

MEMORANDUM

DATE: November ⁴13, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0026-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on November 13, 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(6307 Cedar Wood Road)		
1 st Election District	*	OFFICE OF
1 st Council District		
John A. Miller, <i>Legal Owner</i>	*	ADMINISTRATIVE HEARINGS
Benjamin S. Gary		
<i>Contract Purchaser</i>	*	FOR BALTIMORE COUNTY
Petitioners	*	Case No. 2019-0026-SPH
* * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of John A. Miller, legal owner and Benjamin S. Gary, contract purchaser ("Petitioners"). The Special Hearing was filed pursuant to Sections 102.4 & 500.7 of the Baltimore County Zoning Regulations ("BCZR") to approve a dwelling to be built on a lot 13,699 square feet in size in lieu of the required 20,000 square feet when the lot does not abut on a right-of-way at least 30 ft. wide over which the public has an easement of travel. A site plan was marked and admitted as Petitioners' Exhibit 1.

John A. Miller and Benjamin S. Gary appeared in support of the petition. Two neighbors attended the hearing to express concern with certain aspects of the project. 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 subject property is 13,699 square feet in size and zoned DR-5.5. The unimproved property is located in the Catonsville area and Mr. Miller explained the lot is part of a much larger tract owned by his father since 1937. Mr. Miller's father (who died in 1959) constructed single-family dwellings and apartments in the area, although the subject property has never been

ORDER RECEIVED FOR FILING

Date 10/11/18

By Sen

improved.

In the DR 5.5 zone, the minimum lot size is just 6,000 square feet. BCZR §1B02.3.C. The subject property is nearly three times that size and is also larger than many of the single-family dwelling lots in the community. Even so, the BCZR (Section 102.4) contains a unique provision which requires a 20,000 square feet lot when the proposed dwelling will not be accessed by a public street.

The proposed single-family dwelling (30' x 45') constructed on the subject property would be accessed via a 30 ft. right-of-way ("ROW") shown on the plan. Melissa Aldave testified she uses the ROW to access a detached garage at the rear of her home on Mt. Ridge Road and Mr. Wendling testified he uses the ROW to access his home and garage, which are located on Maiden Choice Lane. Mr. Wendling testified he "owns" the ROW in question, although he did not present any plats or deeds to substantiate that claim, and he disputed Petitioners' right to use the ROW to access the proposed dwelling.

From a conceptual standpoint, the proposed use of the ROW to access the new dwelling is reasonable and the driveway is certainly large enough to provide access to three (3) residential lots. Many dwellings in Baltimore County are accessed in a similar manner. The question is whether Petitioners have the right to use the ROW for access and installation of water and sewer house connections, a point disputed by the parties. As discussed at the hearing, zoning does not concern itself with title issues. Maryland's highest court has held that "reasonable zoning limitations are always directed to the property, itself, and its uses and structures, not to the completely separate matter of title to property, which is another whole field of law. In zoning, it is the property that is regulated, not the title." *Richard Roeser v. Anne Arundel County*, 368 Md. 294, 319 (2002). This issue must be resolved by Petitioners and the two neighbors who claim they own

ORDER RECEIVED FOR FILING

2

Date 10/11/18

By Sen

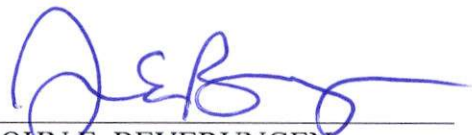
or are entitled to use the driveway.

