MEMORANDUM

DATE: November 16, 2018

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0079-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 15, 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 ADMIN. VARIANCE	*	BEFORE THE
(3505 Houcks Mill Road)		
10th Election District	*	OFFICE OF ADMINISTRATIVE
3rd Council District		
Martha Parsons Nelson	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2019-0079-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 owner of the property, Martha Parsons Nelson ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a swimming pool partly in the side yard of an existing single family dwelling in lieu of the rear yard. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

The Zoning Advisory Committee ("ZAC") comments were received and are made part of the record of this case. A ZAC comment was received from the Department of Environmental Protection and Sustainability ("DEPS"), dated September 20, 2018, indicating that:

> "Ground Water Management must review any proposed permit(s) for a pool. This is especially the case since the plan shows the septic area being adjusted."

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on September 22, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 Petitioner.

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

THEREFORE, IT IS ORDERED, this **16th** day of **October, 2018,** by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a swimming pool partly in the side yard of an existing single family dwelling in lieu of the rear yard, 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 her 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 DEPS ZAC comment, dated September 20, 2018; a copy of which is attached hereto and made a part thereof.

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 10-16-18

By

Administrative

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 3505 Houcks Mill Road **which is presently zoned** RC-2

Deed References: 108235 / 00601 10 Digit Tax Account # 1 0 1 6 0 0 0 4 2 5

Property Owner(s) Printed Name(s) Martha Parsons Nelson

(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.____ **a Variance** from Section: 400.1

To permit a swimming pool partly in the side yard of an existing single family dwelling in lieu of the rear yard.

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

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

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Martha Parsons Nelson
Name #1 – Type or Print Name #2 – Type or Print

Martha P. Nelson
Signature #1 Signature # 2

3505 Houcks Mill Road
Mailing Address City State

21111 , 410-771-4554,
Zip Code Telephone # Email Address
POLDOODLE@GMAIL.COM

Attorney for Petitioner:

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

ORDER RECEIVED FOR FILING
Date 10-16-18
By

CASE NUMBER 2019-0079-A **Filing Date** 9/12/2018 **Do Not Schedule Dates:** _____ **Reviewer** _____

REV. 10/4/11

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: 3505 Hacks Mill Rd Monkton MD 21111

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)**

For pool to be behind house equipment would have to be housed against side of house next to my bedroom and visible from road requiring mega planting-out perhaps with berm etc.
Where I'd like pool is well away from house, next to garden shed where equipment can be out of sight; on side lawn and only a few feet behind profile of house. This would result in pool fitting more naturally into landscape. Furthermore there are no neighbors next to location - only a field and forest buffer belonging to farm next door which is in preservation.

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

X Martha P. Nelson
Signature of Owner (Affiant)

MARTHA PARSONS NELSON
Name- Print or Type

Signature of Owner (Affiant)

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 11th day of September, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Martha P Nelson

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

AS WITNESS my hand and Notaries Seal

Gale Hamilton Catron
Notary Public

10-25-2020
My Commission Expires

GALE HAMILTON CATRON
COMM. EXP.
NOTARY
PUBLIC
OCTOBER 25, 2020
BALTIMORE COUNTY, MD.

REV. 5/5/2016

[illegible]

ZONING DESCRIPTION

For property at 3505 houcks mill road Monkton Maryland: "as recorded in Deed Liber 8235 Folio 601"

Typical Metes and Bounds:

