESENTATIVE
 Signature #1 Signature #2
11110 HIDDEN TRAIL DR GYNNES MILLS MD
 Mailing Address City State
21117 443 823 9759
 Zip Code Telephone # Email Address

Representative to be contacted:

TAMIR EZZAT
 Name - Type or Print
[Signature]
 Signature
11110 RADCLIFF LN FULTON MD
 Mailing Address City State
20759 301 580 1441
 Zip Code Telephone # Email Address

CASE NUMBER 2019-0006-A Filing Date 7/5/18 Do Not Schedule Dates: Reviewer JS

REV. 10/4/11

#3

Zoning Petition Property Description

ZONING PROPERTY DESCRIPTION FOR 6109 Falls Road, Baltimore, MD 21209
beginning at a point South 2 degrees 54 feet East, 23.3 feet to South 80 degrees 2' 30"
West, 99.5 feet to North side of alley 10 feet wide for common use at North 88 degrees
29 feet West, 31.8 feet to point North 1 degree 18 feet West, 35.1 feet to North 88
degrees 14' East, 130 feet to place of beginning. 0.091 Acres.

Tax ID#: 09-10-250651

Located on the east side of Falls Road (60' wide row) at a distance of 645 feet south of the
centerline of the intersection with Hollins Lane (30' wide row). Located in the 9th Election
District & 2nd Councilmatic District, containing 3,770 square feet of land.

2019-0006-A

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 09 Account Number - 0910250651							
Owner Information									
Owner Name:		BYRD DESIGN & BUILD				Use:		COMMERCIAL/RESIDENTIAL	
Mailing Address:		11110 HIDDEN TRAIL DRIVE OWINGS MILLS MD 21117-				Principal Residence:		NO	
						Deed Reference:		/39279/ 00341	
Location & Structure Information									
Premises Address:		6109 FALLS RD BALTIMORE 21209-2205				Legal Description:		6109 FALLS RD ES NATIONAL HOUSING CO	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0079	0003	0029		0000			5	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	
1872		1200				3,770 SF		06	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT	ASBESTOS SHINGLE	1 full					
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2018		07/01/2019	
Land:		106,500		106,500					
Improvements		64,000		64,000					
Total:		170,500		170,500		170,500		170,500	
Preferential Land:		0						0	
Transfer Information									
Seller: JENKINS CLIFTON R JR		Date: 08/14/2017				Price: \$140,000			
Type: NON-ARMS LENGTH OTHER		Deed1: /39279/ 00341				Deed2:			
Seller: JENKINS CLIFTON R,SR		Date: 02/15/2000				Price: \$50,000			
Type: NON-ARMS LENGTH OTHER		Deed1: /14310/ 00488				Deed2:			
Seller: JENKINS CLIFTON R		Date: 06/15/1994				Price: \$0			
Type: NON-ARMS LENGTH OTHER		Deed1: /10589/ 00313				Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
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									

#4

Homeowners' Tax Credit Application Information

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

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.



PAI # 030447

PAI # 030447

Pt. Bk./Folio # MP01072

0320055100

PAI # 030447

PAI # 030447

DR 3.5

OR 1

R-1980-0070

6115

2000011206

R-1959-4779

1984-0321-SPH
1990-0331-A

Pt. Bk./Folio # 076009

Pt. Bk. 0000076, Folio 0009

2400003700

PAI # 030343

Lot # 0

PAI # 030343

R-1999-0409

1979-0147-XA

NW 8-B 079B1
2CD 3ED

FALLS RD
FALLS RD

9 ED

6111

0910250650

Lot # 5

0910250651

6109

2200003691

2200010263

Lot # 6

R-1958-4368

0303000850

DR 2

BL

1949-1602-XT

FALLS RD

Lot # 2

0903470170

6107

6105

6103

R-1946-0638

Lot # 1

0903470171

RAILROAD AVE

ML

1991-0278-XA 00007370

PAI # 030343

Lot # 0

PAI # 030343

R-1999-0409

1949-1473-X

302003437

6100

1990-0041-SPH

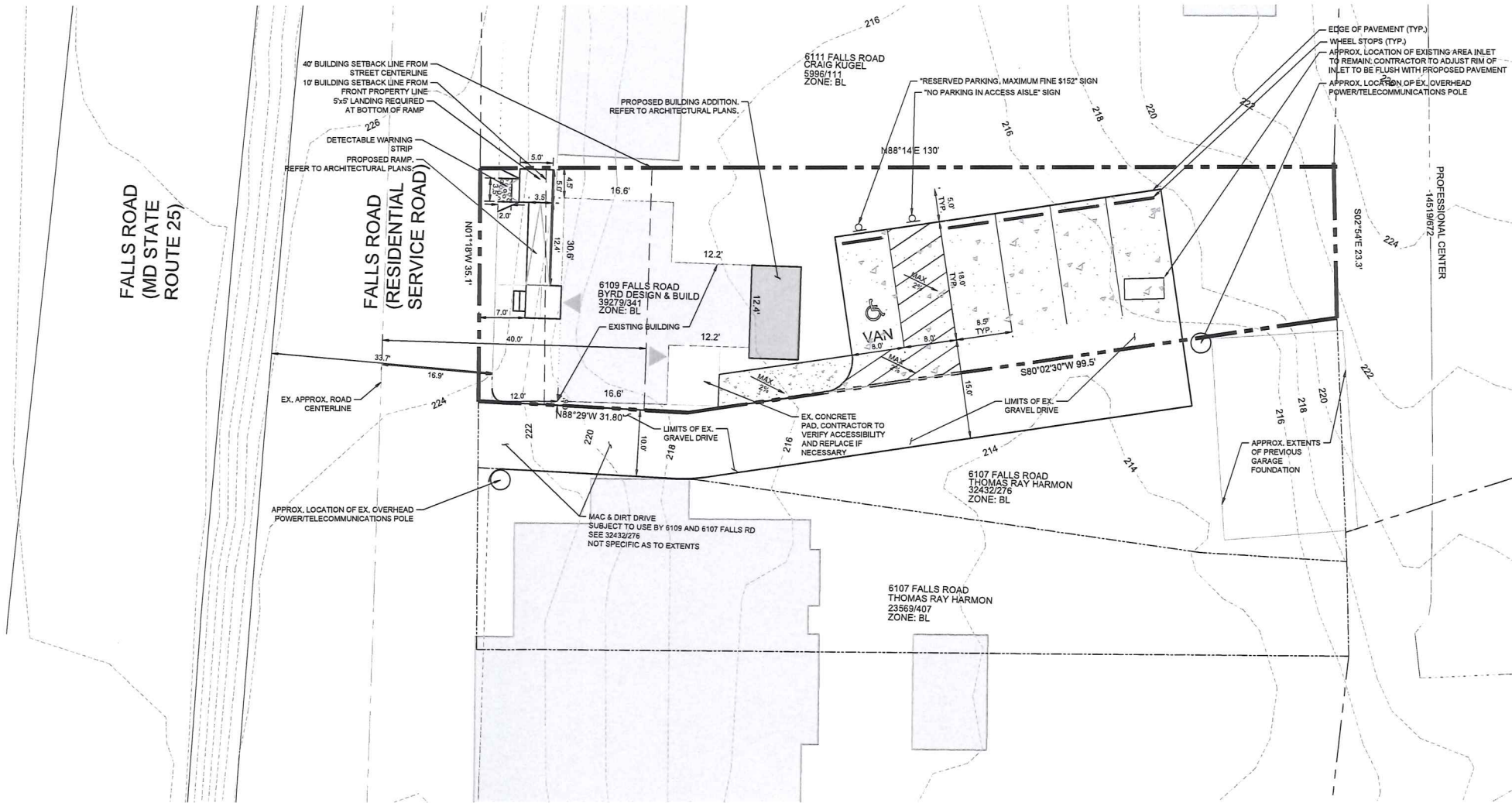
Printed By: Rubenacker, Kurt - Sheet Set: kha - Layout: C200 SITE PLAN May 10, 2018 05:25:18pm K:\BAL-CIV\114042000-6109 Falls Road\CAD\PlanSheets\C200-SITE PLAN.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CALL 48 HOURS
BEFORE YOU DIG

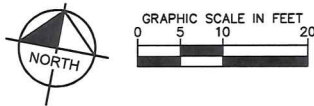
811

IT'S THE LAW!
DIAL 811

Know what's
below.
Call before you dig.

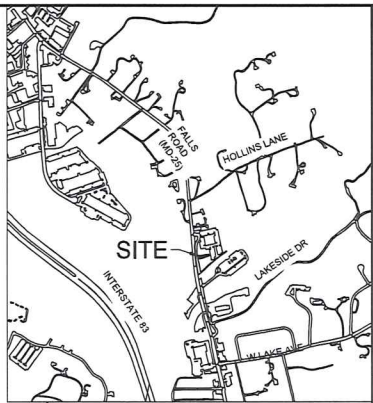


SITE PLAN
SCALE: 1" = 10'



LEGEND

	EXISTING PROPERTY LINE
	EXISTING CONTOUR (2-FT)
	EXISTING BUILDING
	PROPOSED BUILDING ADDITION
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVING



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- CONTRACTOR TO ENSURE POSITIVE DRAINAGE LEADS TO EXISTING AREA INLET
- CONTRACTOR TO ENSURE ADA PARKING, ACCESS AISLE, AND ROUTE FROM PARKING TO REAR BUILDING ENTRANCE AND FROM FRONT DOOR TO FALLS ROAD DO NOT EXCEED 2% CROSS SLOPE IN ANY DIRECTION (AND MEETS ALL ADA ACCESSIBILITY REQUIREMENTS).
- CONTRACTOR TO ENSURE PARKING AREAS DO NOT EXCEED 5% IN ANY DIRECTION.
- CONTRACTOR TO PROTECT EXISTING UTILITY STRUCTURES (INCLUDING STORM INLETS AND OVERHEAD UTILITY POLES) IN PLACE DURING AND AFTER CONSTRUCTION.
- CONTRACTOR TO FOLLOW REQUIREMENTS OF BALTIMORE COUNTY SOIL CONSERVATION DISTRICT "SEDIMENT AND EROSION CONTROL STANDARD PLAN FOR AREAS NOT TO EXCEED 20,000 SQUARE FEET"
- CONTRACTOR TO FOLLOW ALL APPLICABLE BALTIMORE COUNTY AND MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS & SPECIFICATIONS FOR CONSTRUCTION.