THEREFORE, IT IS ORDERED this 11th day of **October, 2018** by this Administrative Law Judge, that the Petition for Special Hearing to approve a dwelling to be built on a lot 13,699 square feet in size in lieu of the required 20,000 square feet when the lot does not abut on a right-of-way at least 30 ft. wide over which the public has an easement of travel, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Prior to issuance of a building permit for the proposed single-family dwelling Petitioners must demonstrate to the satisfaction of Baltimore County they have a legal means of access to the subject property as well as the right to install water and sewer lines to serve the dwelling.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 10/11/18

By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 6307 CEDARWOOD RD Parcel 1237 MAP 101 which is presently zoned DR 55
 Deed References: 4365/84 10 Digit Tax Account # 0113551086
 Property Owner(s) Printed Name(s) JOHN A. MILLER

(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 A Dwelling to be built on a lot containing 13,699' in lieu of the required 20,000' which does not abut on a Right of Way AT LEAST 30 FEET WIDE OVER which the public HAS AN EASEMENT of travel
2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. ☐ a **Variance** from Section(s)

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

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Benjamin S. Grady
 Name- Type or Print
[Signature]
 Signature
1319 STEVENS AVE. Arbutus MD
 Mailing Address City State
21227 443-463-0177 bensbrumeyahoo.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners):

John A. Miller
 Name #1 - Type or Print Name #2 - Type or Print
[Signature]
 Signature #1 Signature #2
1406 RIDGEB RD CATONSVILLE MD
 Mailing Address City State
21228 410-746-3200
 Zip Code Telephone # Email Address

Attorney for Petitioner:

Benjamin S. Grady
 Name- Type or Print
[Signature]
 Signature
1319 STEVENS AVE. Arbutus MD
 Mailing Address City State
21227 443-463-0177 bensbrumeyahoo.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Benjamin S. Grady
 Name - Type or Print
[Signature]
 Signature
1319 STEVENS AVE. Arbutus MD
 Mailing Address City State
21227 443-463-0177 bensbrumeyahoo.com
 Zip Code Telephone # Email Address

CASE NUMBER 2019 0026-SP4 Filing Date 7/24/18 Do Not Schedule Dates: Reviewer JF

John C. Mellema Sr. Inc.

5409 East Drive

Baltimore MD 21227

LAND SURVEYORS

Phone- 410-247-7488

July 23, 2018

Zoning Description

~~6307~~ Cedarwood Road

Baltimore County, Md 21228

Tax Map 101 Grid 9 Parcel 1237

Beginning for the same at a point on the south side of Mt. Ridge Rd. at the intersection of Mt Ridge Rd. and the southeast corner of a road formerly known as Cedarwood Rd. said point being southeasterly 127 feet from the intersection of Mt. Ridge Rd. and Cedarwood Rd thence northeasterly 84', thence northwesterly 6.85', thence northeasterly 16.09 to the southwest side of an alley 15' wide, thence binding on said 15' alley southeasterly 102.21', thence southwesterly 65.48', thence leaving said 15' alley northwesterly 108.76' to the edge of the road formerly known as Cedarwood Rd., thence northwesterly 100' to the point of beginning. Containing 13,699 square feet of land more or less.

Being known as Parcel 1237 on tax map 101, as described in a deed between Jessie Martin Miller party of the first part and John Anthony Miller party of the second part and recorded among the land records of Baltimore County Maryland in deed liber 4365 Folio 84.

10/9
11 AM

Debra Wiley

From: David Billingsley <dwb0209@yahoo.com>
Sent: Friday, October 05, 2018 11:37 AM
To: Administrative Hearings
Cc: jcmls@verizon.net
Subject: 6307 CEDARWOOD ROAD CASE NO. 2019-
Attachments: Scan1411.pdf

POSTING CERTIFICATION ATTACHED
THANKS

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





CERTIFICATE OF POSTING

RECEIVED 10/5/18
Date: SEPTEMBER 19, 2018

RE: Project Name: 6307 CEDARWOOD ROAD #1
Case Number /PAI Number: 2019-0026-SPHA
Petitioner/Developer: MILLER / GARY
Date of Hearing/Closing: OCTOBER 9, 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 6307 CEDARWOOD ENTRANCE ON MT. RIDGE ROAD

The sign(s) were posted on

RECEIVED 10/5/18
SEPTEMBER 19, 2018

(Month, Day, Year)