(1) North 70 degrees 19 minutes 22 seconds East 175.00 feet to a steel gear spike now set, and, (2) North 67 degrees 04 minutes 58 seconds East 124.45 feet to a steel gear spike now set, thence leaving said nineteenth line of said parcel of land, and said road, and running for new lines of division through said parcel of land, the eight following courses and distances, viz: (3) South 10 degrees 25 minutes 17 seconds 67.27 feet to an iron bar and cap now set, (4) South 60 degrees 16 minutes 57 seconds East 108.80 feet to an iron bar and cap now set, (5) South 37 degrees 00 minutes 00 seconds East 141.09 feet to an iron bar and cap now set, (6) South 53 degrees 29 minutes 02 seconds West 232.66 feet to an iron bar and cap now set, and, (7) South 14 degrees 07 minutes 55 seconds West 107.74 feet to an iron bar and cap now set, (8) North 70 degrees 34 minutes 33 seconds West 93.13 feet to an iron bar and cap now set, (9) North 07 degrees 55 minutes 37 seconds West 103.44 feet to an iron bar and cap now set, and (10) North 01 degree 14 minutes 20 seconds East 225.27 feet to a point in or near the centerline of said road at the intersection of the seventeenth or the easterly by a line curving toward the north (left) with a radius of 900.00 feet and a chord which bears North 87 degrees 10 minutes 30 seconds East 266.83 feet the distance of 267.56 foot line of said parcel of land, and thence running with and binding on a part of said seventeenth line and in or near the centerline of said road, the following line, viz: (11) northeasterly by a line curving to the left having a radius of 900.00 feet for an arc distance of 30.12 feet (the chord of said arc bearing North 71 degrees 17 minutes 23 seconds East 30.12 feet), to the place of beginning.

ED = 10

CD = 3

87,120 ¢

CERTIFICATE OF POSTING

September 24, 2018
_____ amended for second inspection

Re:
Zoning Case No. 20190079–A
Legal Owner: Martha Parsons Nelson
Closing date: October 08, 2018

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **3505 Houcks Mill Road**.

The signs were initially posted on **September 22, 2018, .**

The subject property was also inspected on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheets for the photos of the posted signs

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

ZONING NOTICE

ADMINISTRTIVE VARIANCE

CASE # 2019-0079-A

REQUEST TO PERMIT A SWIMMING POOL PARTEY IN THE SIDE YARD OF AN EXISTING SINGLE FAMILY DWELLING IN LIEU OF THE REAR YARD.

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 IT IS DONE IN THE ZONING OFFICE BEFORE

OCTOBER 8, 2018

ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 WEST CHESAPEAKE AVENUE, TOWSON MD 21204
410-887-3391

ZONING NOTICE

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CASE # 2019-0079-A

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410-887-3391

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0079 -A Address 3505 Houcks Mill Road

Contact Person: Leonard Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/12/18 **Posting Date:** 9/23/18 **Closing Date:** 10/8/18

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- 0079 -A Address 3505 Houcks Mill Road

Petitioner's Name Martha Parsons Nelson Telephone 410-771-4554

Posting Date: 9/23/18 **Closing Date:** 10/8/18

Wording for Sign:

To permit a swimming pool partly in the side yard of an existing single family dwelling in lieu of the rear yard.

Revised 6/30/2019

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

No. 173220

Date: 9/12/18

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00
							Total:	75.00

Rec From: Martha P. Nelson

For: 3505 Hooks Mill Road
WA-079-A

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

CASHIER'S VALIDATION

PAID RECEIPT
BUSINESS ACTUAL TIME DRW
13/2018 9/13/2018 08:50:03 2
J502 WALSIN, JEF REC
EIPT # 067709 9/13/2018 DFLN
5- 526 ZONING VERIFICATION
173220
Recpt Tot $75.00
$75.00 CH $0.00 CA
Baltimore County, Maryland

DONALD I. MOHLER III
County Executive

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

October 10, 2018

Martha P. Nelson
3505 Houcks Mill RD
Monkton, MD 21111

RE: Case Number: 2019-0079-A, Address: 3505 Houcks Mill Road

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 September 12, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MK

Enclosures

c: People's Counsel

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 20, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0079-A
Address 3505 Houcks Mill Road
(Nelson Property)

Zoning Advisory Committee Meeting of **September 24, 2018**.

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

1. Ground Water Management must review any proposed permit(s) for a pool. This is especially the case since the plan shows the septic area being adjusted.