SITE NOTES:

- THIS SITE PLAN IS BASED ON A LOCATION SURVEY PROVIDED BY HOPKINS ENGINEERING, DATED MARCH 8, 2018. EXISTING OFF-SITE CONDITIONS ARE SUPPLEMENTED BY BALTIMORE COUNTY GIS DATA.
- PROPERTY KNOWN AS TAX PARCEL 0029 ON MAP 0079.
- TAX ACCOUNT # 0910250551
- ADC MAP INDEX # 26G10
- PROPERTY AREA=0.086 AC OR 3,770 S.F.
- PROPERTY IS ZONED BL (BUSINESS LOCAL)
- EXISTING USE: RESIDENTIAL
PROPOSED USE: OFFICE (PERMITTED IN ZONE)
- SITE PROPERTY OWNER'S NAME AND ADDRESS:
BYRD DESIGN & BUILD
11110 HIDDEN TRAIL DRIVE
OWINGS MILLS, MD 21117
- APPLICANT'S NAME AND ADDRESS:
BYRD DESIGN & BUILD
11110 HIDDEN TRAIL DRIVE
OWINGS MILLS, MD 21117
- NO PREVIOUS ZONING ACTIONS HAVE OCCURRED ON THIS SITE.
- THE SITE IS LOCATED OUTSIDE THE 100 YEAR FLOODPLAIN PER FEMA MAP NUMBER 2400100245F, AND OUTSIDE THE CRITICAL AREA.
- THERE ARE NO KNOWN WETLANDS WITHIN THE SITE BOUNDARY.
- WATERSHED: JONES FALLS
- COUNCILMANIC DISTRICT: 2
- ELECTION DISTRICT: 9
- THIS SITE IS NOT A HISTORICAL PROPERTY, ACCORDING TO THE BALTIMORE COUNTY GIS DATABASE.
- THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS ON-SITE.
- APPROXIMATE LIMITS OF DISTURBANCE: 0.07 ACRES, 3,110 SF

ZONING SUMMARY

APPROXIMATE ACREAGE	0.086 ±AC	3770 ±SF
ZONING	CURRENT:BL (BUSINESS LOCAL)	
FRONT SETBACK	10' FROM PROPERTY LINE, 40' FROM STREET CENTERLINE	
SIDE SETBACK	N/A	
REAR SETBACK	N/A	
LANDSCAPE BUFFER	N/A	
ALLOWABLE FAR	3.0	
PARKING REQUIRED	3.3 PS/1000 SF OFFICE= 5PS (1,230 SF OF BUSINESS USE)	
PARKING PROVIDED	5 PS (INCLUDING SHARED PARKING AREA ON PROPERTY)	

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
1215 E FORT AVE. SUITE 304, BALTIMORE, MD 21230
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

