

MEMORANDUM

DATE: November 13, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0073-A - Appeal Period Expired

The appeal period for the above-referenced case expired on November 9, 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 ADMIN. VARIANCE	*	BEFORE THE
(9416 Dogwood Road)		
2 nd Election District	*	OFFICE OF ADMINISTRATIVE
4 th Council District		
James L. & Lindsey P. Ellison	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0073-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, James L. and Lindsey P. Ellison (“Petitioners”). The Petitioners are requesting Variance relief pursuant to §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed garage (accessory structure) to be located in the front yard in lieu of the rear yard and to permit a height of 19 ft. in lieu of the maximum height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. Petitioners must comply with certain environmental regulations, as noted in the ZAC comment dated September 18, 2018 submitted by the Department of Environmental Protection and Sustainability (“DEPS”).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 14, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 10-10-18

By 19W

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Although the Department of Planning did not make any recommendations related to the height and/or usage of the proposed garage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 10th day of **October, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from §§ 400.1 and 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed garage (accessory structure) to be located in the front yard in lieu of the rear yard and to permit a height of 19 ft. in lieu of the maximum height of 15 ft., 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.

ORDER RECEIVED FOR FILING

Date 10-10-18

By 19W

2. Petitioners or subsequent owners shall not convert the replacement garage into a dwelling unit or apartment. The replacement garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
3. The replacement garage shall not be used for commercial purposes.
4. Petitioners must comply with the DEPS ZAC comment, dated September 18, 2018; a copy of which is attached hereto and made a part hereof.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

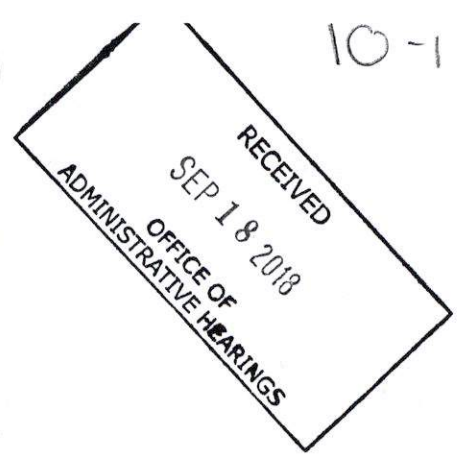
ORDER RECEIVED FOR FILING

Date 10-10-18

By dlw

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: September 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0073-A
Address 9416 Dogwood Road
(Ellison Property)

Zoning Advisory Committee Meeting of **September 17, 2018**.

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

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Libby Errickson

ORDER RECEIVED FOR FILING

Date 10-10-18

By lw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 9416 Dogwood Rd. Windsor Mill, MD 21244 Currently zoned RC2
 Deed Reference 17172 / 00355 10 Digit Tax Account # 2300010992
 Owner(s) Printed Name(s) James Lyon Ellison & Lindsey Paige Ellison

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X ADMINISTRATIVE VARIANCE from Section(s)

SEE Attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

James Lyon Ellison

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

9416 Dogwood Rd Windsor Mill MD

Mailing Address

City

State

21244

Zip Code

443-454-5966

Telephone #

lyon.ellison@verizon.net

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name – Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this 10 day of October, 2018 that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2019-0073-A

Filing Date 9/7/18

Estimated Posting Date 9/16/18

Reviewer gh

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

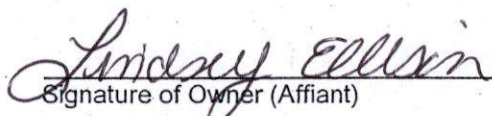
Address: 9416 Dogwood Road Windsor Mill MD 21244
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

1. Request approval of variance due to extreme elevation change to the rear of existing home
2. Electric Transformer that supplies 9416 + 9420 Dogwood Rd. and its associated underground lines would require relocation.
3. The homes buried 800+ gallon propane tank and associated pipes would require relocation
4. The homes existing septic system and associated plumbing would require relocation
5. Due to dense vegetation around property numerous large mature trees would need to be cut as well as their root structure to lay foundation.
6. Height of proposed structure and pitch designed to match existing home.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)


Signature of Owner (Affiant)
James Lyon Ellison
Name- Print or Type


Signature of Owner (Affiant)
Lindsey Ellison
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

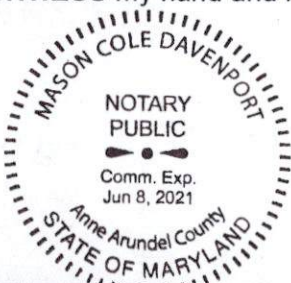
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

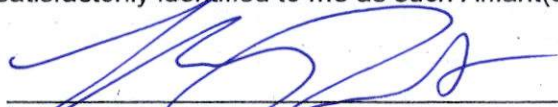
I HEREBY CERTIFY, this 6th day of September, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: James Lyon Ellison ; Lindsey Ellison

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal




Notary Public
June 8, 2021
My Commission Expires

2019-0073-A

Administrative Variance from section: 400.1 400.3 of the BCZR;

To permit a proposed garage (accessory structure) to be located in the front yard in lieu of the rear yard, and to permit a height of 19 feet in lieu of the maximum height of 15 feet.

ZONING PROPERTY DESCRIPTION FOR 9416 DOGWOOD ROAD, WINDSOR MILL, MD 21244

Beginning on the East Side of Dogwood Road, 40 feet wide and being designated as point number 166 as shown on "Minor Subdivision No. 00046M, Boehmer Property", as recorded in Baltimore County containing 4.941 acres of lot. Located in the 02 Election District and 04 Council District.

- (1) North 03 degrees 52 minutes 00 seconds West 173.28 feet; thence leaving said east side of Dogwood Road and running new lines of division across the property described in the aforementioned deed from Frederick C. Boehmer, the following five (5) courses and distances;
- (2) North 86 degrees 08 minutes 00 seconds East 133.55 feet,
- (3) North 89 degrees 19 minutes 41 seconds East 233.45 feet,
- (4) North 48 degrees 08 minutes 02 seconds East 53.52 feet,
- (5) North 89 degrees 26 minutes 50 seconds East 105.26 feet, and
- (6) North 00 degrees 35 minutes 38 seconds East 328.92 feet, to intersect the fourth line of the aforementioned deed from Frederick C. Boehmer, on the south side of Old Court Road (MD Route 125), variably wide as shown on State Roads Commission of Maryland Plat No. 426 dated January 13, 1933, and recorded among the aforementioned Land Records in Plat Book No. 10, Page 59; thence running reversely with and bidding on part of said south side of and on part of said fourth line and the third line of the aforementioned deed from Frederick C. Boehmer, the following two (2) courses and distances;
- (7) South 77 degrees 59 minutes 51 seconds East 99.96 feet, and
- (8) By a curve to the left having radius of 735.76 feet for a distance of 199.95 feet, the chord of said arc being South 85 degrees 46 minutes 58 seconds East 199.35 feet to the beginning of said third line, and the end of the North 00 degrees 32 minutes 53 seconds East 425.37 foot line a plat entitled "Brooks Farms", dated March 23, 1987 and recorded among the aforementioned Land Records in Plat Book 56, Page 110; thence running reversely with and binding on part of the outline of said plat the following two (2) courses and distances;
- (9) South 00 degrees 35 minutes 38 seconds West 425.37 feet; and
- (10) South 83 degrees 33 minutes 07 seconds West 81.08 feet to the beginning of the first or North 89 degrees 50 seconds West 737 feet 8 inches line of a deed from Virgie M. Zepp to Hohman D. Bayer and dated November 12, 1958 and recorded among the aforementioned Land Records, thence continuing the same course, leaving the outline of the aforementioned "Brooks Farms" and running with and binding on part of the first line of said deed from Virgie M. Zepp;
- (11) South 83 degrees 33 minutes 07 seconds West 719.64 feet to the place of beginning.
Containing 4.981 acres of land, more or less.

2019-0073-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0073 -A Address 9416 Dogwood Rd 21244

Contact Person: GARY HUCK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/7/18 Posting Date: 9/16/18 Closing Date: 10/1/18

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2019- 0073 -A Address 9416 Dogwood Rd 21244

Petitioner's Name James & Lindsey Ellison Telephone 443-454-5966

Posting Date: 9/16/18 Closing Date: 10/1/18

Wording for Sign: To Permit a proposed garage (accessory structure)
located in the front yard in lieu of the rear yard, and to
permit a height of 19 feet in lieu of the maximum
height of 15 feet.

Revised 6/30/2019

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Friday, October 05, 2018 3:28 PM
To: Debra Wiley
Subject: Ddogwood Road Cert.
Attachments: Dogwood Rd. Cert..jpeg; Photos Dogwood Rd. .docx

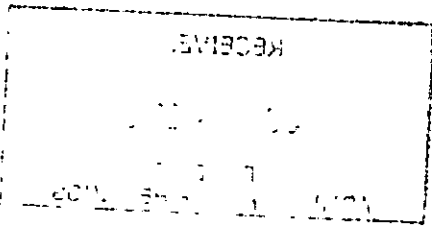
Hi Debbie,

Mr. Ellison called me today and let me know that you called him and said you never got the Cert. that I sent to attention Sherry Nuffer @ OAH. I am attaching the Cert and photos again for your records. Thank you,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com





CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/14/2018

Case Number: 2019-0073-A

Petitioner / Developer: JAMES & LINDSEY ELLISON

Date of Closing: OCTOBER 1, 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:
9416 DOGWOOD ROAD ,21244

The sign(s) were posted on: SEPTEMBER 14, 2018

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2019-0073-A
TO PERMIT A PROPOSED GARAGE (ACCESSORY STRUCTURE) LOCATED IN THE FRONT YARD IN LIEU OF THE REAR YARD, AND TO PERMIT A HEIGHT OF 19 FEET IN LIEU OF THE MAXIMUM HEIGHT OF 15 FEET.
9416 DOGWOOD ROAD

PUBLIC HEARING?

PURSUANT TO SECTION 26-127 (b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 4:30 P.M. ON MONDAY, OCTOBER 1, 2018.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391.
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW.

HANDICAPPED ACCESSIBLE

Linda O'Keefe
(Signature of Sign Poster)

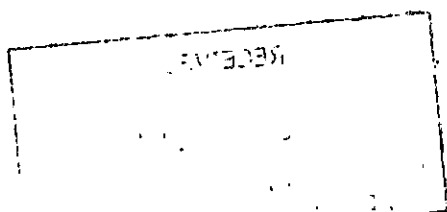
Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)







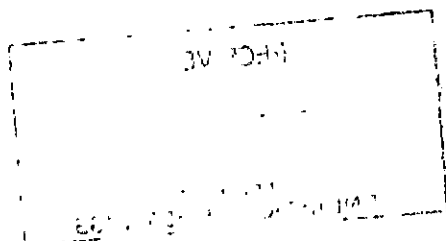
Background Photo 1st Sign



Background Photo 2nd Sign

CASE 2019-0049-SPH POSTED 9/14/2018







DONALD I. MOHLER III
County Executive

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

October 4, 2018

James Lyon Ellison
9416 Dogwood Rd
Windsor Mill, MD 21244

RE: Case Number: 2019-0073-A, Address: 9416 Dogwood 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 August 7, 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.", is written over a circular embossed seal.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MK

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: September 25, 2018

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

SUBJECT: Zoning Advisory Committee Meeting
For September 17, 2018
Item No. 2019-0061, 0072-A, 0073-A, and 0074-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

*

*

*

*

*

VKD: cen
cc: file

June Wisnom

From: Jackie Webster <daisyweb@msn.com>
Sent: Friday, September 28, 2018 2:46 PM
To: June Wisnom
Subject: Variance case 2019-0073-a

Zoning Review Office
Department of Permits
Baltimore County Office Room 111
112 W. Chesapeake Avenue
Towson MD 21204
Attn: Kristen Lewis

Re: Case No. 2019-0073-a
9416 Dogwood Road
Windsor Mill MD 21244

Dear Ms. Lewis,

The variance requested for an elevated garage constructed in front of this gorgeous ranch home is certainly not something that neighbors here would want to see.