Reviewer: Dan Esser

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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

Date: 9/17/18

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. 2019-0079-A
Administrative Variance
Martha Parsons Nelson
3505 Houcks Mill 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,

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

WW/RAZ

10-8

BALTIMORE COUNTY, MARYLAND

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

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Reviewer: Dan Esser

10-8

RECEIVED
SEP 20 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

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Office of Administrative Hearings

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

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Reviewer: Dan Esser

ORDER RECEIVED FOR FILING
Date 10-16-18
By DW

C:\Users\snuffer\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\WPHS9SSK\ZAC 19-0079-A 3505 Houcks Mill Road.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 4, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 24, 2018
Item No. 2019-0079-A

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

As an advisory comment, the proposed swimming pool is located down gradient of the existing septic field, as determined upon review of the topography.

* * * * *

VKD: cen
cc: file

(AV 10/8)

CASE NO. 2019- 0079-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent)	
9-20	DEPS (if not received, date e-mail sent)	C
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent)	
9-17	STATE HIGHWAY ADMINISTRATION	No objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No.)

PRIOR ZONING (Case No.)

NEWSPAPER ADVERTISEMENT Date:

SIGN POSTING (1st) Date: 9-22-18 by Doak

SIGN POSTING (2nd) 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** - 10 **Account Number** - 1016000425

Owner Information

Owner Name:	NELSON MARTHA PARSONS	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	3505 HOUCKS MILL RD MONKTON MD 21111-	**Deed Reference:**	/08235/ 00601

Location & Structure Information

Premises Address:	3505 HOUCKS MILL RD MONKTON 21111-	**Legal Description:**	2 AC SS HOUCKS MILL RD 613 FT E OLD YORK RD

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0023	0024	0055		0000				2017	Plat Ref:

Special Tax Areas: **Town:** NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2014	3,148 SF		2.0000 AC	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full	1 Attached	

Value Information

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2018	As of 07/01/2019
Land:	178,200	178,200		
Improvements	359,100	357,600		
Total:	537,300	535,800	535,800	535,800
Preferential Land:	0			0

Transfer Information

Seller: NELSON MARTHA PA RSONS	**Date:** 07/28/1989	**Price:** $386,500
Type: ARMS LENGTH IMPROVED	**Deed1:** /08235/ 00601	**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	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: 2019-0079-A **Reviewer:** Leonard Wasilewski
Existng Use: RESIDENTIAL **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Martha Parsons Nelson
Contract Purchaser: No Contract Purchaser was set.