ZONING NOTICE

CASE NO. 2019-0026-SPH
6307 CEDARWOOD ROAD

A HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

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

TIME: TUESDAY, OCTOBER 9, 2018
AT 11:00 AM

SPECIAL HEARING TO DETERMINE WHETHER OR
NOT THE ADMINISTRATIVE LAW JUDGE SHOULD
APPROVE A DWELLING TO BE BUILT ON A LOT
CONTAINING 13,699 SQUARE FEET IN LIEU OF THE
REQUIRED 20,000 SQUARE FEET WHICH DOES NOT
ABUT ON A RIGHT OF WAY AT LEAST 30 FEET WIDE
OVER WHICH THE PUBLIC HAS AN EASEMENT OF
TRAVEL

Postponements due to weather or other conditions are sometimes
necessary. To confirm hearing or obtain additional information, contact
Department of Permits, Approvals and Inspections, 111 West Chesapeake
Avenue, Towson, Md. 21204 (410) 887-3391

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

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)

SIGN WAS MISSING AND
REPOSTED 10/5/18



CERTIFICATE OF POSTING

RECERTIFIED 10/5/18
Date: SEPTEMBER 19, 2018

RE: Project Name: 6307 CEDARWOOD ROAD #2
Case Number /PAI Number: 2019-0026-SPHA
Petitioner/Developer: MILLER / GARY
Date of Hearing/Closing: OCTOBER 9, 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 6307 CEDARWOOD ENTRANCE ON MT. RIDGE ROAD

The sign(s) were posted on Oct 5, 2018 10:11:26 AM
Catonsville

RECERTIFIED 10/5/18
SEPTEMBER 19, 2018
(Month, Day, Year)

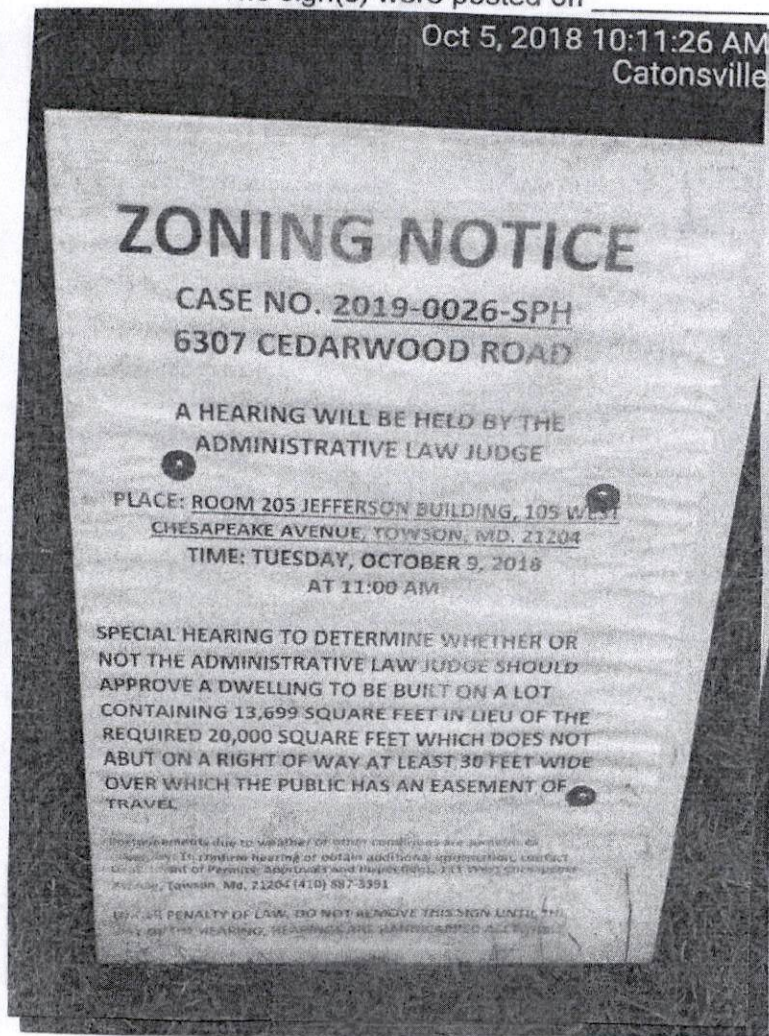
David Billingsley
David Billingsley
(Signature of Sign Poster)