9416 is a beautiful home meticulously maintained by the original owner before Mr. Lipton recently purchased it.

This property contains a little less than 5 acres. The current garage is located on the left of the house. It also includes two driveways. One straight from the road to the garage and one that is parallel to the house with a separate entrance and exit - not circular.

On the right side of the house is enough space for a driveway to be installed straight to the back yard. Why can't the garage be built behind his house? It certainly looks doable.

There is no way that a front yard garage enhances the aesthetics of our neighborhood. Whether it's 15 or 19 ft high. However, should the variance be approved it would be helpful if evergreens surrounded this huge building so it would be unseen. Then forget about ever seeing the beautiful house again.

Thank you for considering my points here when deciding on this variance request.

Jackie Webster
9212 Dogwood Road
Windsor Mill MD 21244

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: September 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0073-A
Address 9416 Dogwood Road
(Ellison Property)

Zoning Advisory Committee Meeting of **September 17, 2018.**

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

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Libby Errickson

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 9/12/18

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

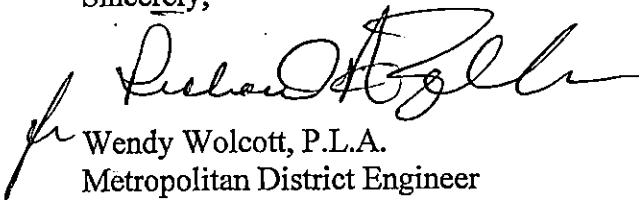
Dear Ms. Lewis:

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. 2019-0073-A

*Administrative Variance
James Lyon Ellison
9416 Dogwood 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,

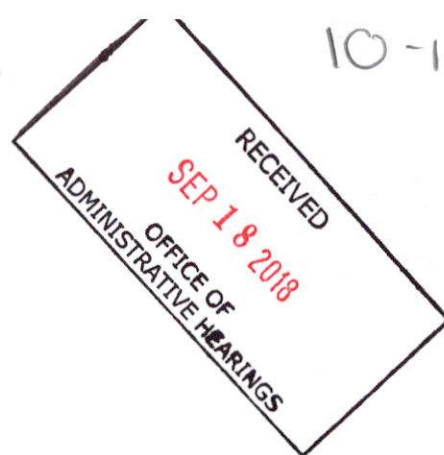


Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

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: September 18, 2018

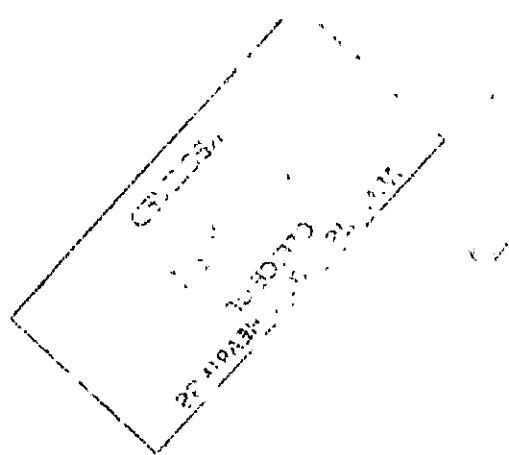
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Address 9416 Dogwood Road
(Ellison Property)

Zoning Advisory Committee Meeting of **September 17, 2018**.

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

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Libby Errickson



Ellison legal owners

Case No.: 2-2933-18
Title Insurer: First American Title Insurance Company
Tax Account No.: 022300010992

Universal Title
2105 Laurel Bush Road
Suite 201
Bel Air, MD 21015

①/2

THIS DEED

THIS DEED, made this 22nd day of June, 2018, by and between Keven L. Gray and Donna A. Gray, party(ies) of the first part, and James Lyon Ellison and Lindsey Paige Ellison party(ies) of the second part,

WITNESSETH, that for and in consideration of the sum of FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$75,000.00), receipt of which is hereby acknowledged, and which the party(ies) of the first part certify(ies) under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party(ies) of the first part do/does grant and convey unto the party(ies) of the second part, tenants by entirety in fee simple, all that property situate in Baltimore, State of Maryland, as described as follows:

All that certain piece, parcel or tract of land located in the second election district of Baltimore County, Maryland on the east side of Dogwood Road, approximately 600 feet south of Old Court Road (MD Route 125) and being more particularly described as follows:

Beginning for the same at the end of the sixth or last line of a deed from Frederick C. Boehmer to Allen Lee Boehmer, Pamela Lynn Bateman and Kim D. Owen dated December 13, 1983, and recorded among the Land Records of Baltimore County, Maryland in Liber 6637, Folio 711, said point being on the east side of Dogwood Road, 40 feet wide and being designated as point number 166 as shown on "Minor Subdivision No. 00046M, Boehmer Property" prepared by Colbert Matz Rosenfelt, Inc., last revision dated August 8, 2000; thence as now surveyed, referring all of the courses of this description to the datum established for the Baltimore County Metropolitan District, running reversely with and binding on part of said sixth line and on part of the east side of said Dogwood Road:

1) North 03 degrees 52 minutes 00 seconds West 173.28 feet; thence leaving said east side of Dogwood Road and running for new lines of division across the property described in the aforementioned deed from Frederick C. Boehmer, the following five (5) courses and distances:

2) North 86 degrees 08 minutes 00 seconds East 133.55 feet,

3) North 89 degrees 19 minutes 41 seconds East 233.45 feet,

- 4) North 48 degrees 08 minutes 02 seconds East 53.52 feet,
- 5) North 89 degrees 26 minutes 50 seconds East 105.26 feet, and
- 6) North 00 degrees 35 minutes 38 seconds East 328.92 feet, to intersect the fourth line of the aforementioned deed from Frederick C. Boehmer, on the south side of Old Court Road (MD Route 125), variably wide as shown on State Roads Commission of Maryland Plat No. 426 dated January 13, 1933, and recorded among the aforementioned Land Records in Plat Book No. 10, Page 59; thence running reversely with and binding on part of said south side and on part of said fourth line and the third line of the aforementioned deed from Frederick C. Boehmer, the following two (2) courses and distances:
 - 7) South 77 degrees 59 minutes 51 seconds East 99.96 feet, and
 - 8) By a curve to the left having a radius of 735.76 feet for a distance of 199.95 feet, the chord of said arc being South 85 degrees 46 minutes 58 seconds East 199.34 feet to the beginning of said third line, and the end of the North 00 degrees 32 minutes 53 seconds East 425.87 foot line a plat entitled "Brooks Farms" dated March 23, 1987 and recorded among the aforementioned Land Records in Plat Book 56, Page 110; thence running reversely with and binding on part of the outline of said plat the following two (2) courses and distances:
 - 9) South 00 degrees 35 minutes 38 seconds West 425.37 feet, and
 - 10) South 83 degrees 33 minutes 07 seconds West 81.08 feet to the beginning of the first or North 89 degrees 50 minutes West 737 feet 8 inches line of a deed from Virgie M. Zepp to Hohman D. Bayer and dated November 12, 1958 and recorded among the aforementioned Land Records, thence continuing the same course, leaving the outline of the aforementioned "Brooks Farms" and running with and binding on part of the first line of said deed from Virgie M. Zepp;
 - 11) South 83 degrees 33 minutes 07 seconds West 719.64 feet to the place of beginning.

Containing 4.981 acres of land, more or less.

SAVING AND EXCEPTING a 10-foot wide "Highway Widening" area along the east side of Dogwood Road, a 30-foot wide "Scenic Route Buffer" area along the east side of the aforementioned widening area, a "Forest Buffer Easement", and a "Forest Conservation Easement", all as shown on "Minor Subdivision No. 00046M, Boehmer Property" prepared by Colbert Matz Rosenfelt, Inc., last revision dated August 8, 2000.

Now being known as "Lot 2" (9416 Dogwood Road) as shown on the above mentioned "Minor Subdivision No. 00046M, Boehmer Property".

The improvements thereon being known as 9416 Dogwood Road.

Being the same property conveyed to KEVIN GRAY AND DONNA GRAY, AS TENANTS BY THE ENTIRETY UNTO THE SURVIVOR OF THEM

Being the same property which by deed dated October 11, 2002, and recorded among the Land Records of Baltimore County, Maryland on December 2, 2002, in Liber 17172, in Folio 355, was granted and conveyed by CARRIGAN HOMES, INC. unto KEVIN GRAY AND DONNA GRAY, AS TENANTS BY THE ENTIRETY UNTO THE SURVIVOR OF THEM.

SUBJECT to covenants, easements and restrictions of record.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only and benefit forever of said party(ies) of the second part in fee simple.

AND said party(ies) of the first part do/does hereby covenant to warrant specially the property hereby conveyed; and to execute such further assurances of said land as it may be requisite or necessary.

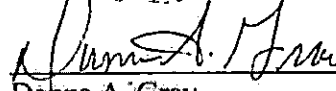
Case No.: 2-2933-18

~~Page 2~~

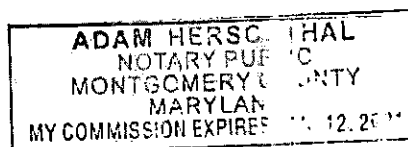
WITNESS their/his/her hand and seal on the day and year first hereinbefore written.

Signed, sealed and delivered in the presence of,


Keven L. Gray


Donna A. Gray

STATE OF MARYLAND
COUNTY OF, to wit: *Baltimore*



Sworn to and subscribed before me by Keven L Gray and Donna A Gray on this 22nd day of June, 2018.

 (SEAL)
Signature of Notary Public

My Commission Expires: *1/12/21*

After recording return to:
Universal Title
2105 Laurel Bush Road Suite 201
Bel Air MD 21015
(703) 354-2100

GRANTEE ADDRESS:
9416 Dogwood Road
Windsor Mill, MD 21244

ATTORNEY CERTIFICATION

I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.



Adam Hersh

Maryland
FORM
WH-AR

Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence

2018

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 Keven L. Gray

2. Reasons for Exemption

Resident Status

☒

As of the date this form is signed, 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 (principal residence for 2 (two) of the last 5 (five) years) and is currently 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

q

Keven L. Gray

Name

Signature

Keven L. Gray

**Date

6/22/18

6/22/18

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if recordation occurs within 60 days of execution of this form.

**Maryland
FORM
WH-AR**

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

2018

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 **Donna A. Gray**

2. Reasons for Exemption

Resident Status

☒

As of the date this form is signed, 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 (principal residence for 2 (two) of the last 5 (five) years) and is currently 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

DA

Donna A. Gray

Name

**Date

Signature

Donna A. Gray

6-22-18

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

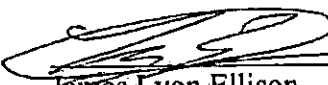
** Form must be dated to be valid.

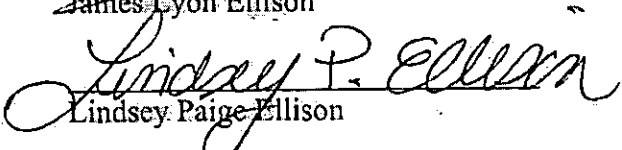
Note: Form is only valid if recordation occurs within 60 days of execution of this form.

**AFFIDAVIT OF GRANTEE AS
FIRST-TIME MARYLAND HOME BUYER**

The undersigned state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individuals:

1. The undersigned are Grantees of residentially improved real property located at 9416 Dogwood Road, Baltimore, MD 21244.
2. The undersigned are first-time Maryland home buyers (defined as an individual who has never owned in the state residential real property that has been the individual's principal place of residence) who will occupy the property as Grantee's principal residence.