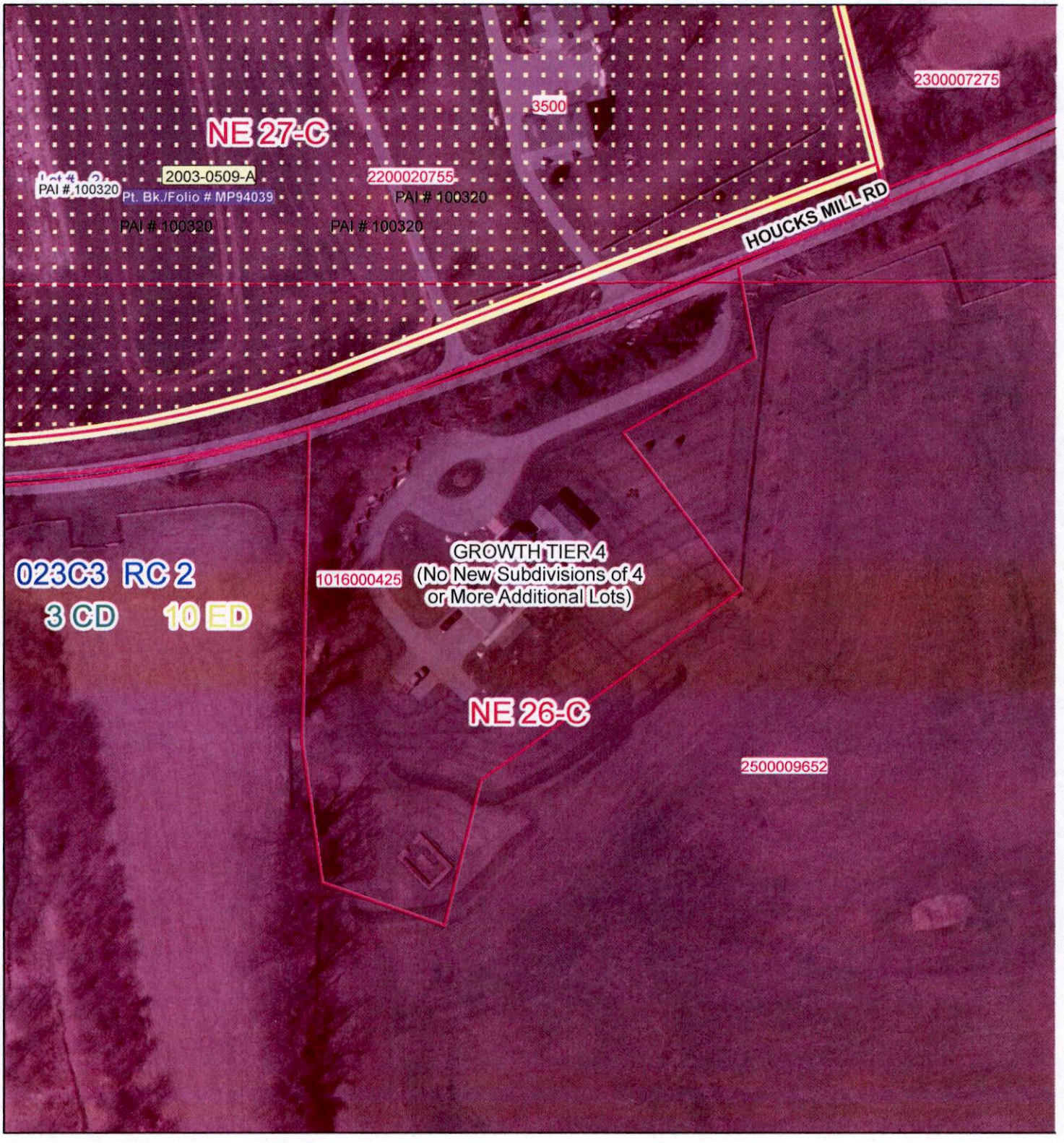
Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 10 **Council Dist:** 3

Property Address: 3505 HOUCKS MILL RD
Location: S/S of Houcks Mill Road, 606 +/- ft. E of Old York Road

Existing Zoning: RC 2 **Area:** 87,120 SQ. FT.
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
To permit a swimming pool partly in the side yard of an existing single family dwelling in lieu of the rear yard.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 10/08/2018

Miscellaneous Notes:

3505 Houcks Mill Road 2019-0079-A



Publication Date: 9/12/2018

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

N W E S

0 25 50 100 150 200 Feet

1 inch = 100 feet

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

November 12, 2012

2.000 ACRES, MORE OR LESS, OF LAND,
BALTIMORE COUNTY, MARYLAND

All that piece or parcel of land situate, lying and being in the Tenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a steel gear spike now set in or near the centerline of Houcks Mill Road, at the beginning of the eighteenth or North 78 degrees 39 minutes East 175.00 foot line of a parcel of land which by deed dated May 25, 1989 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8235 folio 601 was conveyed by Martha Parsons Nelson, I. Manning Parsons, III and Forrest F. Bramble, Jr., Trustees under the Last Will and Testament of I. Manning Parsons, Jr., f/b/o Martha Parsons Nelson to Martha Parsons Nelson, thence running with and binding on said eighteenth line and part of the nineteenth line of said parcel of land, as the courses are now referred to the Maryland Coordinate System NAD 83/91, as surveyed by Gerhold, Cross & Etzel, Ltd, in the year of 2011, and running in or near the centerline of said road, the two following courses and distances, viz: (1) North 70 degrees 19 minutes 22 seconds East 175.00 feet to a steel gear spike now set, and, (2) North 67 degrees 04 minutes 58 seconds East 124.45 feet to a steel gear spike now set, thence leaving said nineteenth line of said parcel of land, and said road, and running for new lines of division through said parcel of land, the eight following courses and distances, viz: (3) South 10 degrees 25 minutes 17 seconds West 67.27 feet to an iron bar and cap now set, (4) South 60 degrees 16 minutes 57 seconds West 108.80 feet to an iron bar and cap now set, (5) South 37 degrees 00 minutes 00 seconds East 141.09 feet to an iron bar and cap now set, (6) South 53 degrees 29 minutes 02 seconds West 232.66 feet to an iron bar and cap now set, and, (7) South 14 degrees 07 minutes 55 seconds West 107.74 feet to an iron bar and cap now set, (8) North 70 degrees 34 minutes 33 seconds West 93.13 feet to an iron bar and cap now set, (9) North 07 degrees 55 minutes 37 seconds West 103.44 feet to an iron bar and cap now set, and (10) North 01 degree 14 minutes 20 seconds East 225.27 feet to a point in or near the centerline of said road at the intersection of the seventeenth or the easterly by a line curving toward the north (left) with a radius of 900.00 feet and a chord which bears North 87 degrees 10 minutes 30 seconds East 266.83 feet the distance of 267.56 foot line of said parcel of land, and thence running with and binding on a part of said seventeenth line and in or near the centerline of said road, the following line, viz: (11) northeasterly by a line curving to the left having a radius of 900.00 feet for an arc distance of 30.12 feet (the chord of said arc bearing North 71 degrees 17 minutes 23 seconds East 30.12 feet), to the place of beginning.

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2019-0079

Containing 2.000 Acres of land, more or less.

Being a part of that parcel of land which by deed dated May 25, 1989 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8235 folio 601 was conveyed by Martha Parsons Nelson, I. Manning Parsons, III and Forrest F. Bramble, Jr., Trustees under the Last Will and Testament of I. Manning Parsons, Jr., f/b/o Martha Parsons Nelson to Martha Parsons Nelson.