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: SEPTEMBER 19, 2018

RE: Project Name: 6307 CEDARWOOD ROAD #1
Case Number /PAI Number: 2019-0026-SPHA
Petitioner/Developer: MILLER / GARY
Date of Hearing/Closing: OCTOBER 9, 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 6307 CEDARWOOD ENTRANCE ON MT. RIDGE ROAD

The sign(s) were posted on

SEPTEMBER 19, 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)

CERTIFICATE OF POSTING

Date: SEPTEMBER 19, 2018

RE: Project Name: 6307 CEDARWOOD ROAD #2
Case Number /PAI Number: 2019-0026-SPHA
Petitioner/Developer: MILLER / GARY
Date of Hearing/Closing: OCTOBER 9, 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 6307 CEDARWOOD ENTRANCE ON MT. RIDGE ROAD

The sign(s) were posted on

SEPTEMBER 19, 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 30, 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: 2019-0026-SPH

6307 Cedarwood Road

S/s Mt. Ridge Road, s/e from Cedarwood Road

1st Election District – 1st Councilmanic District

Legal Owners: John Miller

Contract Purchaser/Lessee: Benjamin Gary

Special Hearing to determine whether or not the Administrative Law Judge should approve a dwelling to be built on a lot containing 13699 acres in lieu of the required 20000 acres which does not abut on a right-of-way at least 30 ft. wide over which the public has an easement of trail.

Hearing: Tuesday, October 9, 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: Benjamin Gary, 1319 Stevens Avenue, Arbutus 21227
John Miller, 1606 Ridge Road, Catonsville 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., SEPTEMBER 19, 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
Wednesday, September 19, 2018 Issue

Please forward billing to:
Benjamin Gary
1319 Stevens Avenue
Arbutus, MD 21227

443-463-0177

NOTICE OF ZONING HEARING

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CASE NUMBER: 2019-0026-SPH

6307 Cedarwood Road
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1st Election District – 1st Councilmanic District
Legal Owners: John Miller
Contract Purchaser/Lessee: Benjamin Gary

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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.

**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/neighbor 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: 2019-0026-SP4
Property Address: 6307 CEDARWOOD RD
Property Description: _____
Legal Owners (Petitioners): John A. Miller
Contract Purchaser/Lessee: BEN GRAY

PLEASE FORWARD ADVERTISING BILL TO:

Name: BEN GRAY
Company/Firm (if applicable): _____
Address: 1319 STEVENS AVE
ARLINGTON MD 21227
Telephone Number: 443-463-0177

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

No. **170309**

Date: **7/24/18**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 7/26/2018 7/24/2018 12:51:31 3

REG #503 WALKIN CAM
 RECEIPT # 781474 7/24/2018 OFLN

Dept 5 528 ZONING VERIFICATION
 CR NO. 170309

Recpt Tot \$75.00
 \$75.00 CK \$0.00 CA
 Baltimore County, Maryland

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

Total: **75.00**

Rec From: **BEN GARY**

For: **Pct 4.00 for Special Meeting**
CASE # 2019-0026-SP4

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



DONALD I. MOHLER III
County Executive

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

October 4, 2018

John A. Miller
1606 Ridge Rd
Catonsville, MD 21227

RE: Case Number: 2019-0026-SPH, Address: 6307 Cedarwood Rd

To whom it may concern,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 24, 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 dark ink, reading "W. Carl Richards, Jr.", is written over a faint circular stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MK

Enclosures

c: People's Counsel
Benjamin S. Gary 1319 Stevens Ave Arbutus, MD 21227

Date: 7/30/18

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

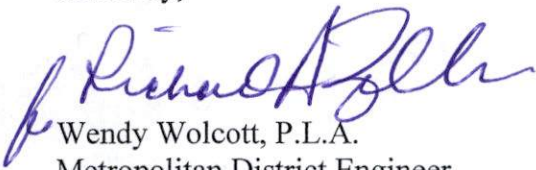
Dear Ms. Lewis:

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. 2019-0026-SPH

Special Hearing
John A. Miller
6307 Cedarwood Road.