SITE PLAN TO
ACCOMPANY
BUILDING PERMIT

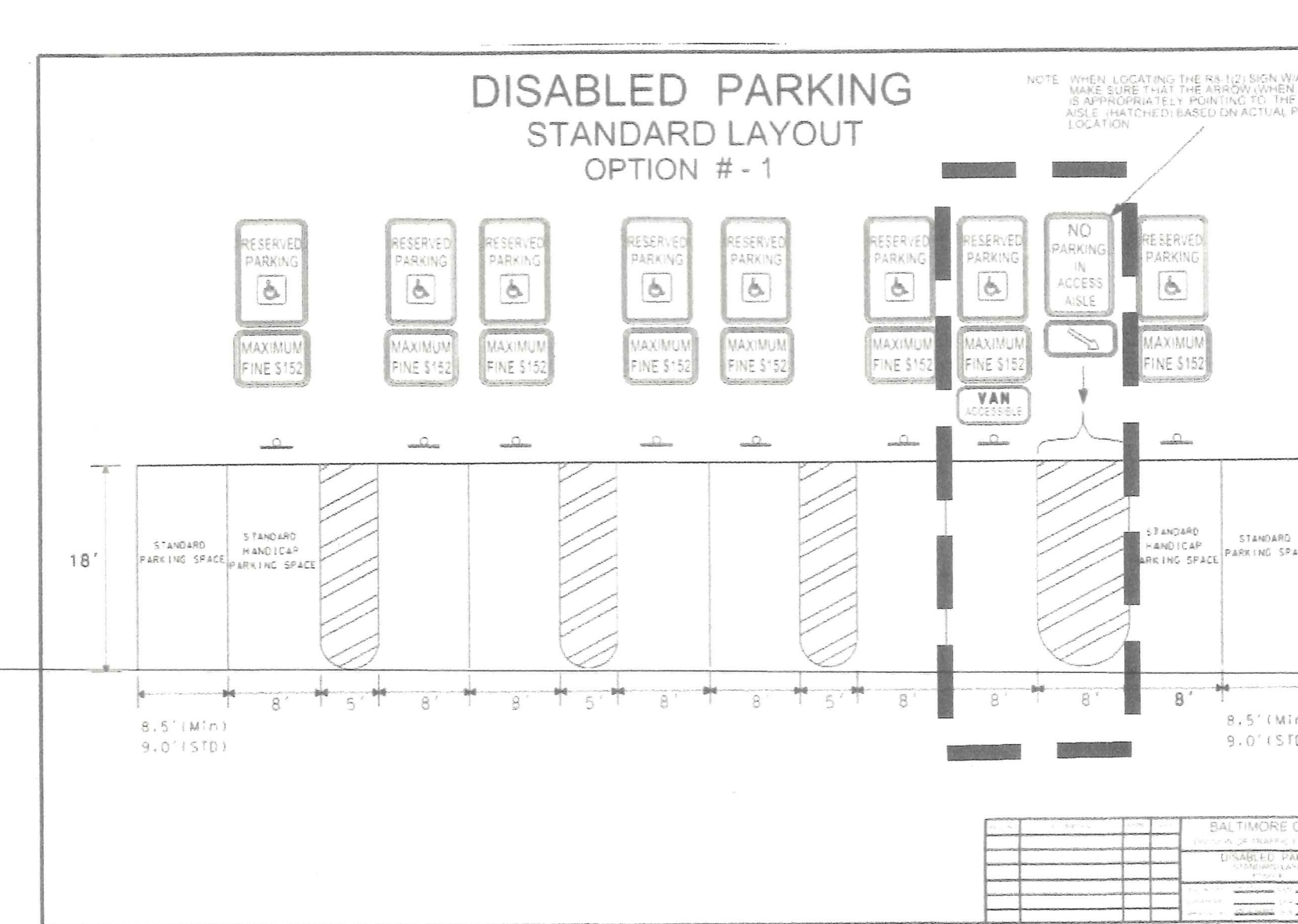
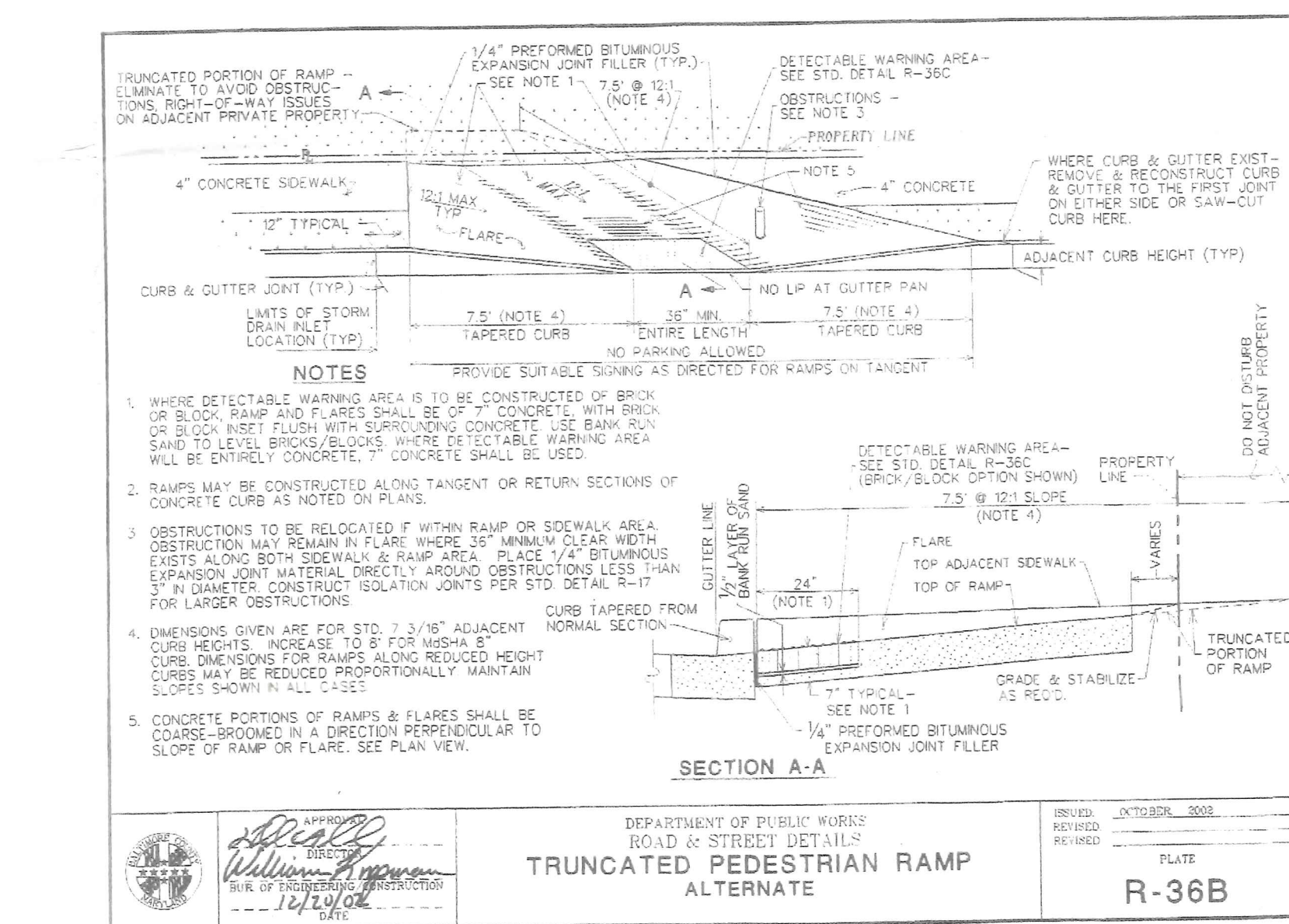
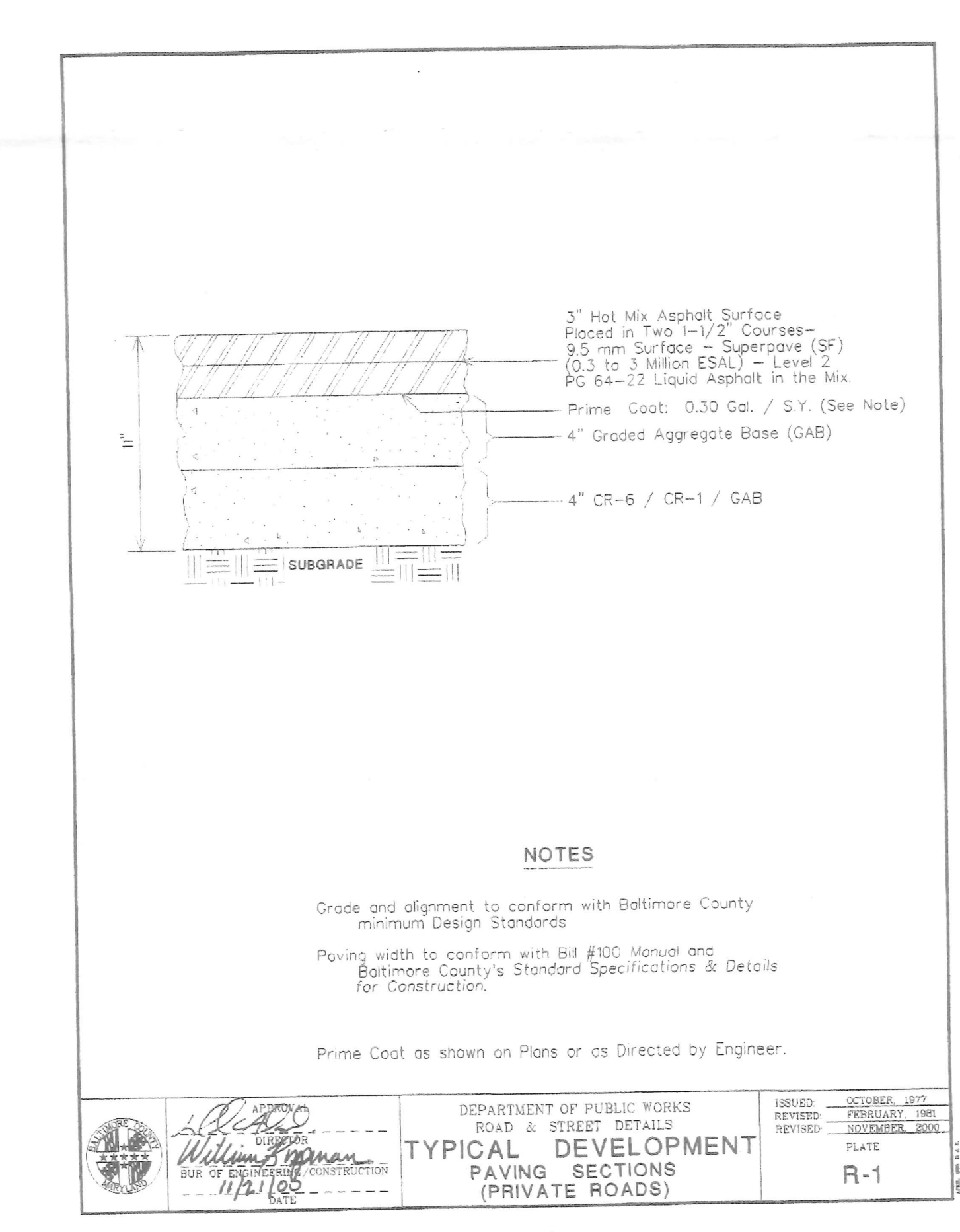
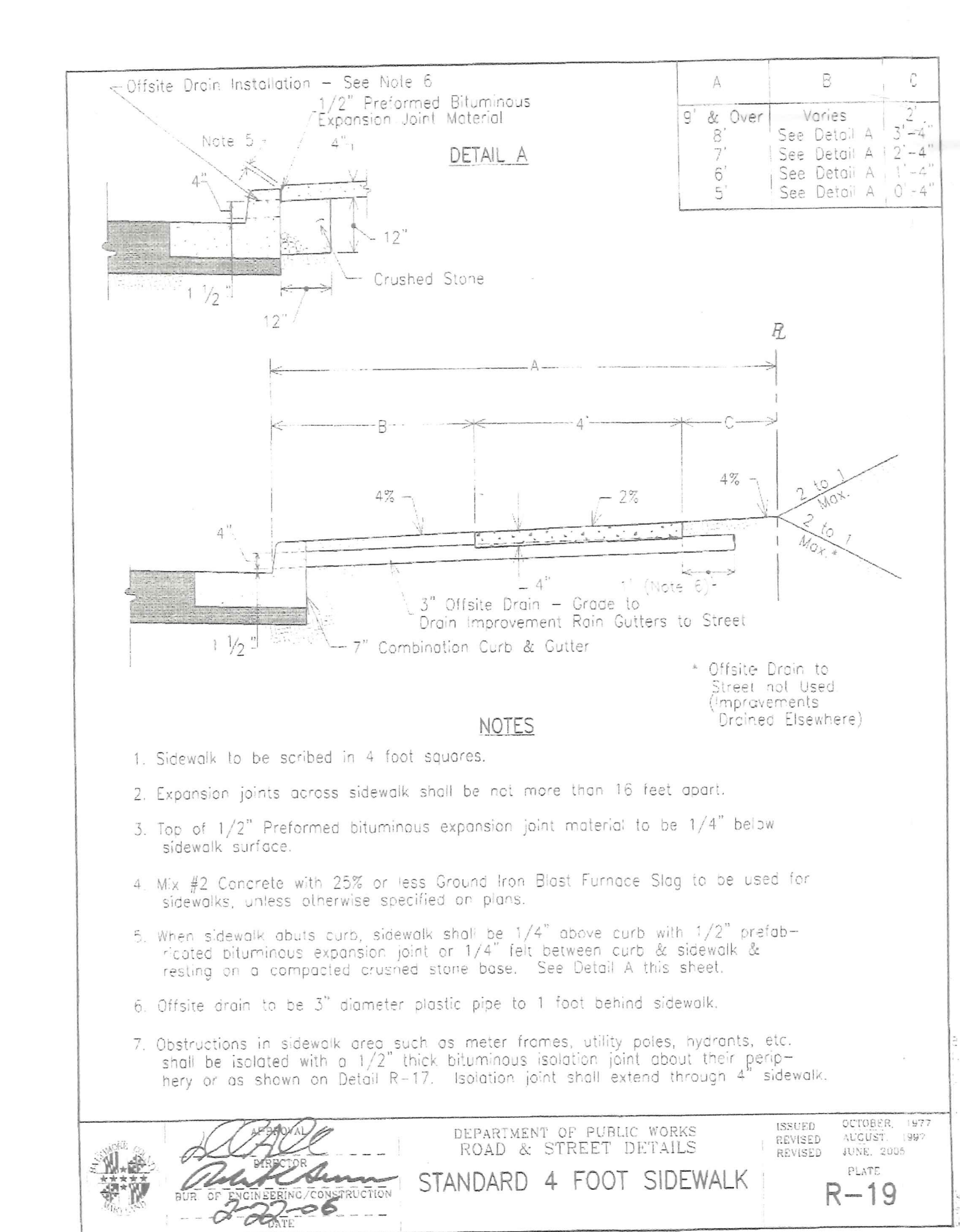