James Lyon Ellison

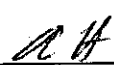

Lindsey Paige Ellison

Or, the undersigned state under oath and penalties of perjury that the following is true to the best of the knowledge, information, and belief of the individuals:

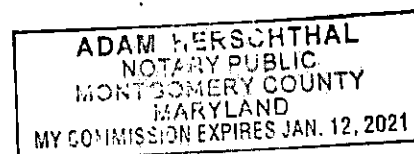
1. The undersigned are Grantees of residentially improved real property located at 9416 Dogwood Road, Baltimore, MD 21244.
2. The undersigned are co-makers or guarantors of the purchase money mortgage or purchase money deed of trust as defined in §12-108(i) of the Tax Property Article on the property who will not occupy the property as Grantee's principal residence.

STATE OF MARYLAND
COUNTY OF , to wit: *Baltimore*

Sworn to and subscribed before me by James Lyon Ellison and Lindsey Paige Ellison on this 22nd day of June, 2018.

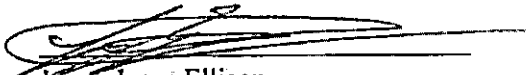
 (SEAL)
Signature of Notary Public

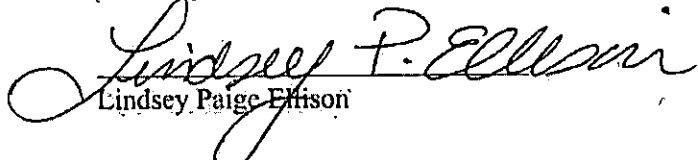
My Commission Expires: *1/12/21*



OWNER OCCUPANCY AFFIDAVIT

James Lyon Ellison and Lindsey Paige Ellison the Grantees in the within Deed hereby certify under the penalties of perjury, as evidenced by the joiner herein, that the land conveyed in this Deed is residentially improved owner-occupied real property and that the purchasers intend to occupy the residence for at least seven (7) of the next twelve (12) months.


James Lyon Ellison


Lindsey Paige Ellison

STATE OF MARYLAND

COUNTY OF , to wit: *Baltimore*

Sworn to and subscribed before me by James Lyon Ellison and Lindsey Paige Ellison on this 22nd day of June, 2018.



Signature of Notary Public

(SEAL)

My Commission Expires: *1/12/21*

ADAM HERSCHTHAL NOTARY PUBLIC MONTGOMERY COUNTY MARYLAND MY COMMISSION EXPIRES JAN 12, 2021

Source: Bureau of Economic Warfare, *War Relocation Authority*, 1942-1946.

Space Reserved for County Validation

(AV 10/1)

CASE NO. 2019- 0073-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>9-25</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>9-18</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>9-12</u>	STATE HIGHWAY ADMINISTRATION	<u>No object.</u>
_____	TRAFFIC ENGINEERING	_____

_____	COMMUNITY ASSOCIATION	_____
<u>9-28</u>	ADJACENT PROPERTY OWNERS	<u>C</u>

Jackie Webster, 9212 Dogwood Rd.

ZONING VIOLATION	(Case No. _____)
PRIOR ZONING	(Case No. _____)

NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>9-14-18</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: _____	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 - 02 Account Number - 2300010992								
Owner Information										
Owner Name:		ELLISON JAMES LYON ELLISON LINDSEY PAIGE				Use:		RESIDENTIAL		
Mailing Address:		9416 DOGWOOD RD BALTIMORE MD 21244-1015				Principal Residence:		YES		
						Deed Reference:		/40713/ 00419		
Location & Structure Information										
Premises Address:		9416 DOGWOOD RD BALTIMORE 21244-1015				Legal Description:		4.941 AC 9416 DOGWOOD RD ES 450FT S OF OLD COURT RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	MS
0086	0005	0052		0000			2	2019	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		
2002		2,876 SF				4.9400 AC		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1	YES	STANDARD UNIT	SIDING	2 full	1 Attached					
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2016		07/01/2018		07/01/2019		
Land:		146,300		146,300						
Improvements		386,300		386,300						
Total:		532,600		532,600		532,600				
Preferential Land:		0								
Transfer Information										
Seller: GRAY KEVIN				Date: 09/26/2018			Price: \$575,000			
Type: ARMS LENGTH IMPROVED				Deed1: /40713/ 00419			Deed2:			
Seller: CARRIGAN HOMES INC				Date: 12/02/2002			Price: \$131,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /17172/ 00355			Deed2:			
Seller: PORTRAIT HOMES LLC				Date: 06/06/2002			Price: \$115,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /16481/ 00533			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:

ZAC AGENDA

Case Number: 2019-0072-A **Reviewer:** Leonard Wasilewski
Existing Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Sadaf Mustafa & Naser Uddin
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 6604 WEYMOUTH CT
Location: S/S of Weymouth Court, 120 ft. SW of the centerline of Weymouth Road

Existing Zoning: DR 3.5 **Area:** 2710 SQ. FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an open projection (deck) with a rear setback of 10 ft. in lieu of the required 11.5 ft. and to amend the latest Final Development Plan of "Charlesbrooke at Pinehurst" for lot No. 124 only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/01/2018

Miscellaneous Notes:

Case Number: 2019-0073-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: James Lyon Ellison
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 2 **Council Dist:** 4

Property Address: 9416 DOGWOOD RD
Location: E/S of Dogwood Road, W 512 ft. to the centerline of Old Court Road

Existing Zoning: RC 2 **Area:** 4.941 +ACRES+/-

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit a proposed garage (accessory structure) to be located in the front yard in lieu of the rear yard and to permit a height of 19 ft. in lieu of the maximum height of 15 ft.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/01/2018

Miscellaneous Notes:

Debra Wiley

From: Debra Wiley
Sent: Friday, October 05, 2018 11:25 AM
To: Madison Knoll
Cc: Kristen L Lewis
Subject: Missing Sign Postings for Administrative Variances

Madison,

I am missing 2 sign postings for the administrative variances that closed on Monday, October 1st.

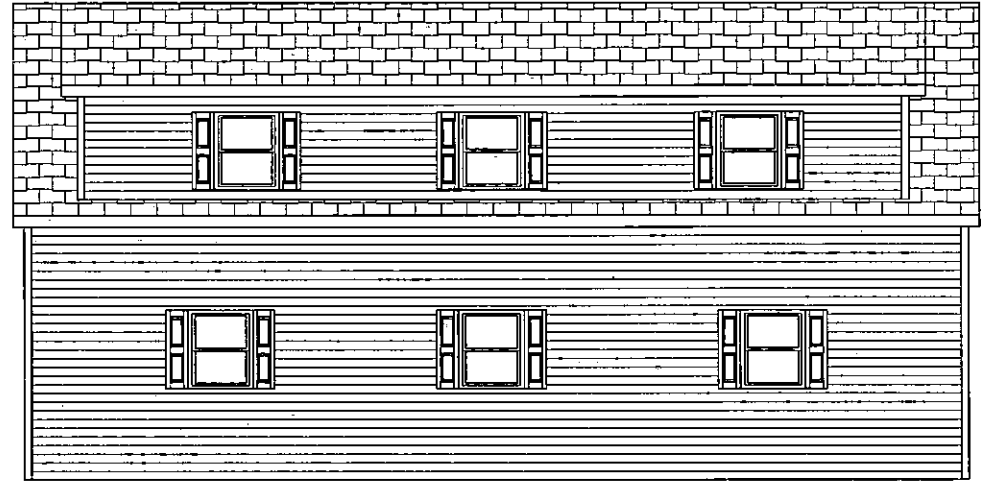
They are: Case Nos. 2018-0073-A & 2018-0038-A.

Could you please look to see if you or Kristen have and let me know. I am unable to pass the files to the ALJ without this information.

Thanks in advance.

Debra Wiley
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

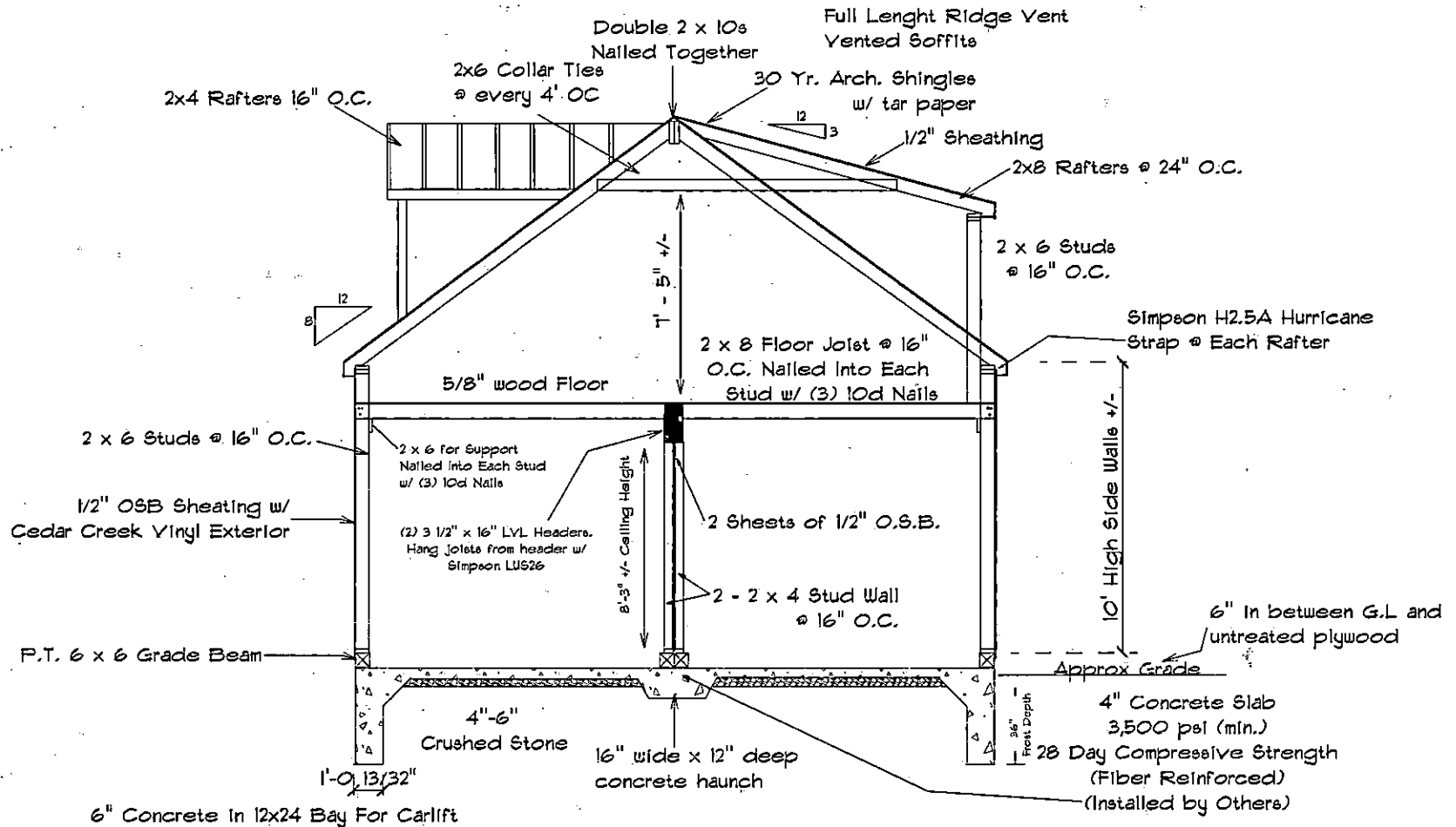
10-5 2:35 pm.
Deb left v.m. for
Mr. Ellison to have
sign poster get us sign certificate.
DW



18' - 4" +/-

Construction Notes:	Builders:	Job Name:	Dimensions:
Snow Load: 40 psf Wind Load: 115 mph Weathering: Severe Termites: Moderate to Heavy Decay: Slight to Moderate Flood Hazard: see Local Flood Map	 Stoltzfus Structures 5075 Lower Valley Road Atglen, Pa. 19130 www.mjsheds.net	Lyon Ellison 9416 Dogwood Rd Windsor Mill, MD 21244	24X36

2019-003-A



Section A Detail - with Concrete Pad

Construction Notes:

Snow Load: 40 psf
Wind Load: 115 mph
Weathering: Severe
Termite: Moderate to Heavy
Decay: Slight to Moderate
Flood Hazard: see Local Flood Map