STATE OF MARYLAND
SCOTT ALAN LINDQUIST
No. 21081
PROFESSIONAL LAND SURVEYOR
11/12/12

License expires/renews February 26, 2013

X:\N\Nelson_OldYork\Revised 2 Ac M&B Description.doc

Google Maps 3505 Houcks Mill Rd

Imagery ©2017 Google, Map data ©2017 Google 100 ft

2019-0079-A

2019-0079-A

2019-0079-A

2019-0079

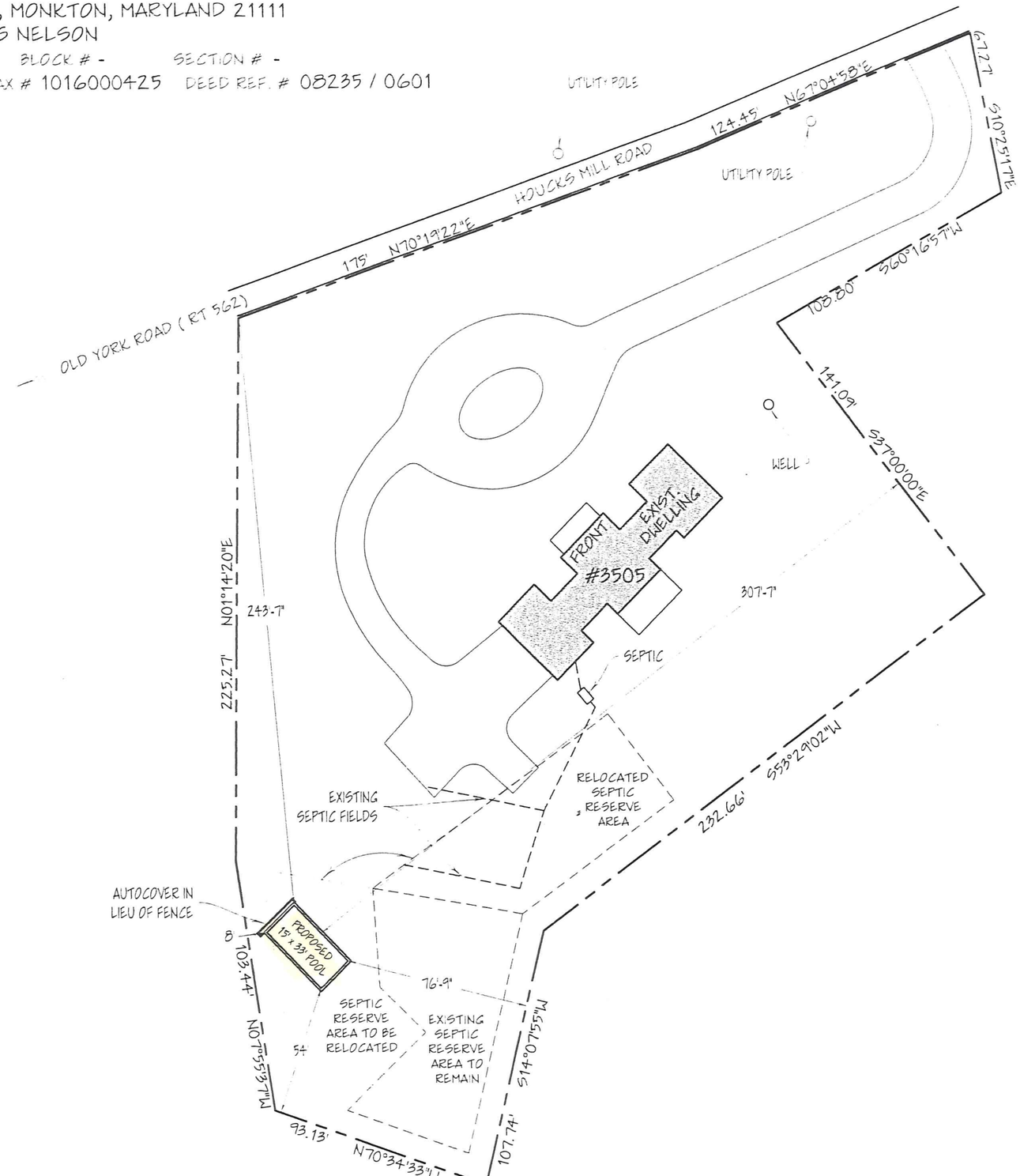
ZONING PLAN FOR VARIANCE X FOR SPECIAL HEARING ___

ADDRESS: 3505 HOUCKS MILL ROAD, MONKTON, MARYLAND 21111

OWNER(S) NAME(S): MARTHA PARSONS NELSON

SUBDIVISION NAME: - LOT # - BLOCK # - SECTION # -

PLAT BOOK # X FOLIO # X 10 DIGIT TAX # 1016000425 DEED REF. # 08235 / 0601



SITE VICINITY MAP
NOT TO SCALE

ZONING MAP#	
SITE ZONED	RC2
ELECTION DISTRICT	10
COUNCIL DISTRICT	3
LOT AREA ACREAGE	2.00
OR SQUARE FEET	87,120
HISTORIC?	NA
IN CBCA?	NA
IN FLOOD PLAIN?	NA
UTILITIES?	
WATER IS:	
PUBLIC ___	PRIVATE X
SEWER IS:	
PUBLIC ___	PRIVATE X

PRIOR HEARING? NA
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2019-0079-A

PLAN DRAWN BY: M. DUFFY DATE: 8-20-18 SCALE: 1 INCH = 50 FEET

Pet. Exh. 1

ZONING PLAN FOR VARIANCE X FOR SPECIAL HEARING ___

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OWNER(S) NAME(S): MARTHA PARSONS NELSON