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

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
me
FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review
SUBJECT: Zoning Advisory Committee Meeting
For August 6, 2018
Item No. 2019-0026-SPH

DATE: August 16, 2018

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

Developer shall investigate with Title Attorney regarding accessibility for water & sewer house connections.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-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: 19-026

DATE: 8/17/2018



INFORMATION:

Property Address: 6307 Cedarwood Road
Petitioner: John A. Miller
Zoning: DR 5.5
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a dwelling to be built on a lot containing 13,699 square feet in lieu of the required 20,000 square feet which does not abut on a right-of-way at least 30 feet wide over which the public has an easement of travel.

A site visit was conducted on August 6, 2018.

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

The Department recommends the petitioners establish a use-in-common access and maintenance easement over the physical access.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Jenifer G. Nugent

AVA/JGN/LTM/

c: Dennis Wertz
Benjamin S. Gary
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 8/17/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-026

INFORMATION:

Property Address: 6307 Cedarwood Road
Petitioner: John A. Miller
Zoning: DR 5.5
Requested Action: Special Hearing

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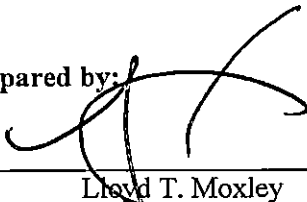
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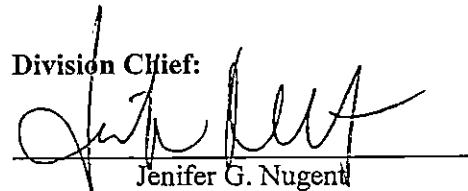
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Prepared by:


Lloyd T. Moxley

Division Chief:


Jenifer G. Nugent

AVA/JGN/LTM/

c: Dennis Wertz
Benjamin S. Gary
Office of the Administrative Hearings
People's Counsel for Baltimore County

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:

9/19/2018

Order #: 11614824
Case #: 2019-0026-SPH
Description:

CASE NUMBER: 2019-0026-SPH NOTICE OF ZONING HEARING



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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Contract Purchaser/Lessee: Benjamin Gary

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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.

s19

CASE NAME 7623 Carla Rd.
CASE NUMBER 2019-0024-A
DATE 10-9-18

[illegible]

DATE _____

2019-0026-SPH

10-9-2018

CITIZEN'S SIGN - IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

Melissa Aldave
Jason Wendling

6305 Mt Ridge Rd
105 Maiden Choice Cn

Catonsville MD 21229 missy c miller team
Catonsville DD 21228 jason a. wendling@com

jason.a.wendling@con

C H E C K L I S T

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

8/16

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

Comment

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

FIRE DEPARTMENT

No Objection
nd comment

8/28

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

No Objection

7/30

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 9/19/18

SIGN POSTING (1st)

Date: 9/19/18

by Billingsley

SIGN POSTING (2nd)

Date: 10-5-18

by " "

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 - 01 Account Number - 0113551086			
Owner Information					
Owner Name:		MILLER JOHN A		Use: RESIDENTIAL	
Mailing Address:		1606 RIDGE RD BALTIMORE MD 21228		Principal Residence: NO	
				Deed Reference: /04365/ 00084	
Location & Structure Information					
Premises Address:		CEDARWOOD RD 0-0000		Legal Description: LT ES CEDARWOOD RD N MAIDEN CHOICE RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0101	0009	1237		0000	2019
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			13,699 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2018	07/01/2019	
Land:	24,100	24,100			
Improvements	0	0			
Total:	24,100	24,100	24,100		
Preferential Land:	0				
Transfer Information					
Seller: MILLER JOHN A		Date: 09/25/1964		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /04365/ 00084		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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		
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					