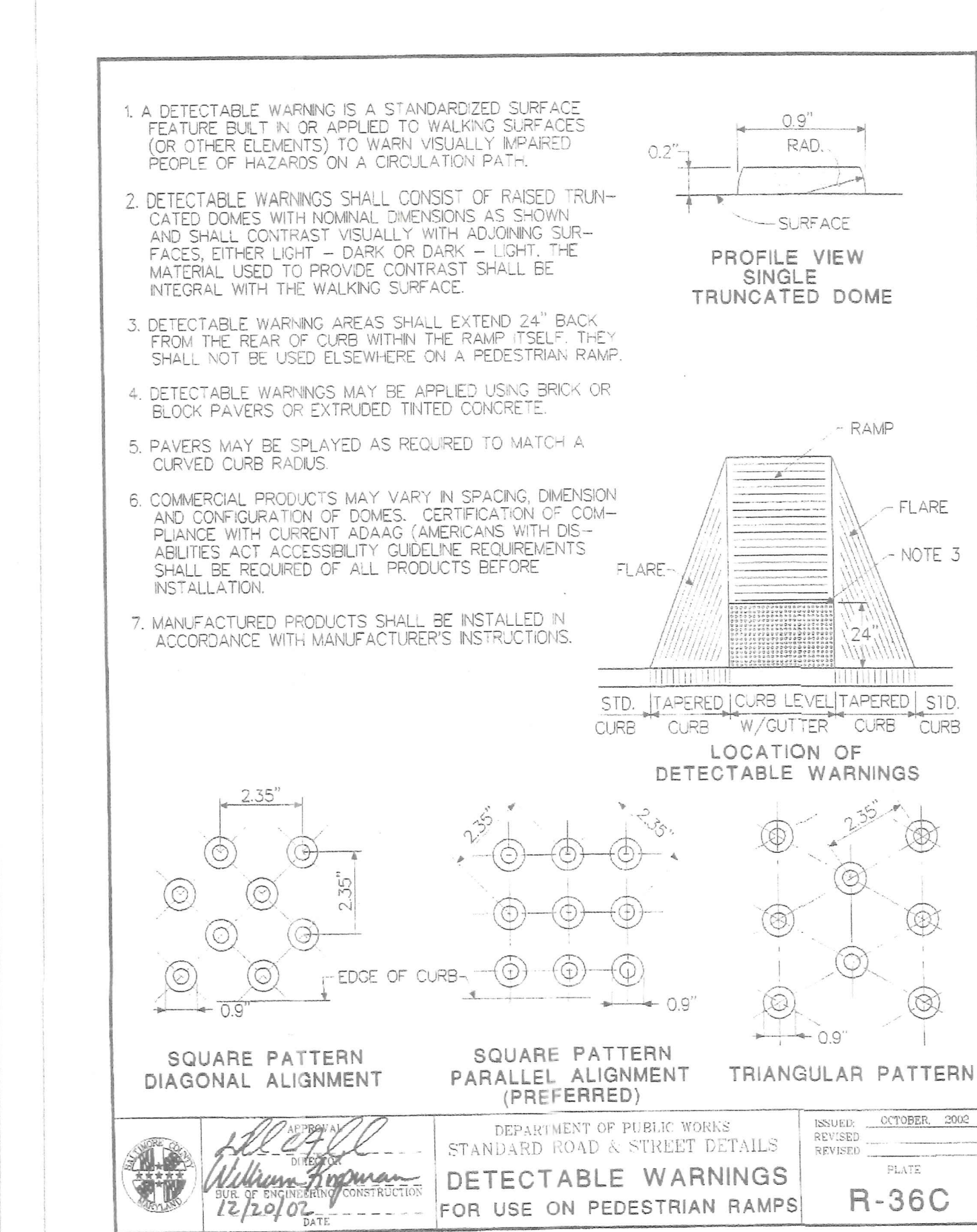
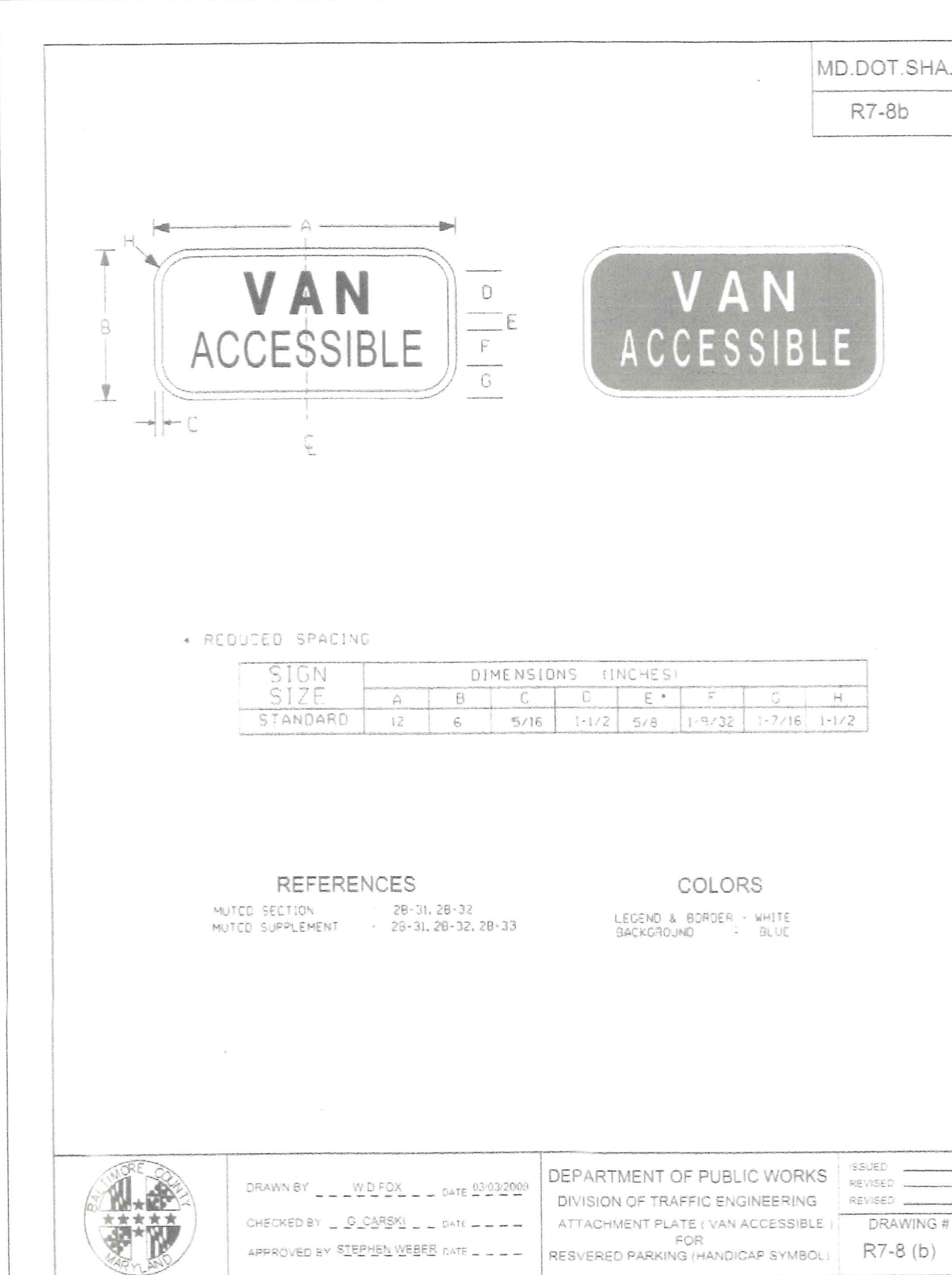
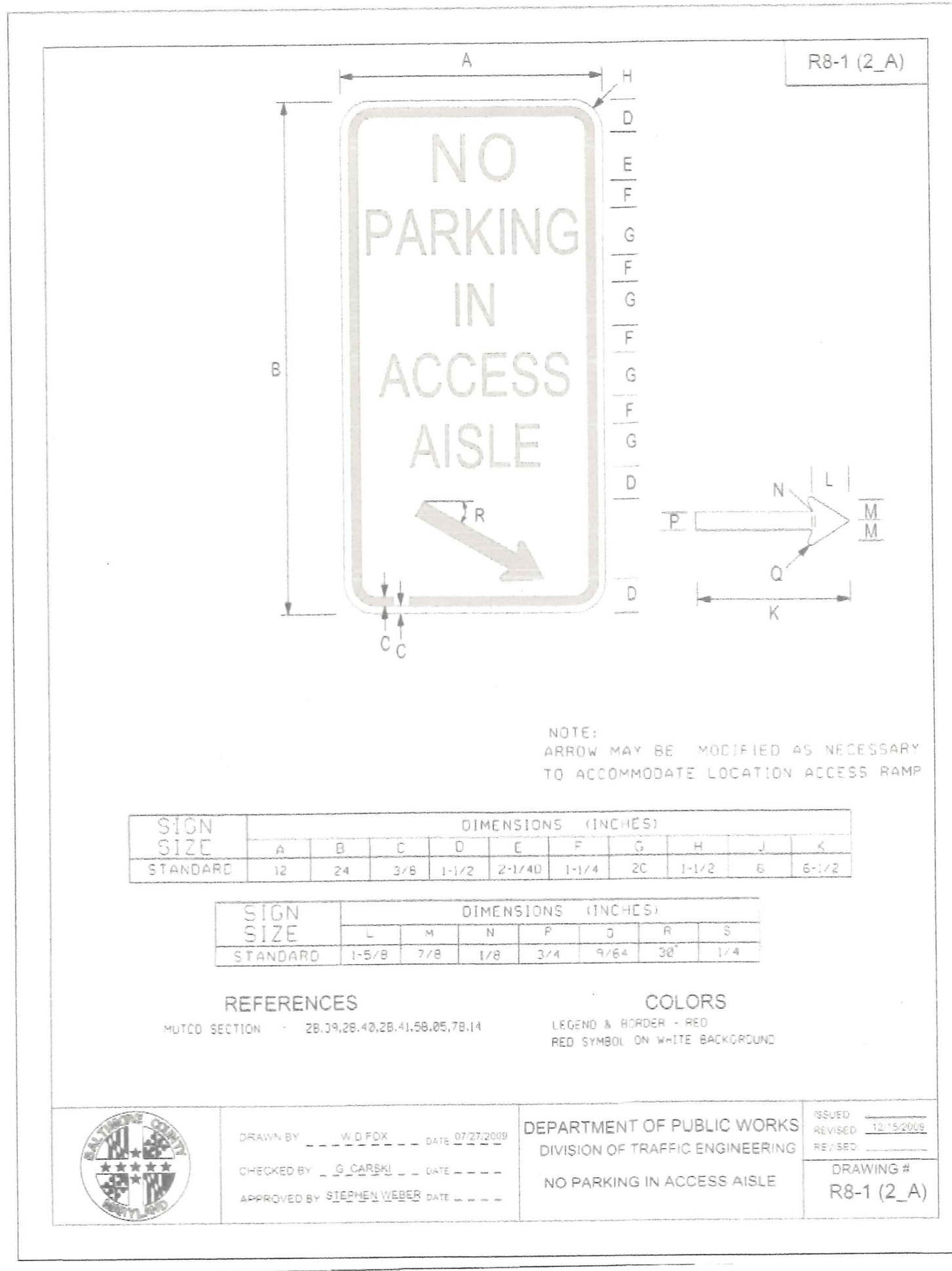
6109 FALLS ROAD
PREPARED FOR
BYRD DESIGN & BUILD