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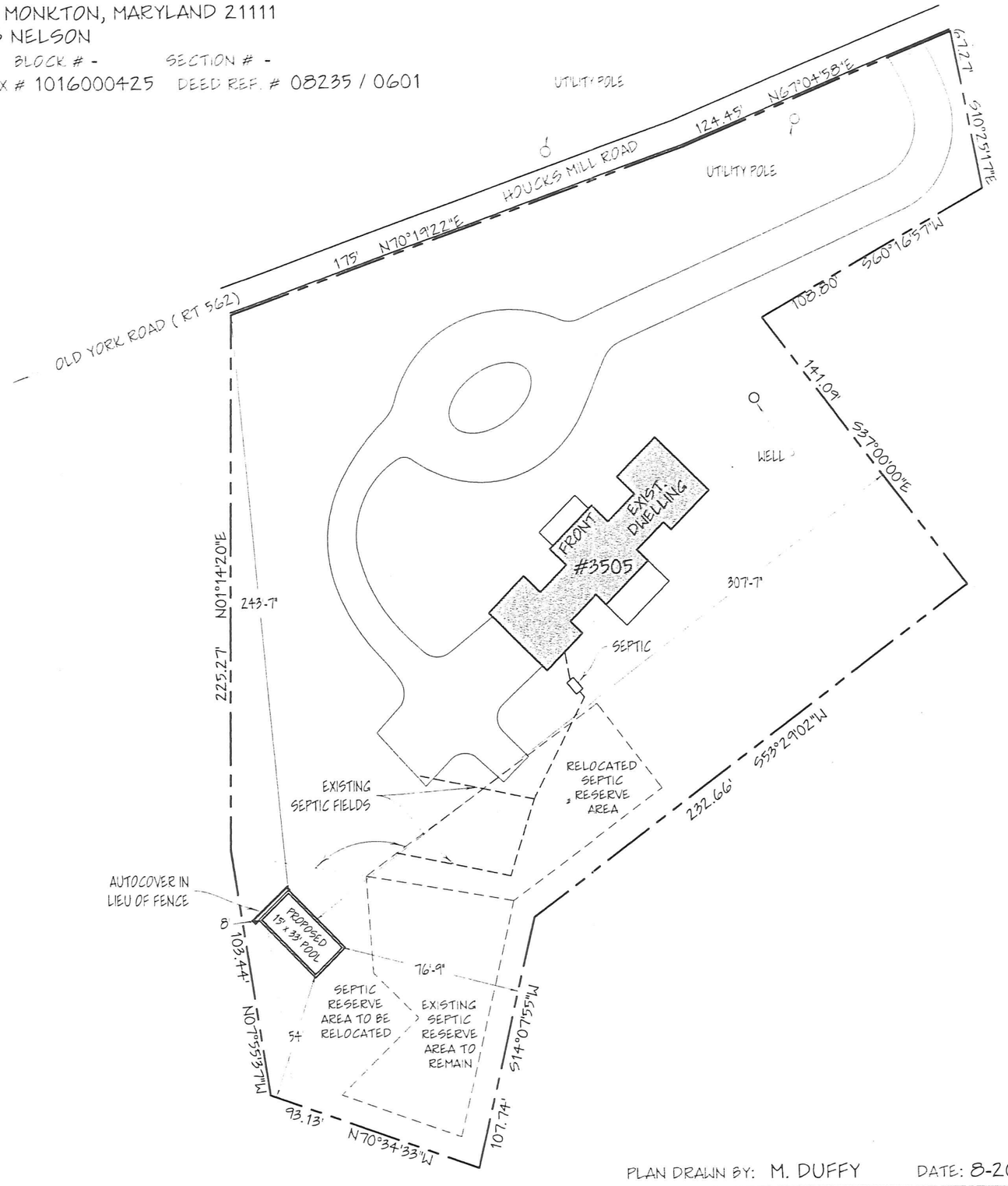

SITE VICINITY MAP
NOT TO SCALE

ZONING MAP#	
SITE ZONED	RC2
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COUNCIL DISTRICT	3
LOT AREA ACREAGE	2.00
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IN CBCA?	NA
IN FLOOD PLAIN?	NA
UTILITIES?	
WATER IS:	
PUBLIC ___	PRIVATE X
SEWER IS:	
PUBLIC ___	PRIVATE X

PRIOR HEARING? NA
IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

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