Builders:

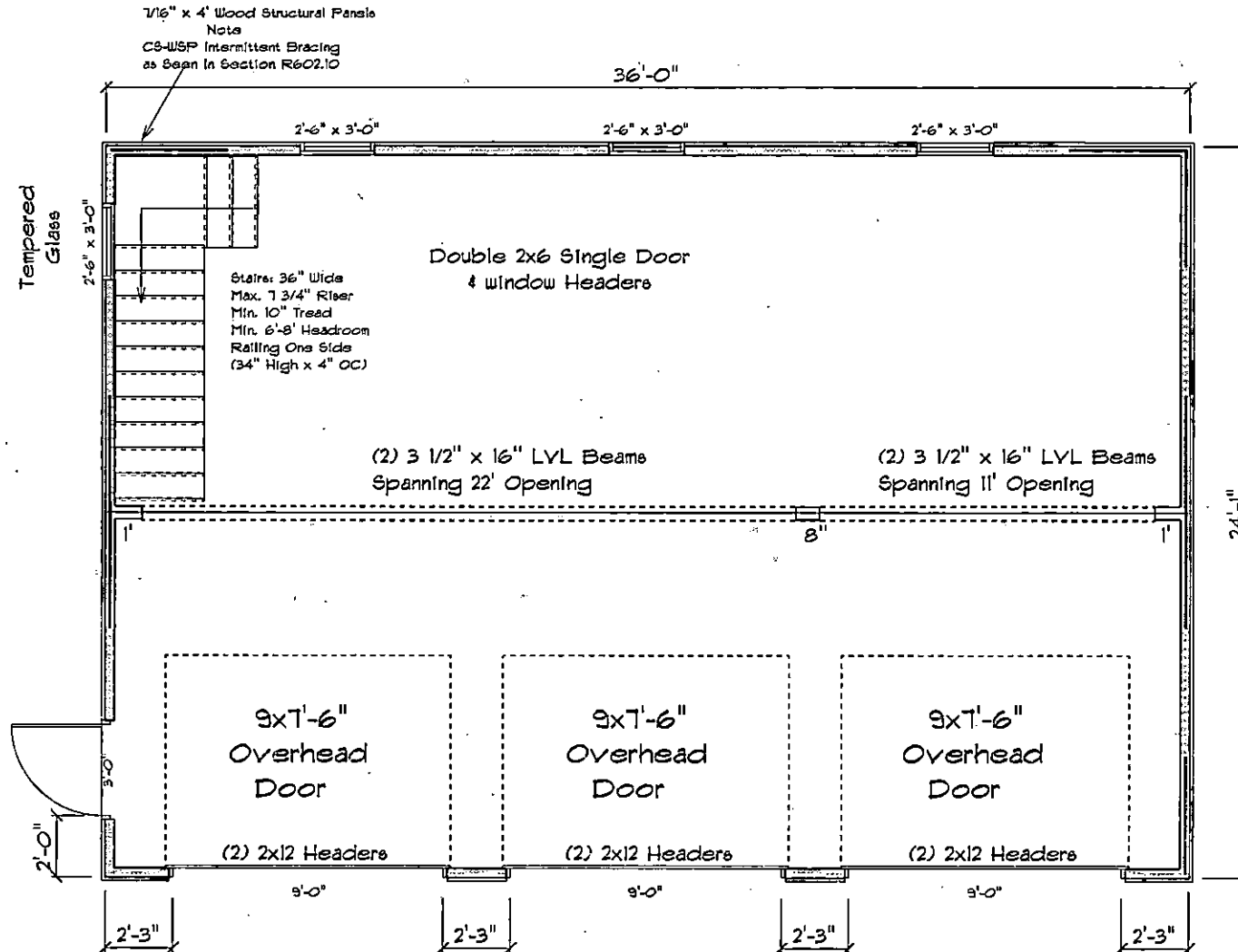
Stoltzfus Structures
5075 Lower Valley Road
Atglen, Pa 19130
www.myshede.net

Job Name:

Lyon Ellison
9416 Dogwood Rd
Windsor Mill, MD 21244

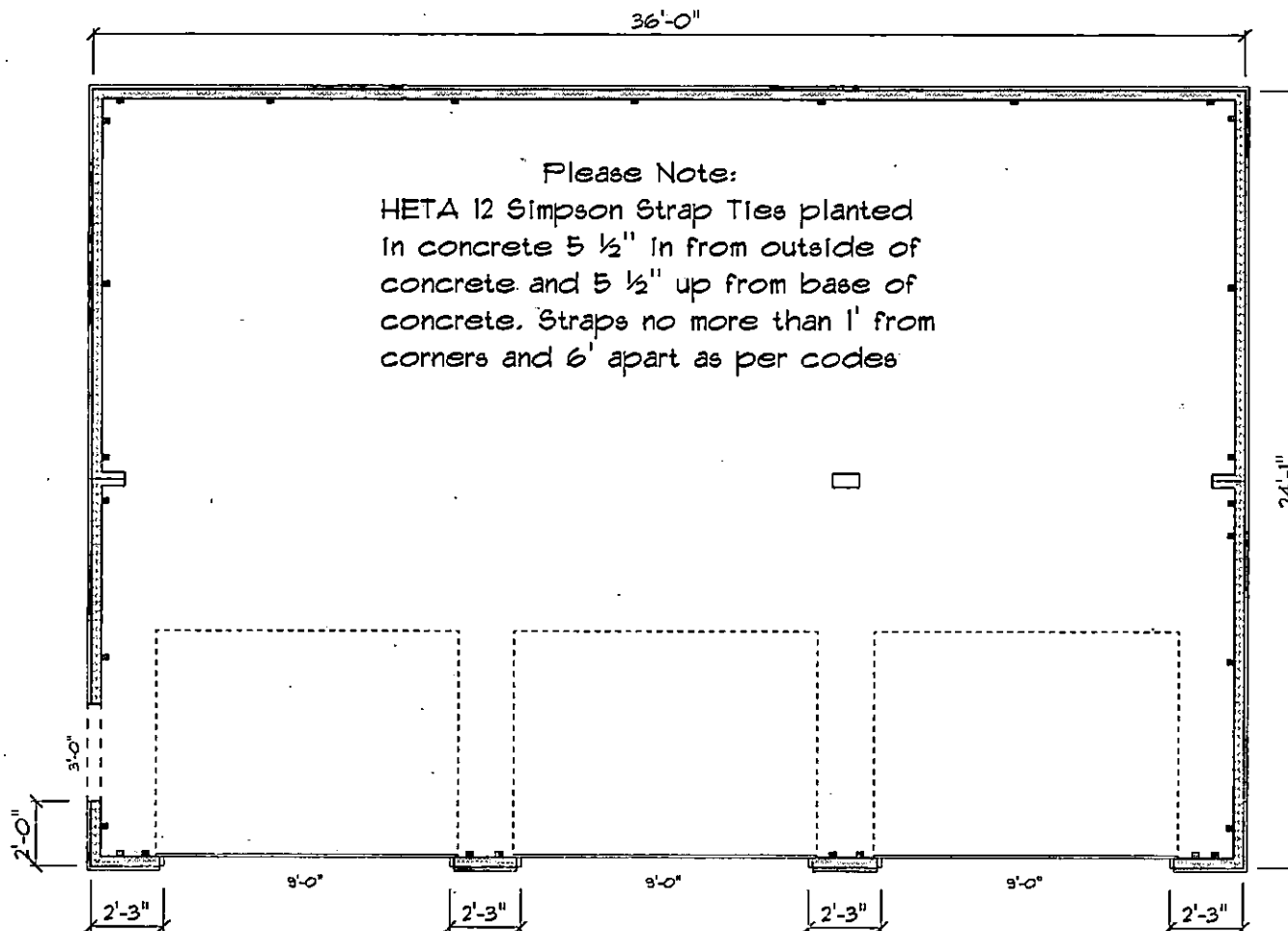
Dimensions:

24X36



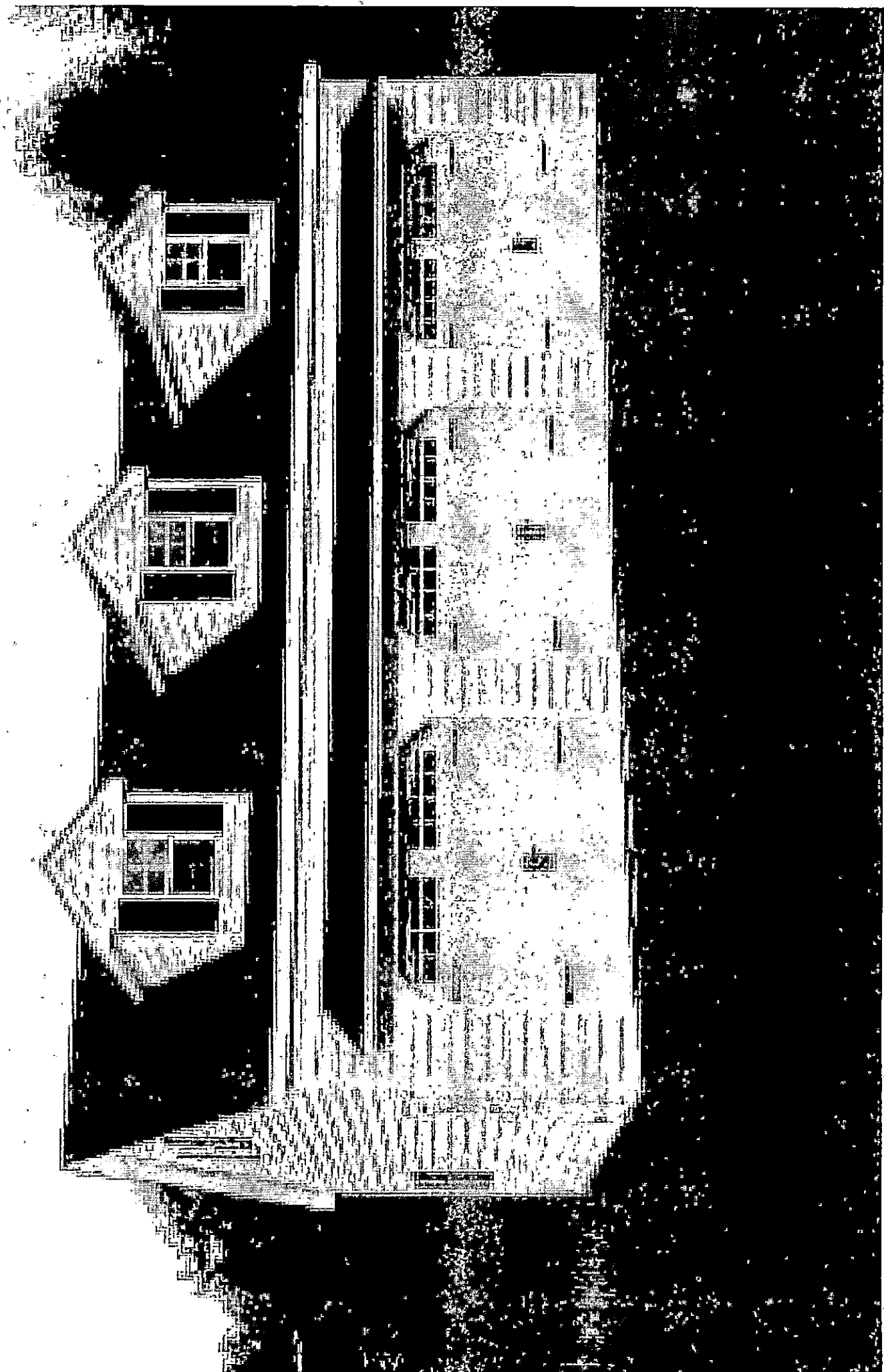
Floor Plan

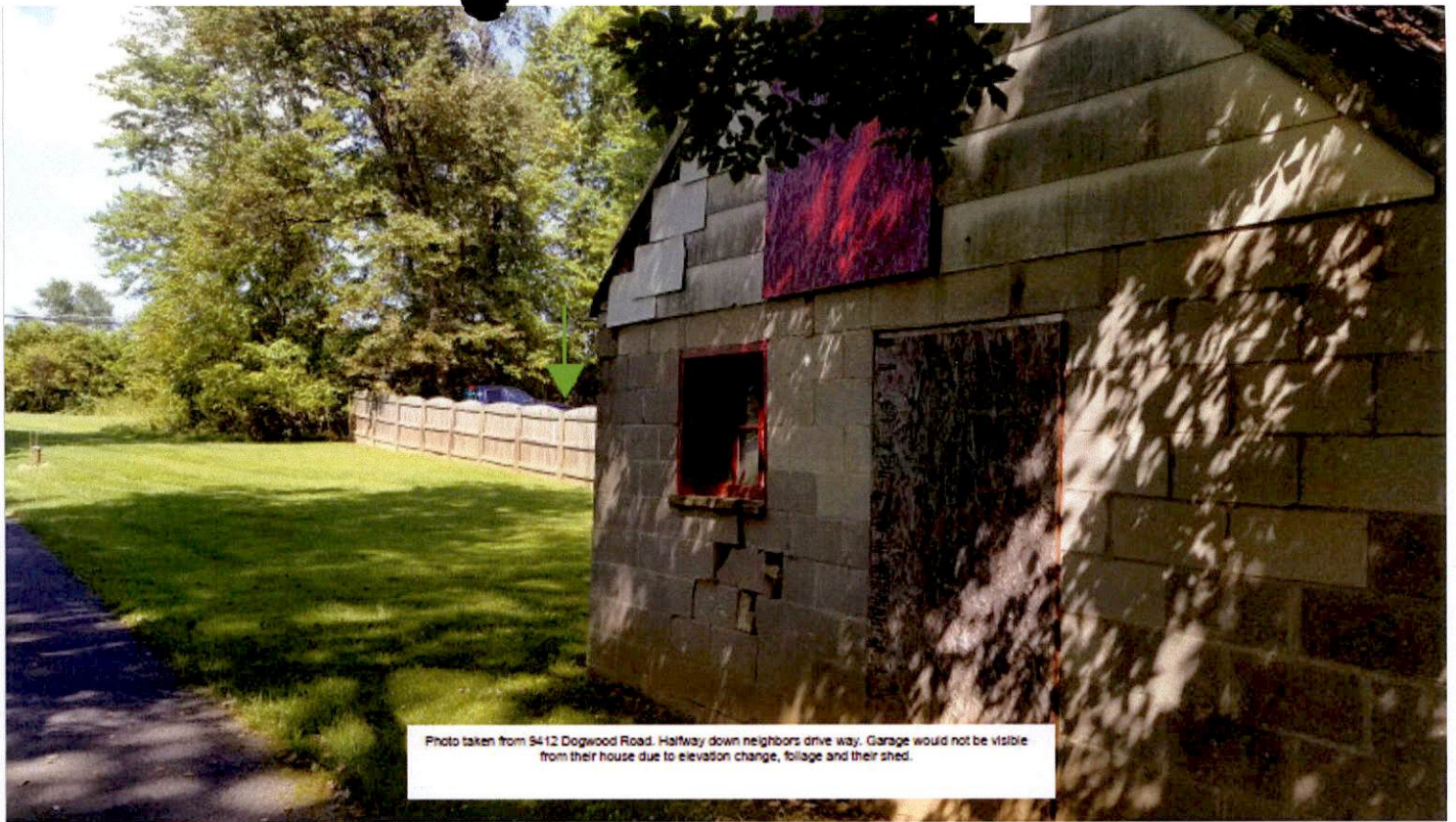
Construction Notes:	Builders:	Job Name:	Dimensions:
Snow Load: 40 psf Wind Load: 115 mph Weathering: Severe Termite: Moderate to Heavy Decay: Slight to Moderate Flood Hazard: see Local Flood Map	 Stoltzfus Structures 5075 Lower Valley Road Atglen, Pa 19130 www.mysheds.net	Lyon Ellison 9416 Dogwood Rd Windsor Mill, MD 21244	24X36



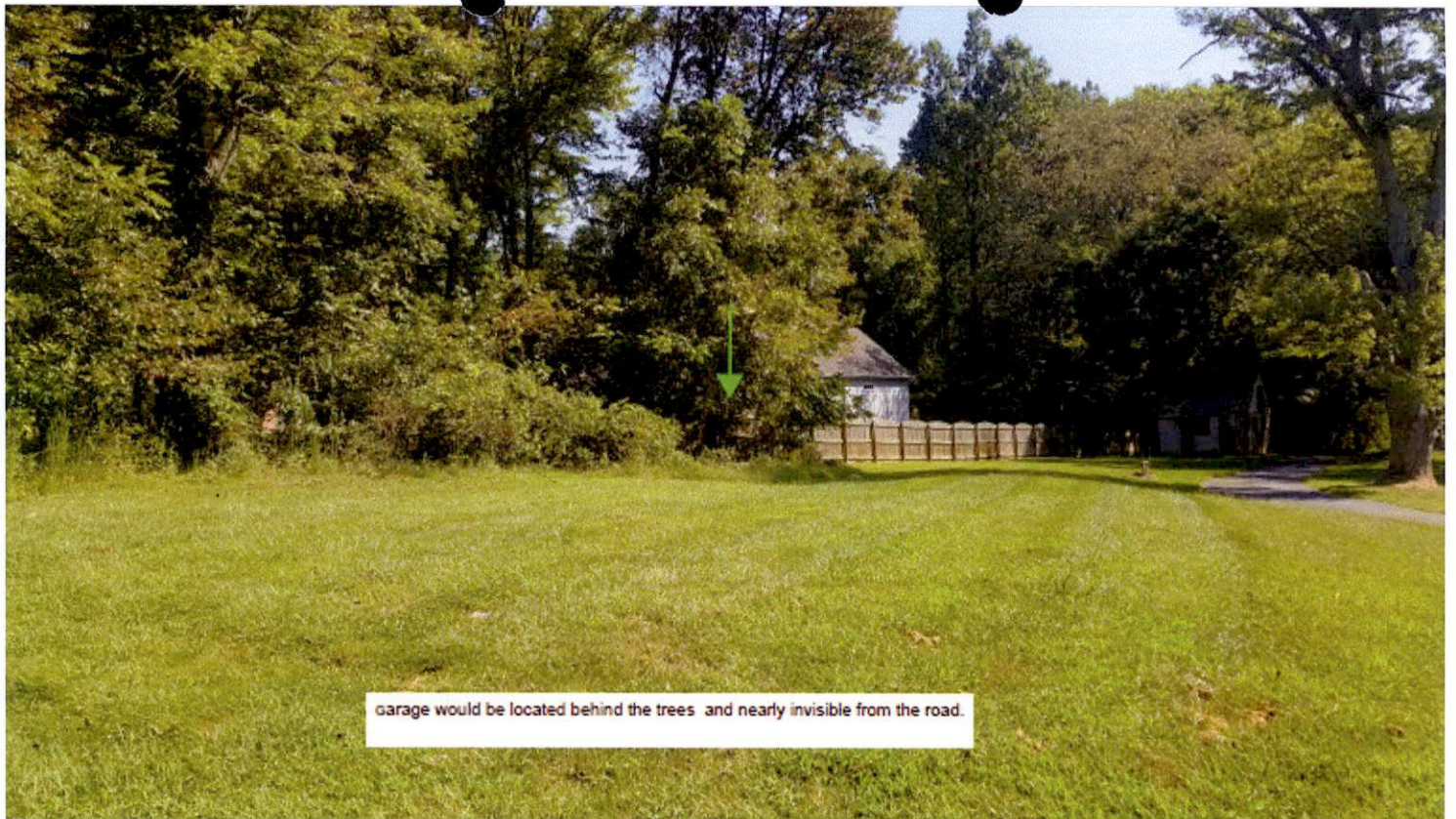
Concrete plan

Construction Notes:	Builders:	Job Name:	Dimensions:
Snow Load: 40 psf Wind Load: 115 mph Weathering: Severe Termite: Moderate to Heavy Decay: Slight to Moderate Flood Hazard: see Local Flood Map	 Stoltzfus Structures 5075 Lower Valley Road Atglen, Pa 19130 www.mysheds.net	Lyon Ellison 9416 Dogwood Rd Windsor Mill, MD 21244	24X36