SHEET NUMBER
C-200

BALTIMORE COUNTY MARYLAND

No. REVISIONS DATE BY

Plotted By: Ruler/Inker, Kurl, Sheet: S-1, K-1, Layout: C-210, SITE DETAILS, July 03, 2018, 02:46:05pm, K:\BAL_CIV\114042000-6109 Falls Road\CAD\PlanSheets\C200-SITE PLAN.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



*ALL SIDEWALK ON SITE TO BE 5' WIDE

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

Know what's below.
Call 811 before you dig.

*OR APPROVED EQUAL; PER GEOTECHNICAL RECOMMENDATION

DEPARTMENT OF PUBLIC WORKS
STANDARD ROAD & STREET DETAILS
DISABLED PARKING
STANDARD LAYOUT
OPTION # - 1

ISSUED: OCTOBER 1977
REVISED: FEBRUARY 1981
DATE: 11/21/02
DRAWING # R-1

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
1215 E FORT SUITE 404 BALTIMORE, MD 21202
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

STATE OF MARYLAND
PROFESSIONAL ENGINEER
JAMES M. KIMLEY
No. 1215 E FORT SUITE 404 BALTIMORE, MD 21202
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

K&H PROJECT
114042000

DATE
07/03/2018

SCALE
AS SHOWN

DESIGNED BY
KMR

DRAWN BY
KMR

CHECKED BY
NJL

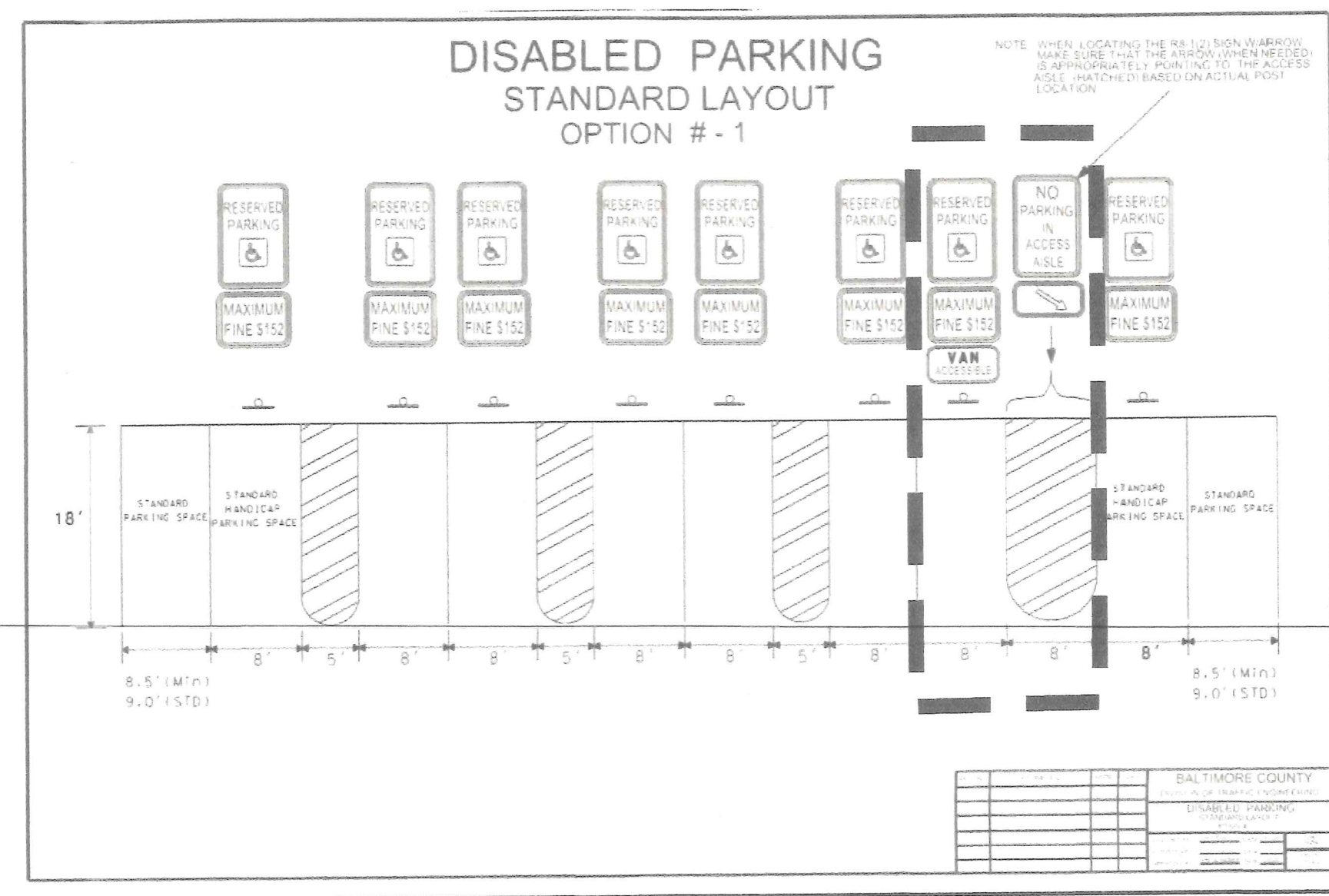
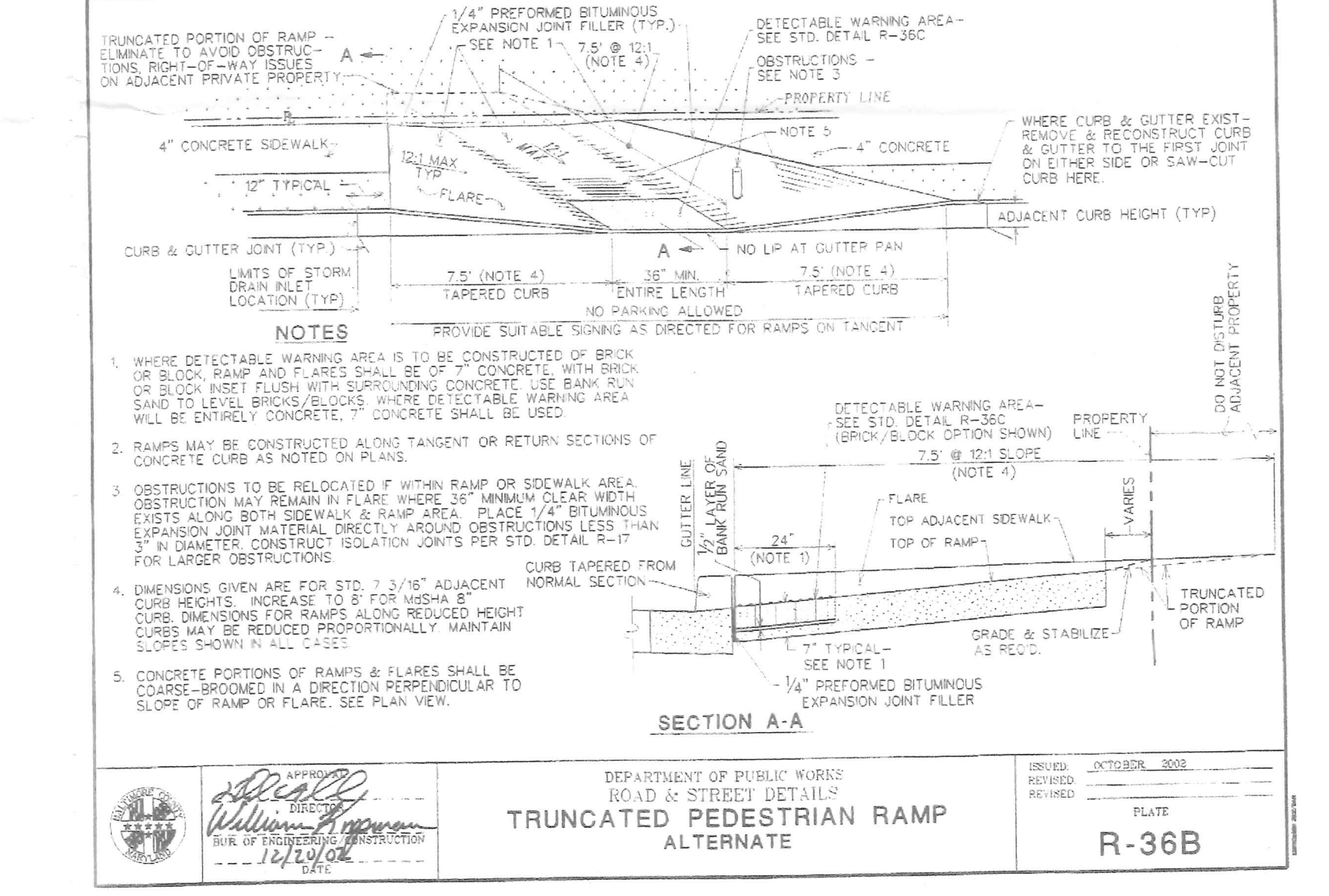
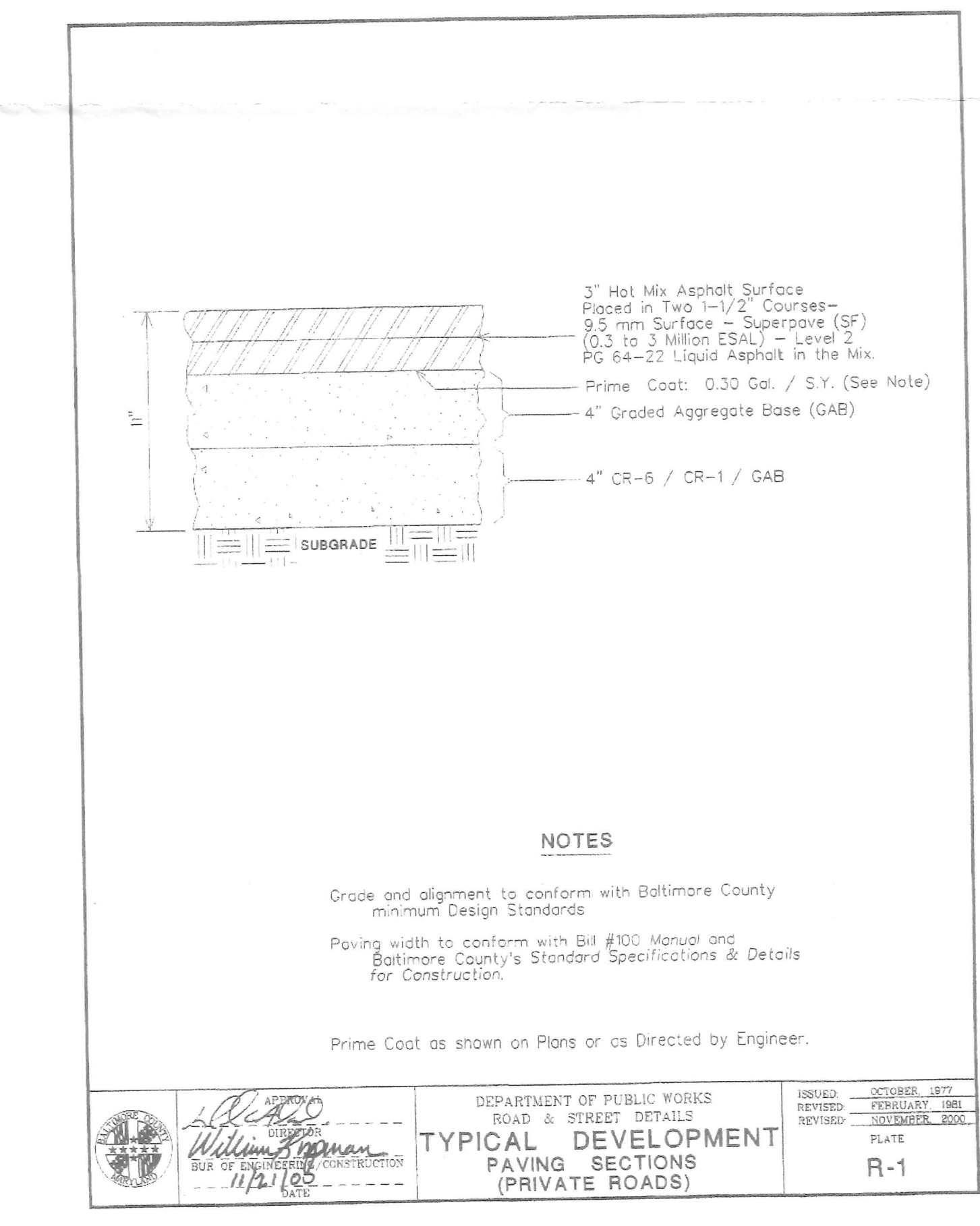
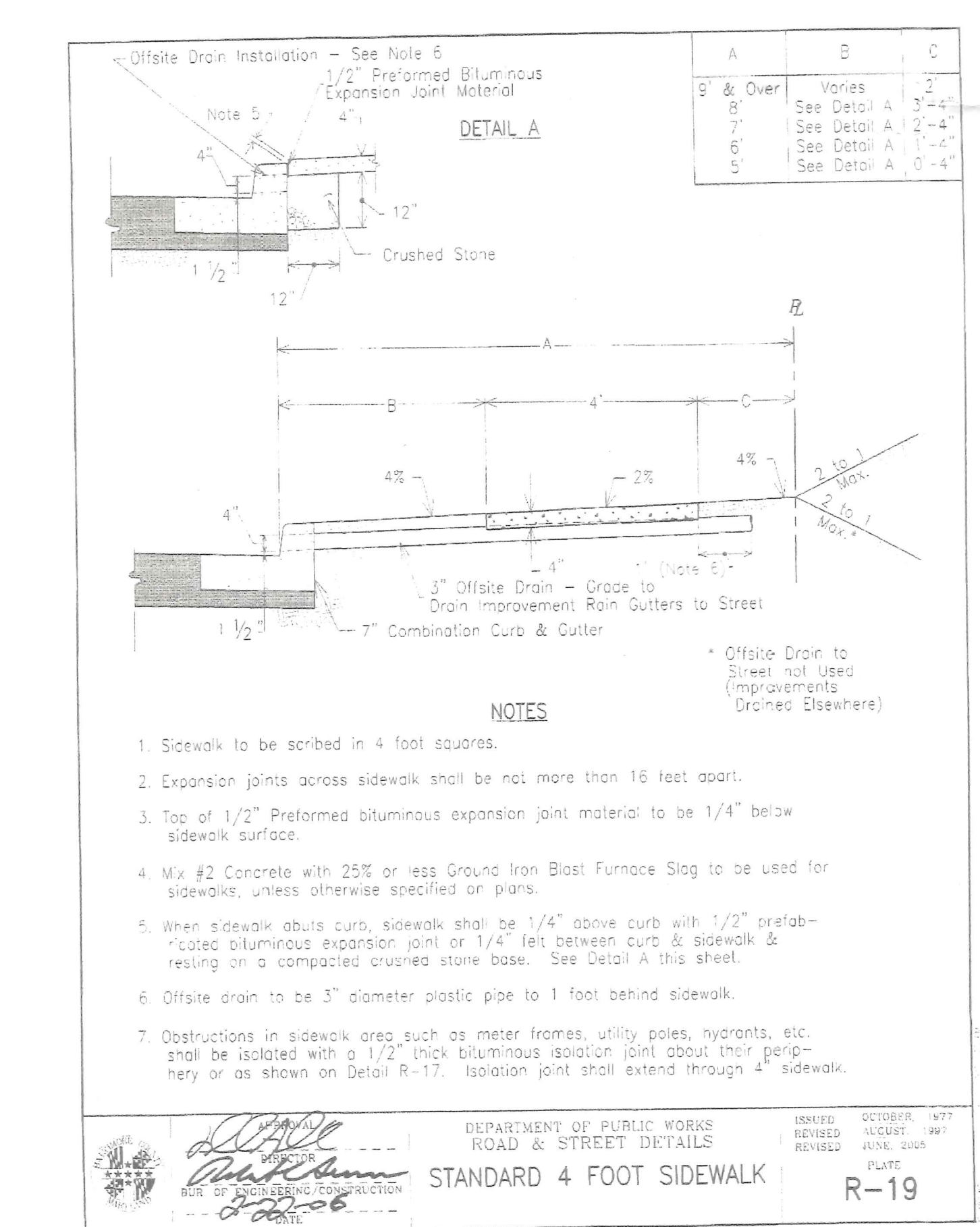
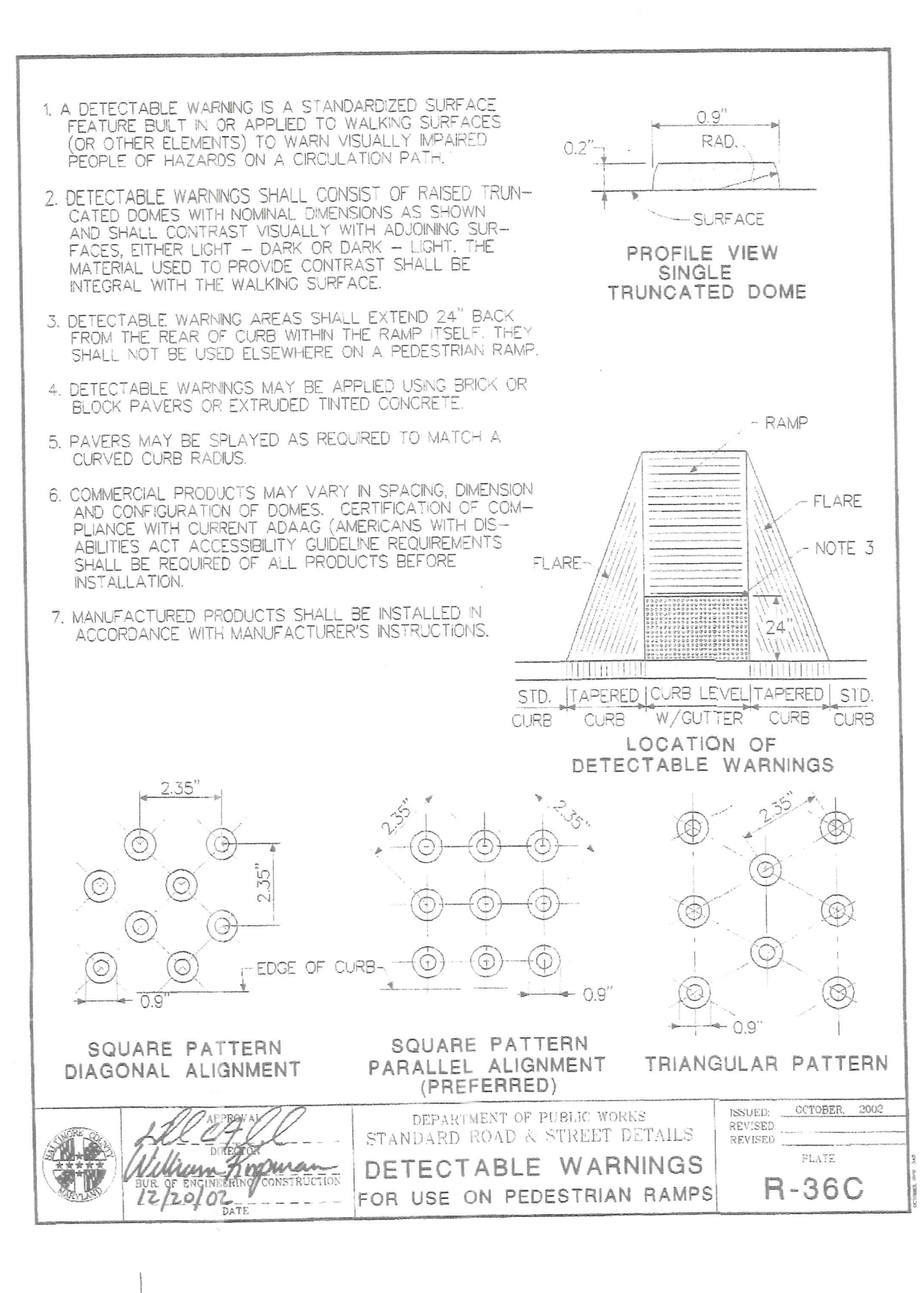
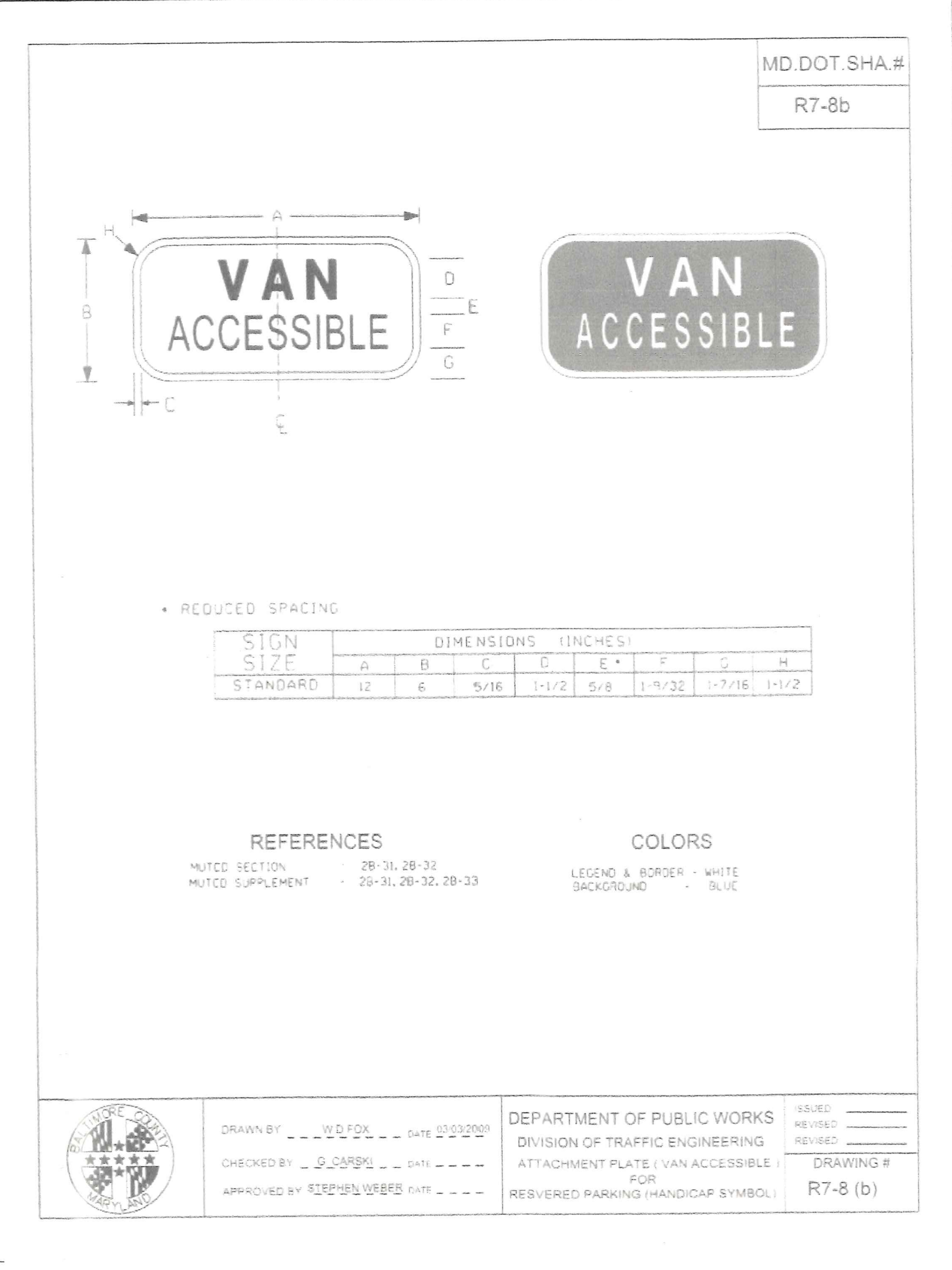
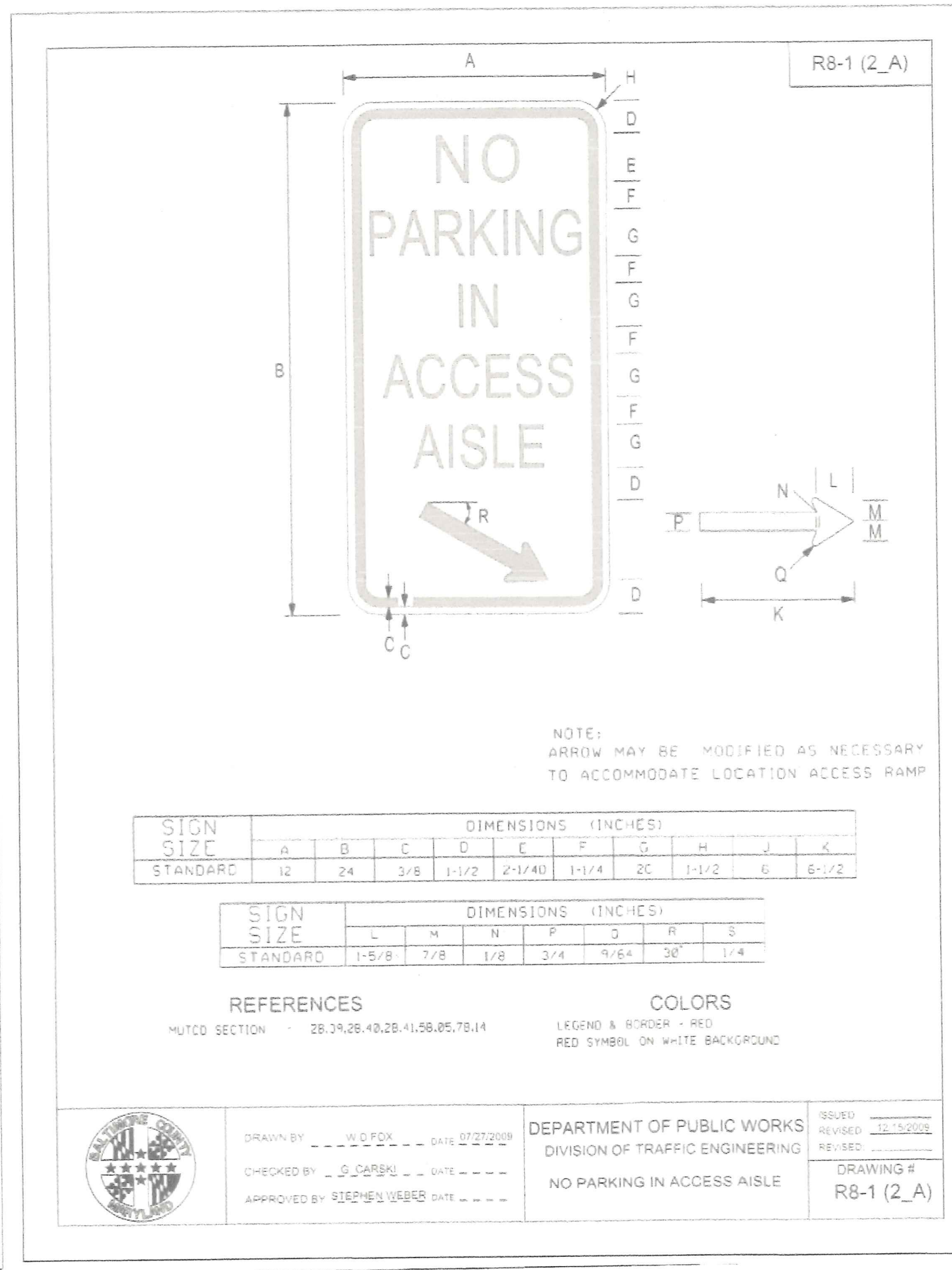
SITE DETAILS TO
ACCOMPANY
BUILDING PERMIT