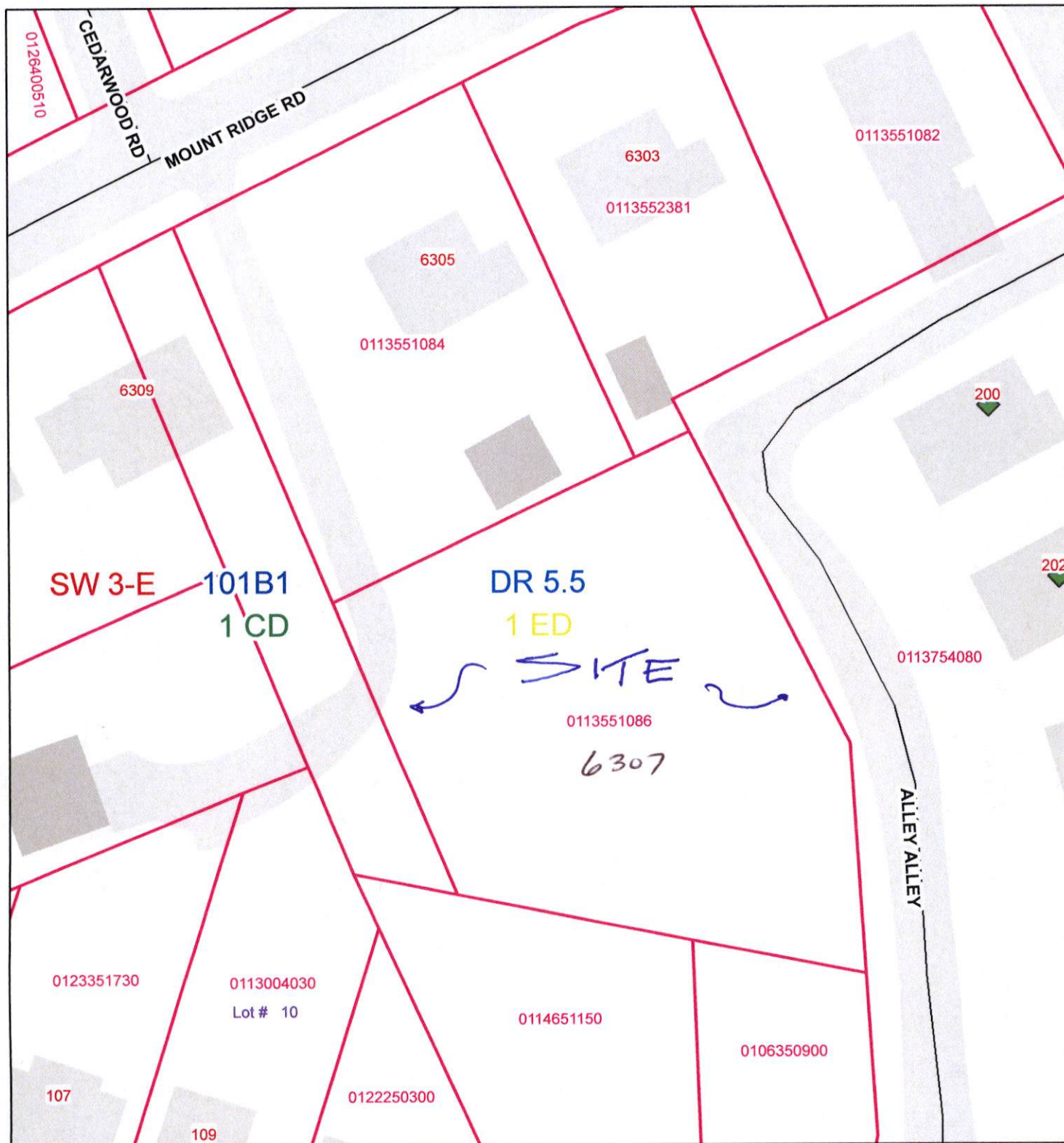
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No
Application