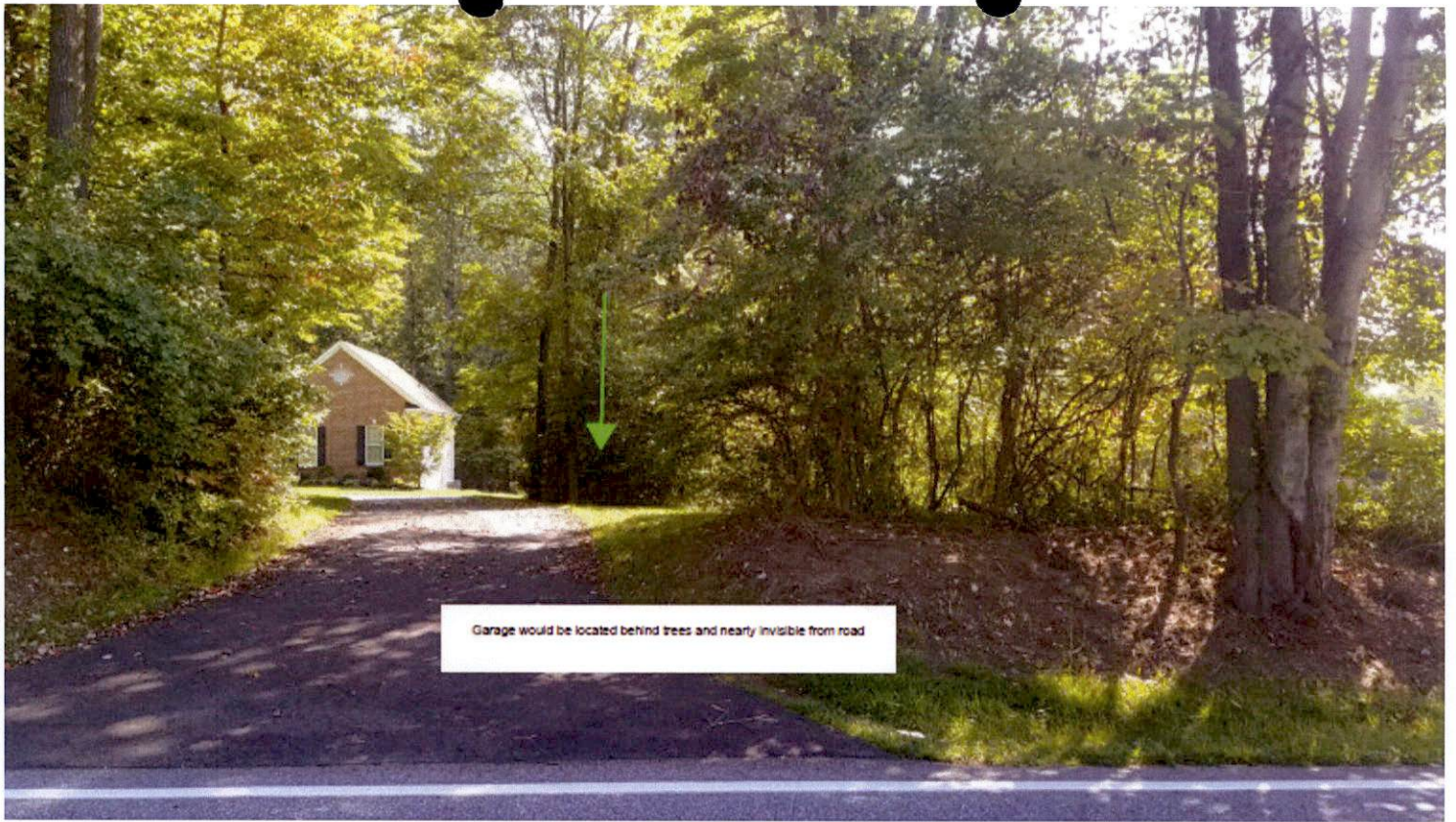


2019-0073-A

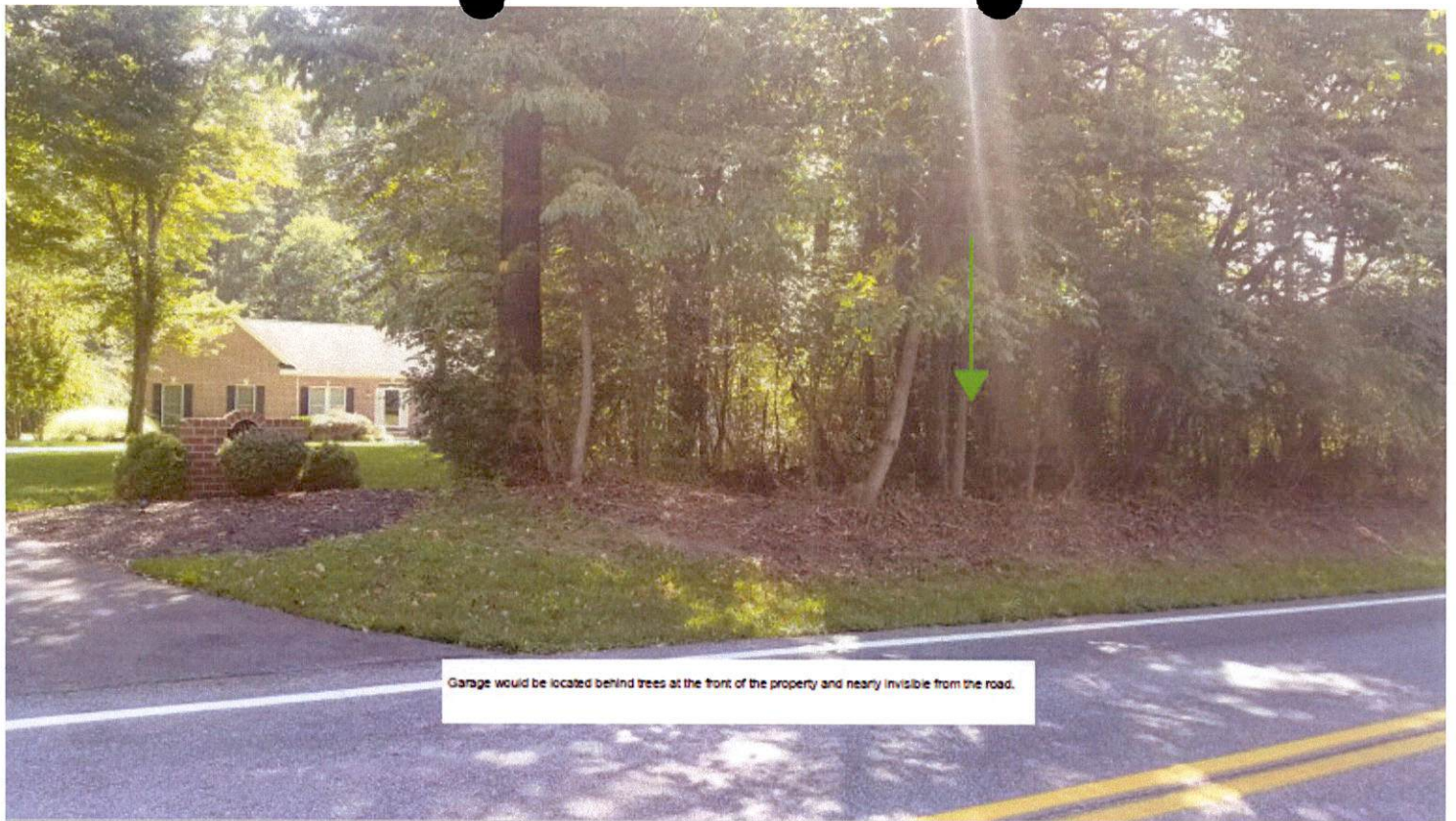


View from Dogwood Rd South of
Property

2019-0073-A



Looking from Dog wood Road down
Southern end of driveway



View From North of House on Dogwood Rd



Parallel to the House

2019-0073-A



Handwritten text in a cursive script, likely a signature or a short note, located in the lower center of the page. The text is written in dark ink and is somewhat faint and blurry.



View from road side of
Driveway

2019-0073-A



Front left side

2019-0073-A

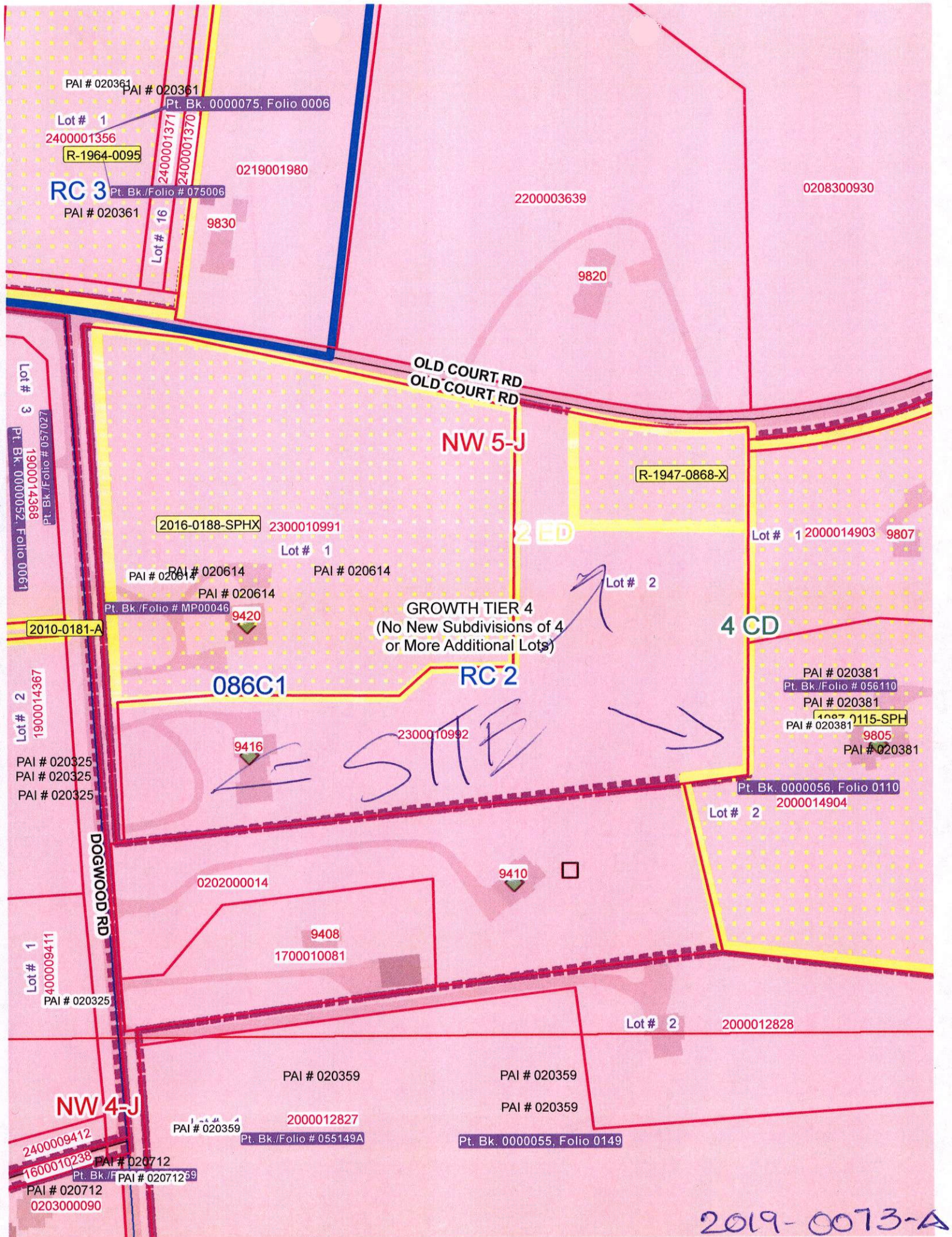


location of garage

2019-1073-A



2019-0073-A



2019-0073-A

"WOODSTOCK ESTATES"

S.M. 57/12
9808 OLD COURT ROAD
N/E
ROBERT S. & JEWELL A. GIVENS
210000357
8052/355
ZONED R.C. 3

96-5-13
9910 OLD COURT ROAD
N/E
ROBERT A. & INEZ V. BALLANTINE, SR.
020450740
11381/283
ZONED R.C. 3

96-5-14
9830 OLD COURT ROAD
N/E
GERARD A. & MARIE SARTORI
0219001950
4785/404
ZONED R.C. 3

NOTE: THE ISSUANCE OF BUILDING PERMITS AND ALL GRADING WILL BE DONE IN ACCORDANCE WITH THE "STANDARD PLAN FOR SEDIMENT AND EROSION CONTROL" APPROVED BY THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT.

STANDARD NONDISTURBANCE NOTE

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT, AND/OR FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT.

PROTECTIVE COVENANTS NOTE

ANY FOREST BUFFER EASEMENT AND/OR FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

SOILS DATA

SOIL TYPE	N.R.C.S. CLASS	HOMESITES W/O BASEMENTS	HOMESITES W/O BASEMENTS	STREETS and PARKING LOTS	FILTER FIELDS
GcB2 Glenelg	B	Slight	Slight	Moderate Slope	Slight
GnB Glenville	C	Severe High Water Table	Moderate High Water Table	High Water Table	Severe H.W.T. Mod. Slow Perm.
LdD3 Legore	B	Severe Slope	Severe Slope	Severe Slope	Severe Slope
MbC2 Menor	B	Moderate Slope	Moderate Slope	Severe Slope	Moderate Slope
MbC3 Menor	B	Moderate Slope	Moderate Slope	Severe Slope	Moderate Slope

SETBACK REQUIREMENTS FOR R.C. 2

75' FROM CENTERLINE OF STREET
35' FROM LOT LINE

ZONING CASE HISTORY NOTE:
THERE IS NO PRIOR ZONING CASE HISTORY FOR THIS SITE.