6109 FALLS ROAD
PREPARED FOR
BYRD DESIGN + BUILD

MARYLAND
BALTIMORE COUNTY

SHEET NUMBER
C-210

Printed By: Ruler, Kurl, Sheet, Sal, Kurl, Layout: C210 SITE DETAILS - July 03, 2018 02:46:05pm - K:\BAL_CIV\114042000-6109 Falls Road\CAD\PlanSheets\C200-SITE PLAN.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



*ALL SIDEWALK ON SITE TO BE 5' WIDE

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

Know what's below.
Call 811 before you dig.

*OR APPROVED EQUAL; PER GEOTECHNICAL RECOMMENDATION

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
1215 E FORT AVE., SUITE 300 BALTIMORE, MD 21230
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

STATE OF MARYLAND
JOHN LEONARD
PROFESSIONAL ENGINEER
No. 12727
EXPIRATION DATE: 12/31/2020

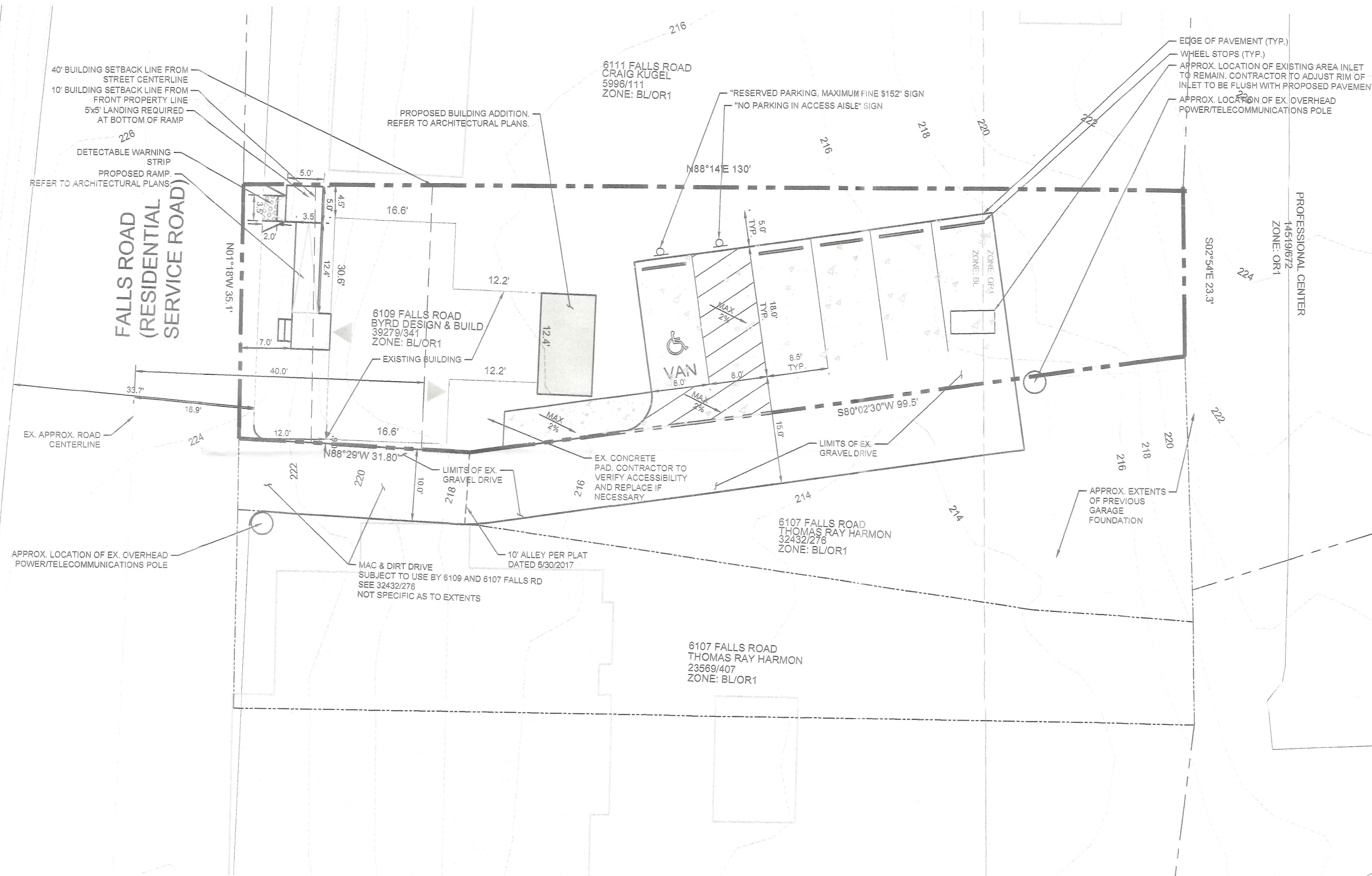
KHA PROJECT: 114042000
DATE: 07/03/2018
SCALE: AS SHOWN
DESIGNED BY: KMR
DRAWN BY: KMR
CHECKED BY: NJL

SITE DETAILS TO
ACCOMPANY
BUILDING PERMIT

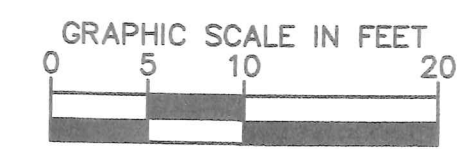
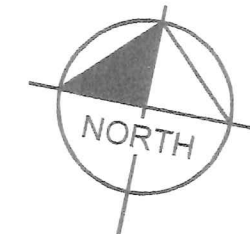
6109 FALLS ROAD
PREPARED FOR
BYRD DESIGN + BUILD

BALTIMORE COUNTY
MARYLAND

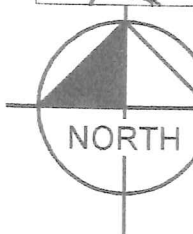
SHEET NUMBER
C-210



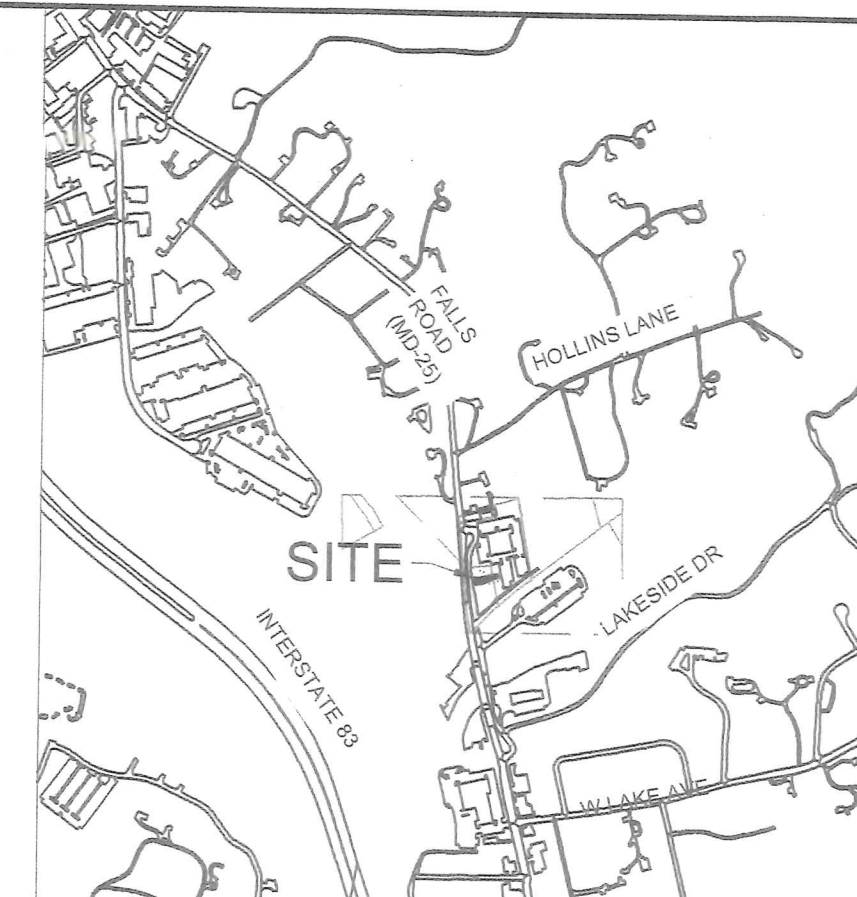
SITE PLAN
SCALE: 1" = 10'



	EXISTING PROPERTY LINE
	EXISTING CONTOUR (2-FT)
	EXISTING ZONING BOUNDARY LINE
	EXISTING BUILDING
	PROPOSED BUILDING ADDITION
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVING



VICINITY MAP
SCALE: 1" = 1000'



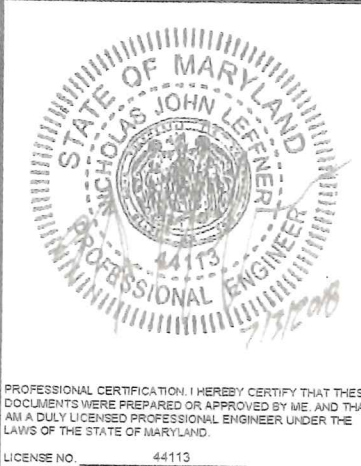
1. CONTRACTOR TO ENSURE POSITIVE DRAINAGE LEADS TO EXISTING AREA INLET
2. CONTRACTOR TO ENSURE ADA PARKING, ACCESS AISLE, AND ROUTE FROM PARKING TO REAR BUILDING ENTRANCE AND FROM FRONT DOOR TO FALLS ROAD DO NOT EXCEED 2% CROSS SLOPE IN ANY DIRECTION (AND MEETS ALL ADA ACCESSIBILITY REQUIREMENTS).
3. CONTRACTOR TO ENSURE PARKING AREAS DO NOT EXCEED 5% IN ANY DIRECTION.
4. CONTRACTOR TO PROTECT EXISTING UTILITY STRUCTURES (INCLUDING STORM INLETS AND OVERHEAD UTILITY POLES) IN PLACE DURING AND AFTER CONSTRUCTION.
5. CONTRACTOR TO FOLLOW REQUIREMENTS OF BALTIMORE COUNTY SOIL CONSERVATION DISTRICT "SEDIMENT AND EROSION CONTROL STANDARD PLAN FOR AREAS NOT TO EXCEED 20,000 SQUARE FEET"
6. CONTRACTOR TO FOLLOW ALL APPLICABLE BALTIMORE COUNTY AND MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS & SPECIFICATIONS FOR CONSTRUCTION.

1. THIS SITE PLAN IS BASED ON A LOCATION SURVEY PROVIDED BY HOPKINS ENGINEERING, DATED MARCH 8, 2018. EXISTING OFF-SITE CONDITIONS ARE SUPPLEMENTED BY BALTIMORE COUNTY GIS DATA.
2. PROPERTY KNOWN AS TAX PARCEL 0029 ON MAP 0079.
3. TAX ACCOUNT # 0910250651
4. ADC MAP INDEX # 26G10
5. PROPERTY AREA=0.086 AC OR 3,770 S.F.
6. PROPERTY IS ZONED BL (BUSINESS LOCAL)
7. EXISTING USE: RESIDENTIAL
PROPOSED USE: OFFICE (PERMITTED IN ZONE)
8. SITE PROPERTY OWNER'S NAME AND ADDRESS:
BYRD DESIGN & BUILD
11110 HIDDEN TRAIL DRIVE
OWINGS MILLS, MD 21117
9. APPLICANT'S NAME AND ADDRESS:
BYRD DESIGN & BUILD
11110 HIDDEN TRAIL DRIVE
OWINGS MILLS, MD 21117
10. NO PREVIOUS ZONING ACTIONS HAVE OCCURED ON THIS SITE.
11. THE SITE IS LOCATED OUTSIDE THE 100 YEAR FLOODPLAIN PER FEMA MAP NUMBER 2400100245F, AND OUTSIDE THE CRITICAL AREA.
12. THERE ARE NO KNOWN WETLANDS WITHIN THE SITE BOUNDARY.
13. WATERSHED: JONES FALLS
14. COUNCILMANIC DISTRICT: 2
15. ELECTION DISTRICT: 9
16. THIS SITE IS NOT A HISTORICAL PROPERTY, ACCORDING TO THE BALTIMORE COUNTY GIS DATABASE.
17. THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS ON-SITE.
18. APPROXIMATE LIMITS OF DISTURBANCE: 0.07 ACRES, 3,110 SF

2019-0006-A

ZONING SUMMARY		
APPROXIMATE AREAGE	0.086 ±AC	3770 ±SF
ZONING	CURRENT:BL (BUSINESS LOCAL)	
FRONT SETBACK	10' FROM PROPERTY LINE, 40' FROM STREET CENTERLINE	
SIDE SETBACK	N/A	
REAR SETBACK	N/A	
LANDSCAPE BUFFER	N/A	
ALLOWABLE FAR	3.0	
PARKING REQUIRED	3.3 PS/1000 SF OFFICE= 5PS (1,230 SF OF BUSINESS USE)	
PARKING PROVIDED	5 PS (INCLUDING SHARED PARKING AREA ON PROPERTY)	

Kimley»»Horn



KHA PROJECT	SCALE	AS SHOWN
114042000	DESIGNED BY	KMR
	DRAWN BY	KMR
	CHECKED BY	NJI

SITE PLAN TO
ACCOMPANY
BUILDING PERMIT

6109 FALLS ROAD
PREPARED FOR
BYRD DESIGN & BUILD

SHEET NUMBER
C-200

No.	REVISIONS	DATE	BY
-----	-----------	------	----

WWW.KIMLEY-HORN.COM

[Signature]