Date:

Mt Ridge Road, Tax #01-13-551-086



Publication Date: 7/24/2018



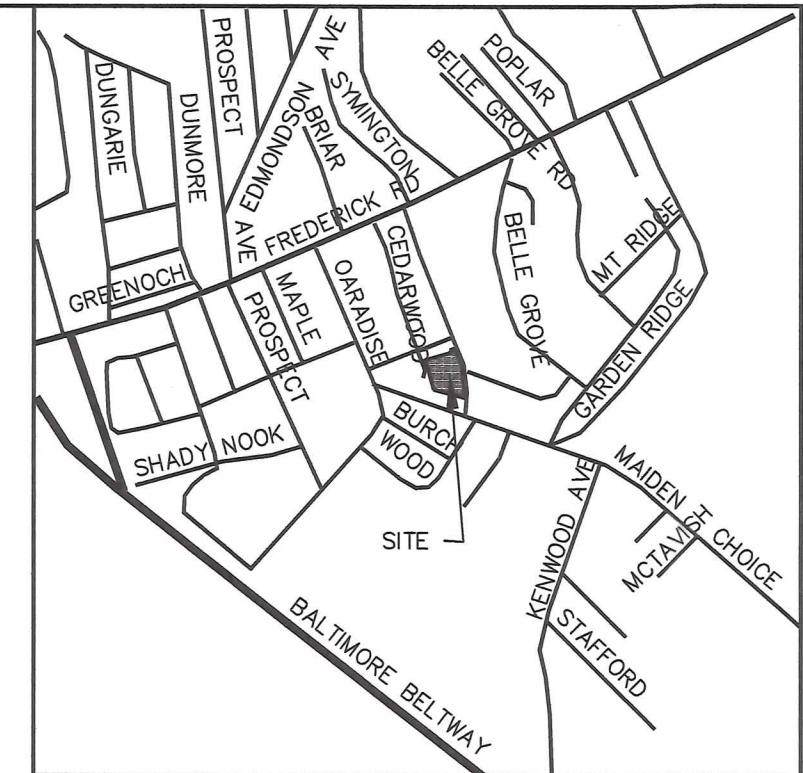
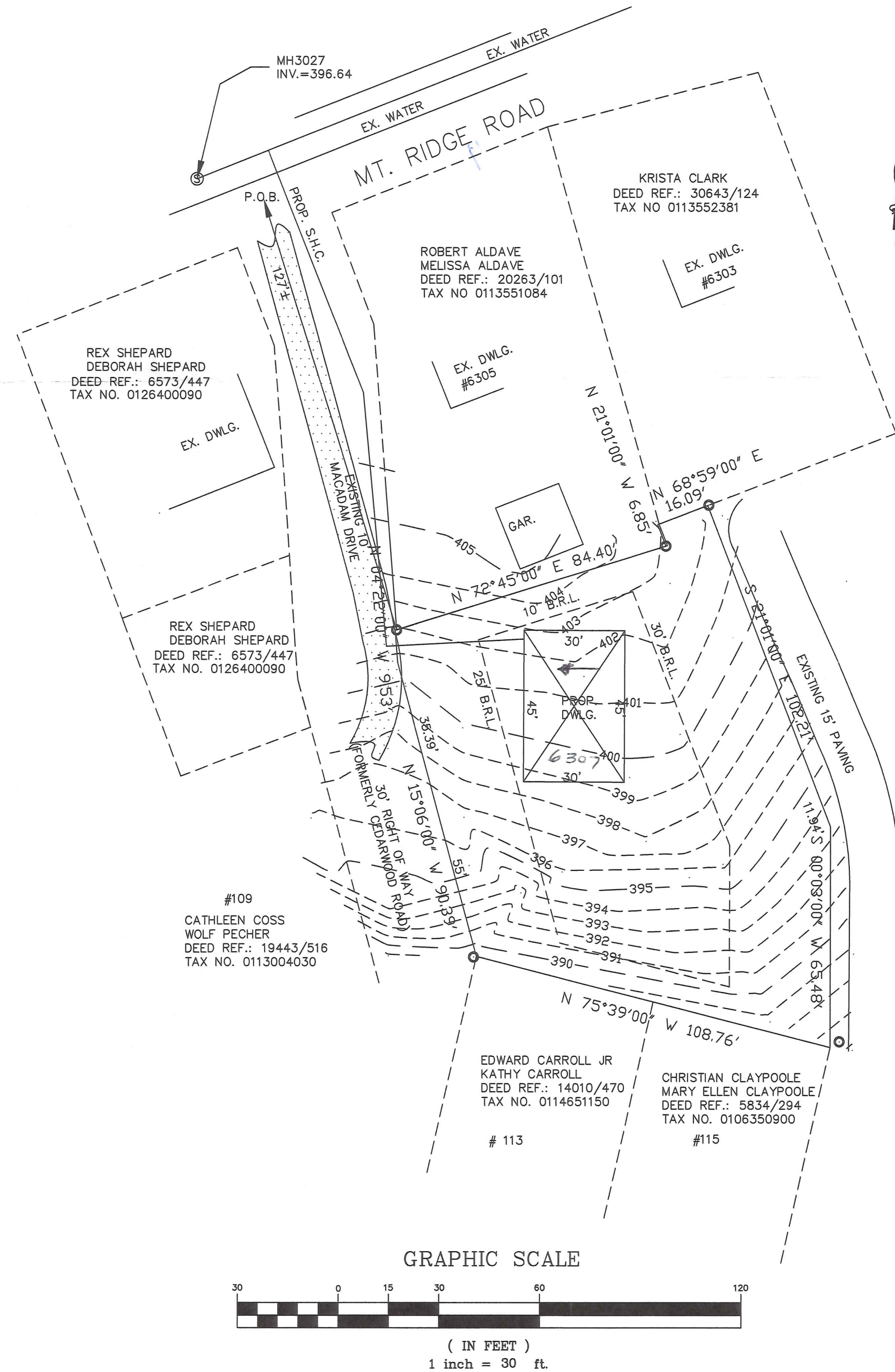
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 10 20 40 60 80 Feet