SITE

VICINITY MAP

SCALE: 1" = 200'

GENERAL NOTES

- PREPARER OF PLAN: COLBERT MATZ ROSENFELT, INC. 2835 SMITH AVENUE, SUITE G BALTIMORE, MD. 21209 (410) 653-3838
- OWNER: FREDERICK C. BOEHMER 7762 WEST DRIVE GLEN BURNIE, MD. 21060 TAX ACCT. NO.: 0216720370 DEED REF.: 6537/711, 5251/282 TAX MAP: 96 ORD. 5 PARCEL: 52
- EXISTING ZONING: R.C. 2 (MAP NW 5J)
- SITE AREA:
LOT 1: 4.9403 AC.±
LOT 2: 4.9412 AC.± EXCLUDING HIGHWAY WIDENING AREAS
TOTAL: 9.8815 AC.±
HIGHWAY WIDENING: 0.1505 AC.± (LOT 1 = 0.1107 AC.±, LOT 2 = 0.0398 AC.±)
TOTAL: 10.0320 AC.±
FOREST BUFFER EASEMENT: 4.4395 AC.± (LOT 1 = 1.7733 AC.±, LOT 2 = 2.6662 AC.±)
FOREST CONSERVATION EASEMENT: 6.0031 AC.± (LOT 1 = 3.1243 AC.±, LOT 2 = 2.8788 AC.±)
- DENSITY:
PERMITTED: MAXIMUM OF 2 LOTS FOR GROSS AREA BETWEEN 2 & 100 ACRES
PROPOSED: 2 LOTS
- BALTIMORE COUNTY SOIL SURVEY MAP: 38
- TOPOGRAPHY SHOWN HEREON FROM BALTIMORE COUNTY 1"=200' SCALE TOPOGRAPHIC MAP.
- ELECTION DISTRICT: 2 SCHOOL DISTRICT: 168 COUNCILMANIC DISTRICT: 1 CENSUS TRACT: 4022.02 REGIONAL PLANNING DISTRICT: 311
- WATERSHED: 31 SUBWATERSHED: 80
- THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS, WELLS OR SEPTIC AREAS ON OR WITHIN 100' OF THE SITE, EXCEPT AS SHOWN HEREON.
- WATER AND SEWER TO BE PRIVATE.
(MASTER WATER DESIGNATION: W-7, MASTER SEWER DESIGNATION: S-7.)
- THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD IN TAX SINCE 1/31/72. THE DEVELOPER'S SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
- LOTS 1 AND 2 ARE FOR SALE. (EXISTING USE: VACANT, ALMOST ENTIRELY WOODED LAND)
- LOTS SHOWN HEREON ARE FOR SINGLE FAMILY USE ONLY.
- PARKING TABULATION:
REQUIRED: 2 PER LOT OR 4 SPACES
PROPOSED: 2 PER LOT OR 4 SPACES
- TRASH TO BE COLLECTED BY BALTIMORE COUNTY.
- THERE ARE NO HISTORICAL AREAS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT OR HAZARDOUS MATERIALS ON THIS SITE.
- INDIVIDUAL LOT GRADING WILL BE ACCOMPANIED BY THE BUILDING CONTRACTOR. TOTAL DISTURBED AREA LESS THAN 20,000 SQ. FT.
- THESE LOTS ARE EXEMPT FROM THE REQUIREMENTS OF STORMWATER MANAGEMENT IN ACCORDANCE WITH SECTION 2-150.3(c)(2) OF THE BALTIMORE COUNTY STORMWATER MANAGEMENT POLICY AND DESIGN MANUAL.
- ENVELOPES SHOWN HEREON ARE FOR THE LOCATIONS OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 & 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
- OLD COURT ROAD & DOGWOOD ROAD ARE BOTH DESIGNATED SCENIC ROUTES.
- IN ACCORDANCE WITH BILL NO. 18-90 DREDGING, FILLING OR CONSTRUCTION IN ANY WETLAND IS PROHIBITED.
- DRIVEWAY ENTRANCES SHALL CONFORM WITH BALTIMORE COUNTY STANDARD DETAIL PLATE R-15, DATED 1977.

"TRAILS PROP., INC."

S.M. 52/61

96-5-139
9905 OLD COURT ROAD
N/E
CRAIG J. & DIANNA R. SIGISMUNDI
1900014369
7444/595
ZONED R.C. 2
#9415

96-5-139
9407 DOGWOOD ROAD
N/E
WILLIAM D. & TUNG-PUN HANSEN
1900014367
7270/436
ZONED R.C. 2
#9407

TRACT BOUNDARY COORDINATE TABLE

PT. NO.	NORTHING	EASTING
166	16238.0463	-59354.1337
167	16327.9703	-58558.4824
168	16753.3174	-58554.0744
169	17467.6486	-58599.8653
170	16767.9761	-58752.8703
171	16877.7559	-59289.2295
172	16895.2813	-59398.4213

96-5-45
DOGWOOD ROAD
N/E
KATHERINE B. BAYER
0202000014
3447/381
ZONED R.C. 2

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE ALL COUNTY COMMENTS AND HAVE PREPARED THIS MINOR SUBDIVISION PLAT, PURSUANT TO THOSE COMMENTS AND DRC DECISION.

BALTIMORE COUNTY MINOR SUBDIVISION
PROJECT NO. 00046M

DEVELOPMENT REGULATIONS
EXEMPT FROM DIVISION 2
PANHANDLE, EXEMPT FROM
SECTIONS 26-202 AND 26-205

PDM CERTIFICATION
APPROVED ☒ DISAPPROVED
BY: *[Signature]* DATE: 10-23-08

APPROVED DEPRM
BY: *[Signature]* DATE: 10-25-08

MINOR SUBDIVISION NO. 00046M

BOEHMER PROPERTY

OLD COURT + DOGWOOD ROADS

9416, 9420 DOGWOOD ROAD

2nd ELECTION DISTRICT
1st COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



NO.	DATE	REVISIONS	BY
1	8/8/00	REVISE F.C.E. AND ADD ADJACENT WELL AND SEPTIC	DRT

SCALE: 1" = 50'
DATE: MARCH 23, 2000
JOB NO.: 07072
DESIGNED: REM
DRAWN: WEL/K.P.
CHECKED: REM
FILE: 07072BRLW02
DRAWING NUMBER:

SHEET 1 OF 1

TOTAL DISTURBED AREA: 15,000 SQ. FT.± (0.34 AC.±)

2019 0073-A

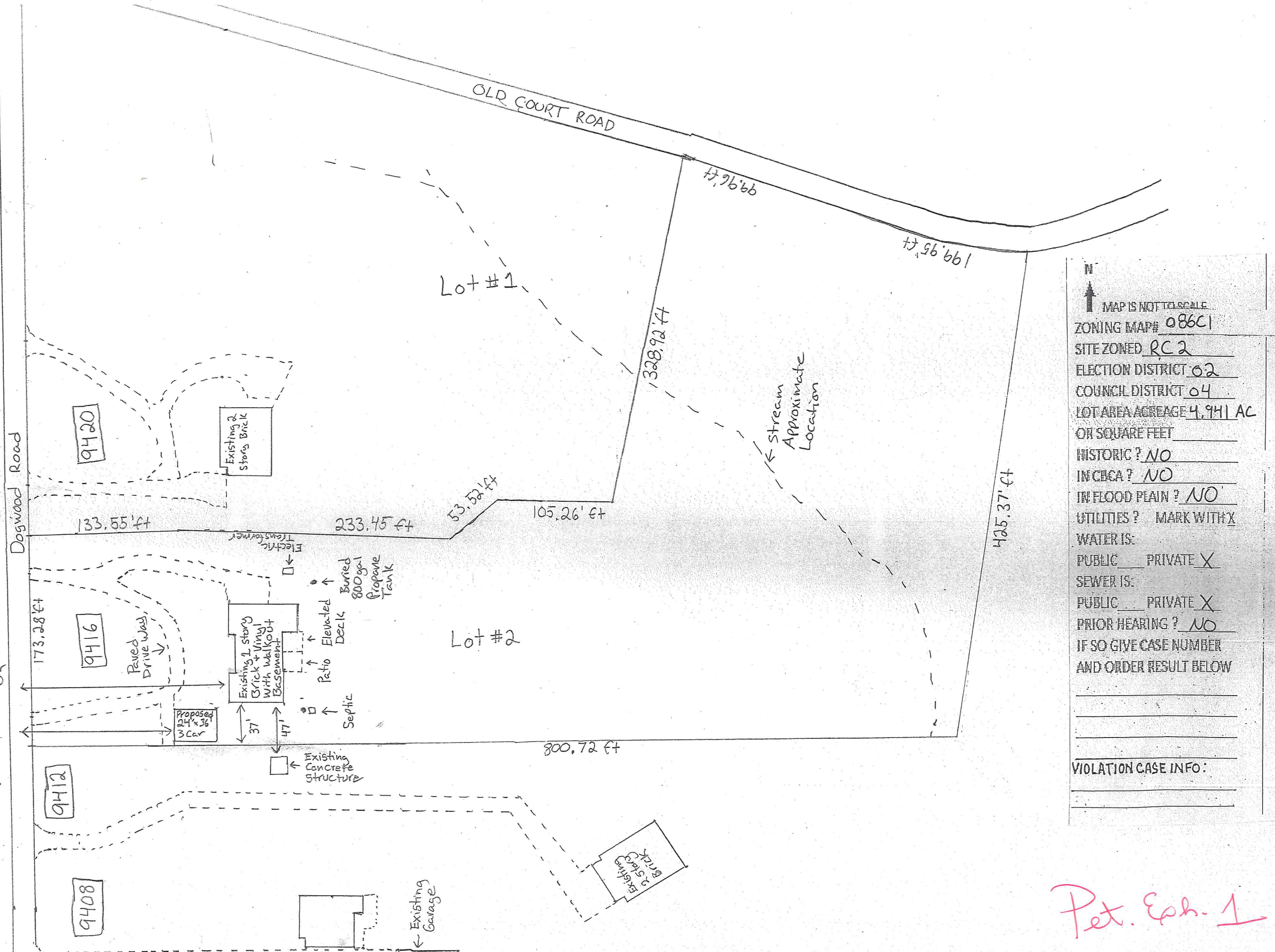
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
ADDRESS 9416 DOGWOOD ROAD, WINDSOR MILL, MD 21244
OWNER(S) NAME(S) JAMES LYON ELLISON AND LINDSEY PAIGE ELLISON
SUBDIVISION NAME BOEHMER PROPERTY (00-046M) LOT #2 BLOCK # _____ SECTION # _____
PLAT BOOK # _____ FOLIO # _____ 10 DIGIT TAX # 2300010992 DEED REF. # 17172/00355

PLAN DRAWN BY James Lyon Ellison DATE 29 August 2018 SCALE: 1 INCH = 75'

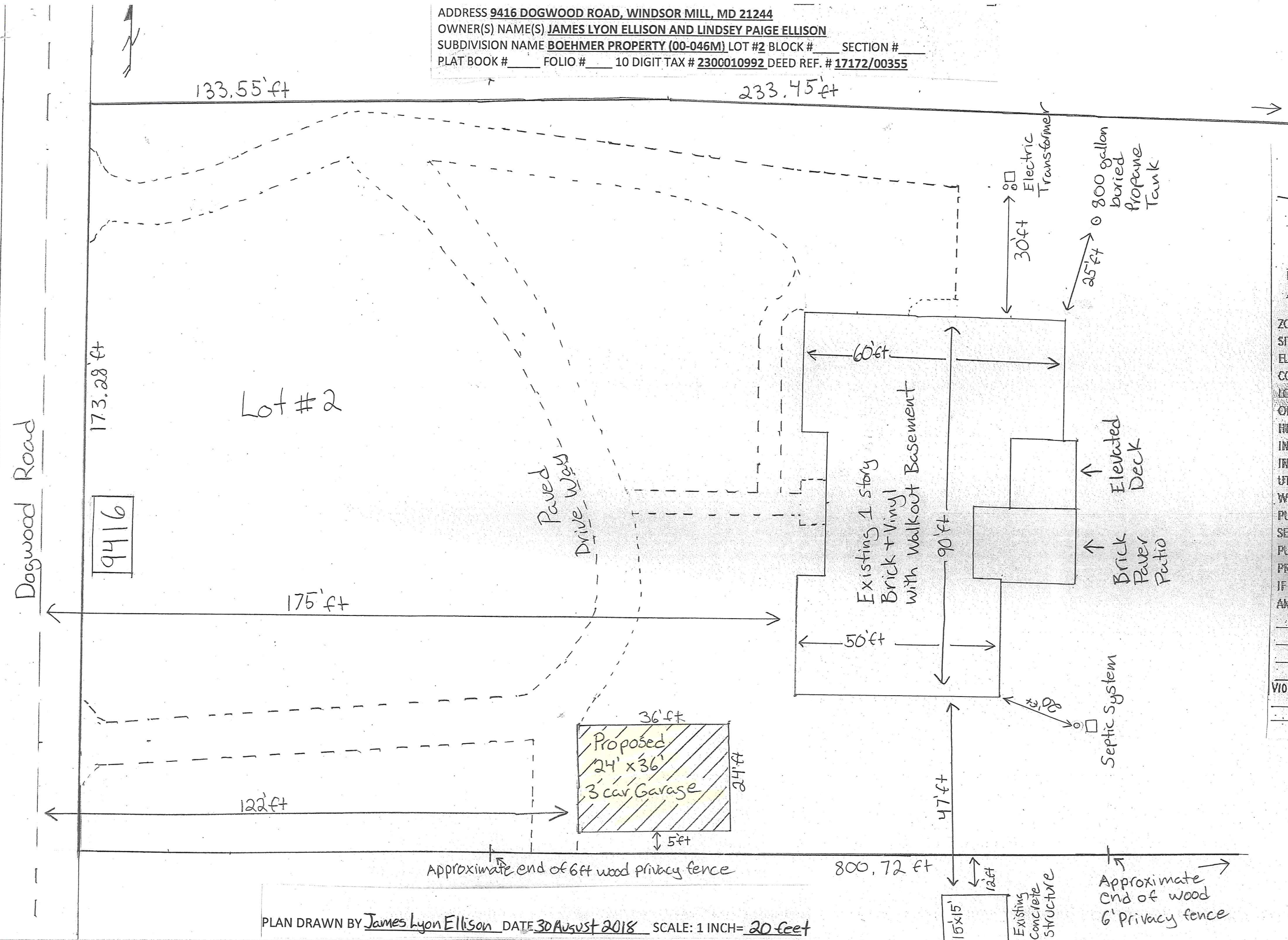
2019-0073-A

Existing home
175 ft to Center
of Dogwood Rd

Proposed
3 Car Garage
122 ft to
Center of
Dogwood Rd.