AT THE
AND THE
R THE

CHECKED BY N.JI

MARYLAND

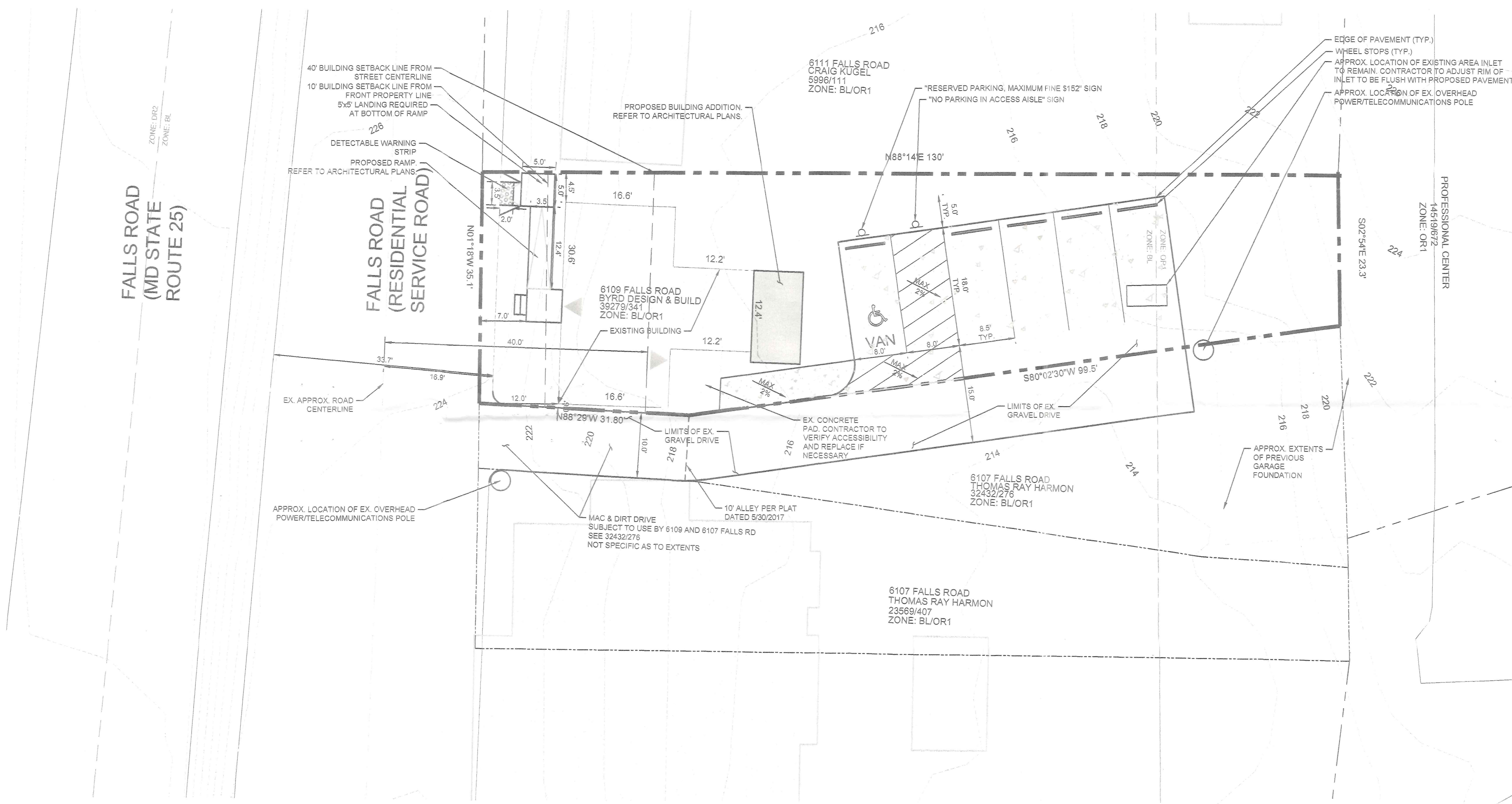
BALTIMORE COUNTY

Plotted By: Rubenocher, Kurt L. Sheet: S-114042000-0109 Falls Road\CAO\PlanSheets\C200-SITE PLAN.dwg July 03, 2018 02:46:05pm K:\BAL CV\114042000-0109 Falls Road\CAO\PlanSheets\C200-SITE PLAN.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

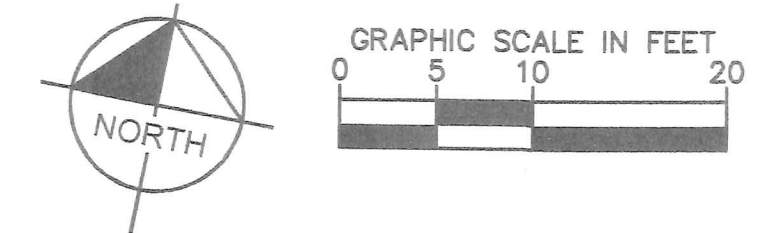
CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

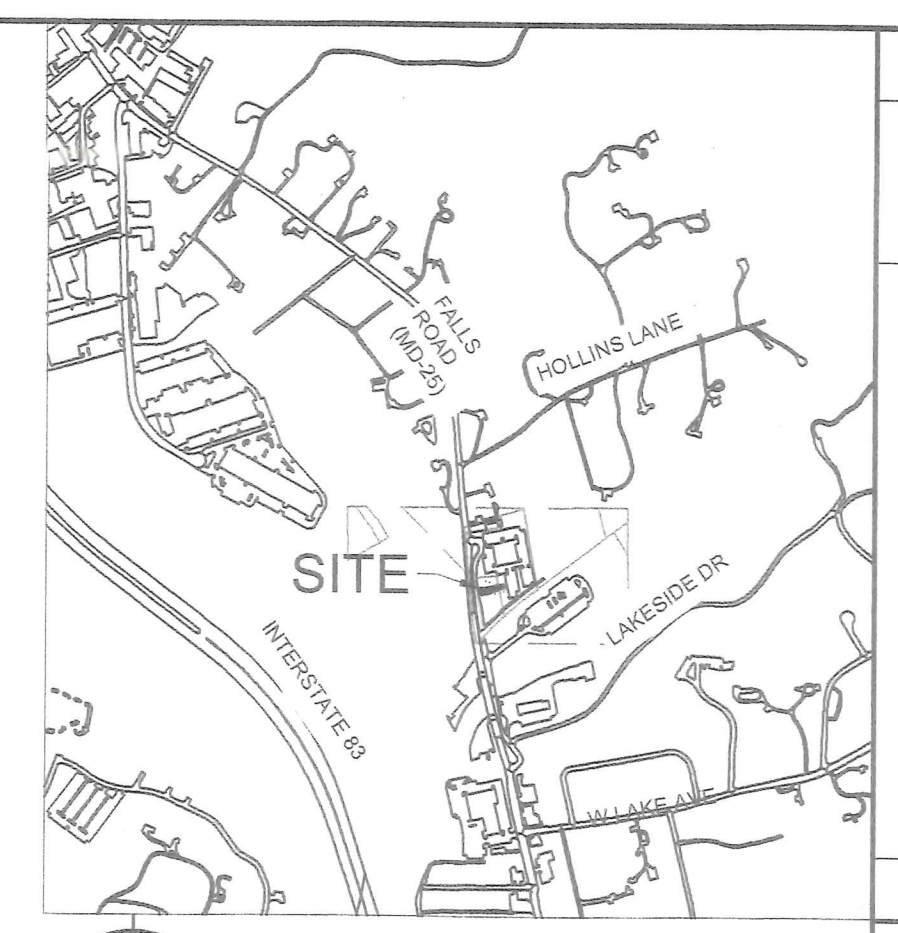
Know what's
below.
Call before you dig.



SITE PLAN
SCALE: 1" = 10'



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING CONTOUR (2-FT)
	EXISTING ZONING BOUNDARY LINE
	EXISTING BUILDING
	PROPOSED BUILDING ADDITION
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT PAVING



VICINITY MAP
SCALE: 1" = 1000'

- GENERAL NOTES:**
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE LEADS TO EXISTING AREA INLET
 - CONTRACTOR TO ENSURE ADA PARKING, ACCESS AISLE, AND ROUTE FROM PARKING TO REAR BUILDING ENTRANCE AND FROM FRONT DOOR TO FALLS ROAD DO NOT EXCEED 2% CROSS SLOPE IN ANY DIRECTION (AND MEETS ALL ADA ACCESSIBILITY REQUIREMENTS)
 - CONTRACTOR TO ENSURE PARKING AREAS DO NOT EXCEED 5% IN ANY DIRECTION
 - CONTRACTOR TO PROTECT EXISTING UTILITY STRUCTURES (INCLUDING STORM INLETS AND OVERHEAD UTILITY POLES) IN PLACE DURING AND AFTER CONSTRUCTION
 - CONTRACTOR TO FOLLOW REQUIREMENTS OF BALTIMORE COUNTY SOIL CONSERVATION DISTRICT "SEDIMENT AND EROSION CONTROL STANDARD PLAN FOR AREAS NOT TO EXCEED 20,000 SQUARE FEET"
 - CONTRACTOR TO FOLLOW ALL APPLICABLE BALTIMORE COUNTY AND MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS & SPECIFICATIONS FOR CONSTRUCTION
- SITE NOTES:**
- THIS SITE PLAN IS BASED ON A LOCATION SURVEY PROVIDED BY HOPKINS ENGINEERING, DATED MARCH 8, 2018. EXISTING OFF-SITE CONDITIONS ARE SUPPLEMENTED BY BALTIMORE COUNTY GIS DATA.
 - PROPERTY KNOWN AS TAX PARCEL 0028 ON MAP 0079.
 - TAX ACCOUNT # 0910250651
 - ADC MAP INDEX # 28G10
 - PROPERTY AREA=0.086 AC OR 3,770 S.F.
 - PROPERTY IS ZONED BL (BUSINESS LOCAL)
 - EXISTING USE: RESIDENTIAL
PROPOSED USE: OFFICE (PERMITTED IN ZONE)
 - SITE PROPERTY OWNER'S NAME AND ADDRESS:
BYRD DESIGN & BUILD
11110 HIDDEN TRAIL DRIVE
OWINGS MILLS, MD 21117
 - APPLICANT'S NAME AND ADDRESS:
BYRD DESIGN & BUILD
11110 HIDDEN TRAIL DRIVE
OWINGS MILLS, MD 21117
 - NO PREVIOUS ZONING ACTIONS HAVE OCCURRED ON THIS SITE.
 - THE SITE IS LOCATED OUTSIDE THE 100 YEAR FLOODPLAIN PER FEMA MAP NUMBER 2400100245F, AND OUTSIDE THE CRITICAL AREA.
 - THERE ARE NO KNOWN WETLANDS WITHIN THE SITE BOUNDARY.
 - WATERSHED: JONES FALLS
 - COUNCILMANIC DISTRICT: 2
 - ELECTION DISTRICT: 9
 - THIS SITE IS NOT A HISTORICAL PROPERTY, ACCORDING TO THE BALTIMORE COUNTY GIS DATABASE.
 - THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS ON-SITE.
 - APPROXIMATE LIMITS OF DISTURBANCE: 0.07 ACRES, 3,110 SF

ZONING SUMMARY		
APPROXIMATE ACREAGE	0.086 ±AC	3770 ±SF
ZONING	CURRENT:BL (BUSINESS LOCAL)	
FRONT SETBACK	10' FROM PROPERTY LINE, 40' FROM STREET CENTERLINE	
SIDE SETBACK	N/A	
REAR SETBACK	N/A	
LANDSCAPE BUFFER	N/A	
ALLOWABLE FAR	3.0	
PARKING REQUIRED	3.3 PS/1000 SF OFFICE= 5PS (1,230 SF OF BUSINESS USE)	
PARKING PROVIDED	5 PS (INCLUDING SHARED PARKING AREA ON PROPERTY)	

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
1215 E FORT AVE, SUITE 304, BALTIMORE, MD 21230
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

KHA PROJECT	114042000
DATE	07/03/2018
SCALE	AS SHOWN
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	NAL

**SITE PLAN TO
ACCOMPANY
BUILDING PERMIT**

6109 FALLS ROAD
PREPARED FOR
BYRD DESIGN & BUILD

BALTIMORE COUNTY MARYLAND

SHEET NUMBER
C-200

REVISIONS	NO.	DATE	BY

PET. #