1 inch = 40 feet

PLAT TO ACCOMPANY SPECIAL HEARING



LOCATION INFORMATION

COUNCILMANIC DISTRICT: 1
ELECTION DISTRICT: 1
ZONING: D.R. 5.5
1"=200' SCALE MAP: 101B1

LOT SIZE: 13699 SQ. FT.

	YES	NO
PUBLIC SEWER	☒	☐
PUBLIC WATER	☒	☐

CHESAPEAKE BAY CRITICAL AREA YES NO
☐ ☒

SUBDIVISION NAME: N/A

PRIOR ZONING HEARING: N/A
DEED REFERENCE: 4365/84

OWNER: JOHN A. MILLER
1606 RIDGE ROAD
BALTIMORE, MD. 21228
TAX NO. 0113551086

PHONE NO. 410-746-3200

DATE: AUGUST, 2018

SCALE: 1"=30'

CONTRACT PURCHASER
BEN GARY
1319 STEVENS AVENUE
ARBUTUS MARYLAND 21227
PHONE: 443-463-0177

6307
PARCEL 1237 CEDAR WOOD RD.
DEED REF.: 4365/84
BALTIMORE COUNTY, MARYLAND
TAX MAP 101 GRID 09 PARCEL 1237
SCALE: 1"=30' DATE: AUGUST, 2018

PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAST DR. BALTO., MD. 21227
PHONE: 410-247-7488 FAX: 410-247-2507