ADDRESS 9416 DOGWOOD ROAD, WINDSOR MILL, MD 21244
OWNER(S) NAME(S) JAMES LYON ELLISON AND LINDSEY PAIGE ELLISON
SUBDIVISION NAME BOEHMER PROPERTY (00-046M) LOT # 2 BLOCK # SECTION #
PLAT BOOK # FOLIO # 10 DIGIT TAX # 2300010992 DEED REF. # 17172/00355



SITE VICINITY MAP

Old Court Rd.

Dogwood Rd.

Site

MAP IS NOT TO SCALE

ZONING MAP# 086C1

SITE ZONED RC2

ELECTION DISTRICT 02

COUNCIL DISTRICT 04

LOT AREA ACREAGE 4.941 AC

OR SQUARE FEET

HISTORIC? NO

IN CBQA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:

PUBLIC PRIVATE X

SEWER IS:

PUBLIC PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

PLAN DRAWN BY James Lyon Ellison DATE 30 August 2018 SCALE: 1 INCH = 20 feet

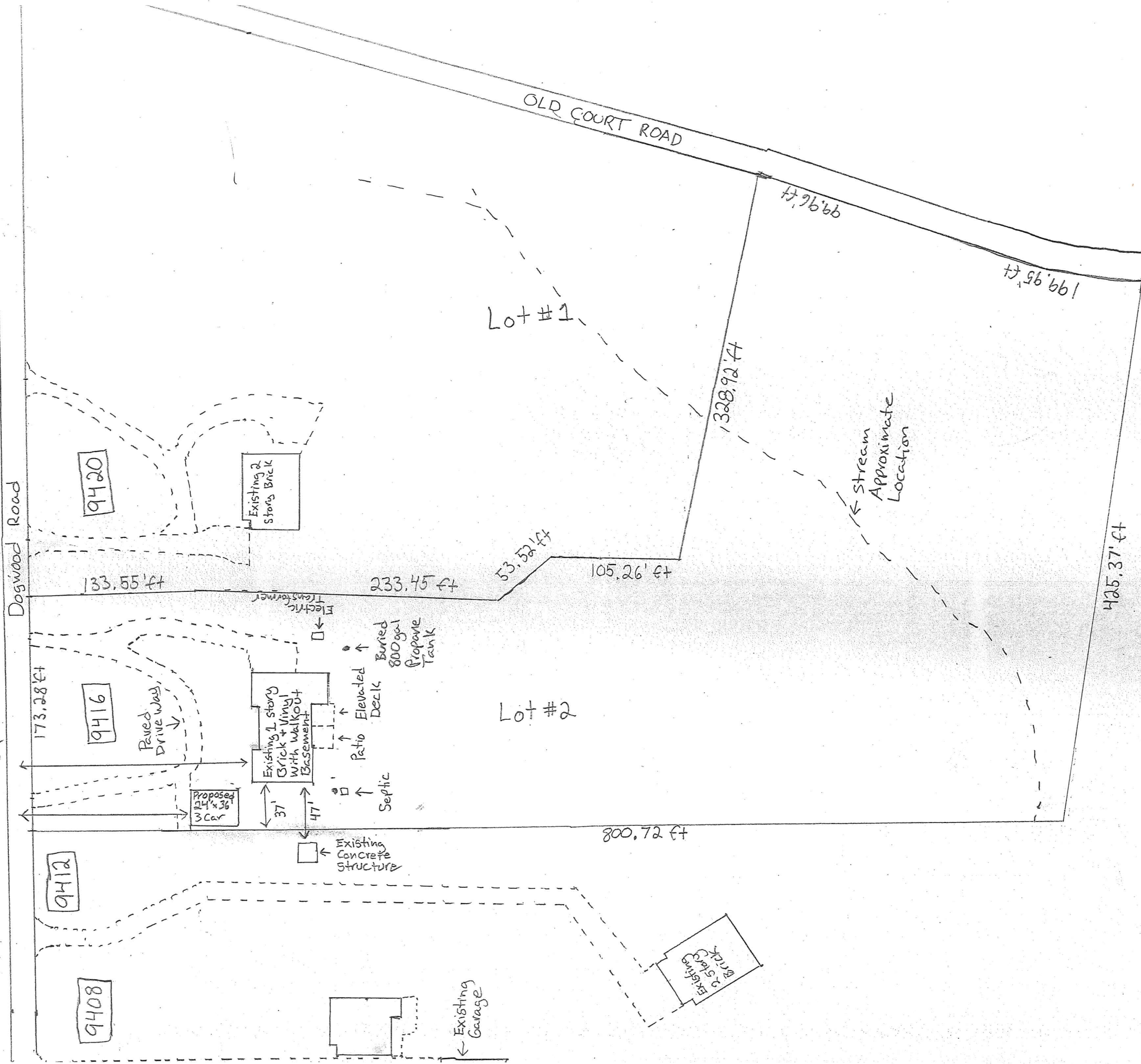
ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)
ADDRESS 9416 DOGWOOD ROAD, WINDSOR MILL, MD 21244
OWNER(S) NAME(S) JAMES LYON ELLISON AND LINDSEY PAIGE ELLISON
SUBDIVISION NAME BOEHMER PROPERTY (00-046M) LOT # 2 BLOCK # SECTION #
PLAT BOOK # FOLIO # 10 DIGIT TAX # 2300010992 DEED REF. # 17172/00355

PLAN DRAWN BY James Lyon Ellison DATE 29 August 2018 SCALE: 1 INCH = 75 FT

2019-0073-A

Existing home
175 ft to Center
of Dogwood Rd.

Proposed
3 car Garage
122 ft to
Center of
Dogwood Rd.



N
MAP IS NOT TO SCALE

ZONING MAP# 086C1

SITE ZONED RC 2

ELECTION DISTRICT 02

COUNCIL DISTRICT 04

LOT AREA ACREAGE 4.941 AC
OR SQUARE FEET

HISTORIC? NO

IN CHCA? NO

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS:
PUBLIC PRIVATE X

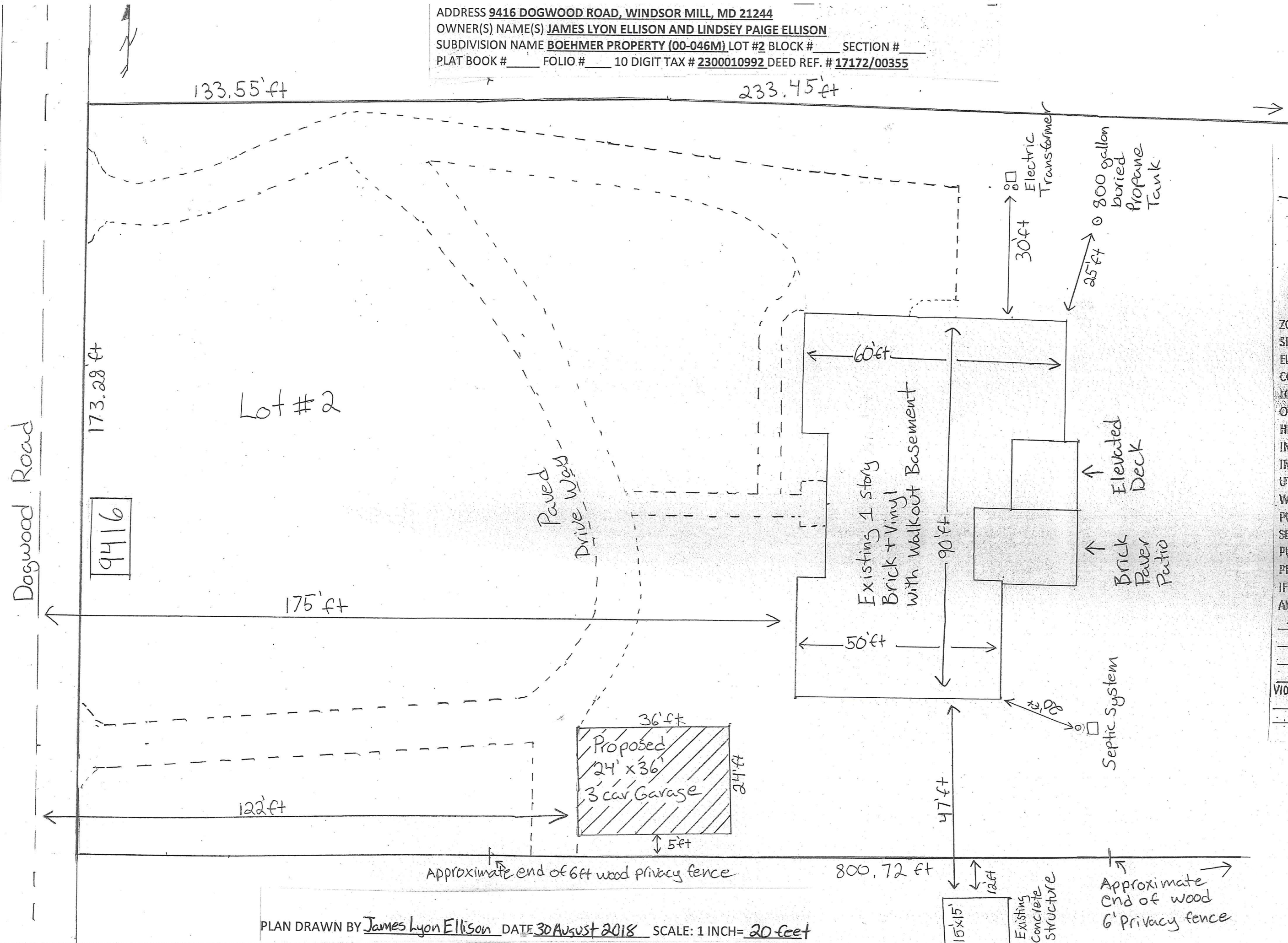
SEWER IS:
PUBLIC PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER
AND ORDER RESULT BELOW

VIOLATION CASE INFO:

ADDRESS 9416 DOGWOOD ROAD, WINDSOR MILL, MD 21244
OWNER(S) NAME(S) JAMES LYON ELLISON AND LINDSEY PAIGE ELLISON
SUBDIVISION NAME BOEHMER PROPERTY (00-046M) LOT #2 BLOCK # SECTION #
PLAT BOOK # FOLIO # 10 DIGIT TAX # 2300010992 DEED REF. # 17172/00355



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Old Court Rd.

Dogwood Rd.

Site

MAP IS NOT TO SCALE

ZONING MAP# 086C1

SITE ZONED RC2

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UTILITIES? MARK WITH X

WATER IS: PUBLIC PRIVATE X

SEWER IS: PUBLIC PRIVATE X

PRIOR HEARING? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

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PLAN DRAWN BY James Lyon Ellison DATE 30 August 2018 SCALE: 1 INCH = 20 feet