

M E M O R A N D U M

DATE: April 30, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0247-A - Appeal Period Expired

The appeal period for the above-referenced case expired on April 29, 2019. 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
(9770 Powder Hall Road)		
11 th Election District	*	OFFICE OF ADMINISTRATIVE
5 th Council District		
Allison M. & Shane M. Richardson	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0247-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Allison M. and Shane M. Richardson (“Petitioners”). The Petitioners are requesting Variance relief from §§ 259.9.B.e(2) and 301.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed deck (unroofed addition) with rear yard setback of 21 ft. in lieu of the required 30 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. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 10, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 3-29-19
By [Signature]

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.

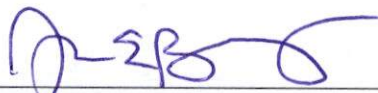
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 29th day of March, 2019, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from §§ 259.9.B.e(2) and 301.1 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed deck (unroofed addition) with rear yard setback of 21 ft. in lieu of the required 30 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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 3-29-19

By dlw



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 9770 Powder Hall Road, Perry Hall, MD 21128 Currently zoned 3.5 H
 Deed Reference / 10 Digit Tax Account # 2500010242
 Owner(s) Printed Name(s) Allison and Shane Richardson

(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):

Allison Richardson / Shane Richardson
 Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature #2
9770 Powder Hall Road, Perry Hall, MD
 Mailing Address City State
21128 / 801-669-1559 / richardson1649@gmail.com
 Zip Code Telephone # 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:

Shane Richardson
 Name – Type or Print
 Signature
9770 Powder Hall Road, Perry Hall, MD
 Mailing Address City State
21128 / 801-669-1559 / richardson1649@gmail.com
 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 day of 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 2019-0247-A Filing Date 2/27/19 Estimated Posting Date 3/10/19 Reviewer gh

Rev 5/5/2016

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.

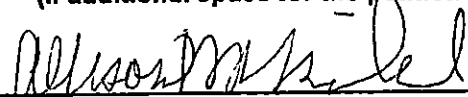
Address: 9770 Powder Hall Road Perry Hall MD 21128
Print or Type Address of property City State Zip Code

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)

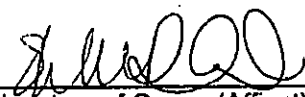
We are requesting a variance for the construction of a deck to be built on the back of our home for us to have practical outdoor function, fire and safety egress that we do not currently have, and necessary therapy for 3 members of our family. We purchased this home as built on very short notice due to a school zoning change in our old Middle River neighborhood. This home's floor plan includes a finished in-law suite for our in-laws to move in shortly, which is positive but unbeknownst to us the rear set back currently allows only a 3' deck projection behind our sunroom. To complicate matters, our concrete basement areaway walk-out is only 11' off the sunroom slider and projects out 13.5' exiting onto our rear yard which slopes off significantly. The home's elevation, topography, and layout demand a rear deck design yet these encumbrances dictate a severely limited in size and impractical deck design. After adding necessary deck steps for egress, the allowable deck design is not just impracticable, it is essentially useless which then creates undue hardship on our soon to be 6 person family that not only needs outdoor function but also a therapeutic hot tub for my in-laws and myself to assist with injuries and pain related to 20+ years and still active military service. We are requesting the administrative variance to allow us to go out a total of 12 feet from the back portion of our morning room.

Please see attached continuation sheet.

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


Signature of Owner (Affiant)

Allison M Richardson
Name- Print or Type


Signature of Owner (Affiant)

Shane M Richardson
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:

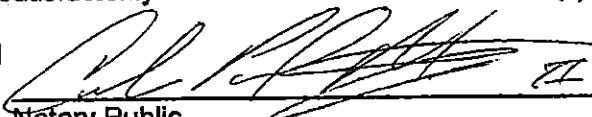
I HEREBY CERTIFY, this 11th day of February, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Alison M. Richardson and Shane M. Richardson

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

AS WITNESS my hand and Notaries Seal

ANDREW PAUL MAGGIO II
Notary Public
Baltimore County, Maryland
My Commission Expires 2/2/2022


Notary Public
02/02/2022
My Commission Expires

REV. 5/5/2016

2019-0247-A

(continuation sheet for Administrative Variance Request – Richardson

9770 Powder Hall Road

Perry Hall, MD 21128

This is still a very modest deck design that accommodates necessary egress, grill, table, and hot tub. Please note that 21' will still remain behind the deck to the rear property line to allow adequate space for zoning concerns regarding emergency vehicle access. Allowing this variance for the deck, egress, and hot tub will also allow proper egress, function, and therapy in an otherwise useless area with unknown and unanticipated undue hardship on our family and home. Thank you for your consideration.

2019-0247-A

2019-0247-A

Variance from section; 259.9.B.e (2) and 301.1 of the BCZR:

To permit a proposed deck (unroofed addition) with rear yard setback of 21 feet in lieu of the required 30 feet.

Zoning property description for 9770 Powder Hall Road Perry Hall, MD 21128.

Beginning at a point on the ^{North}~~West~~ side of Powder Hall Road which is 50' wide at the distance of 125'± of the centerline of the nearest improved intersecting street Perry Hall Road which is 50' wide.

Being Lot # 19, Block N/A, Section # N/A, in the subdivision Gunpowder Overlook as recorded in the Baltimore County Plat Book # JLE 79, Folio # 223, containing 9,260 SF. Located in the 11th Election District and 5th Council District.

2019-0247-A

CERTIFICATE OF POSTING

2019-0247-A

RE: Case No.: _____

Petitioner/Developer: _____

Allison & Shane Richardson

March 25, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

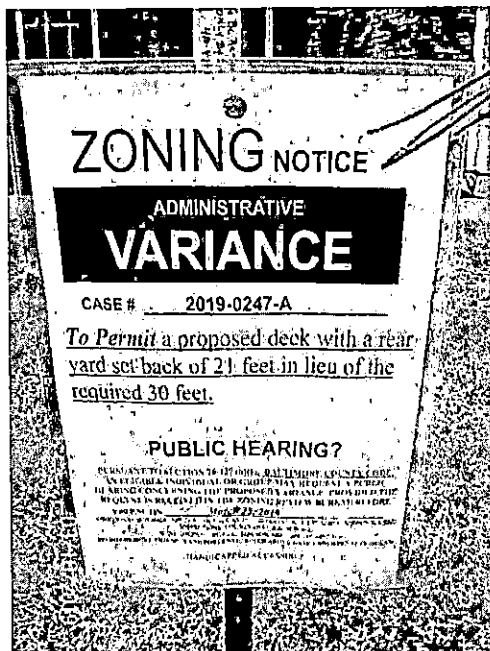
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

9770 Powder Hall Road

SIGN 1

March 10, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

March 10, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0247-A

RE: Case No.: _____

Petitioner/Developer: _____

Allison & Shane Richardson

March 25, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

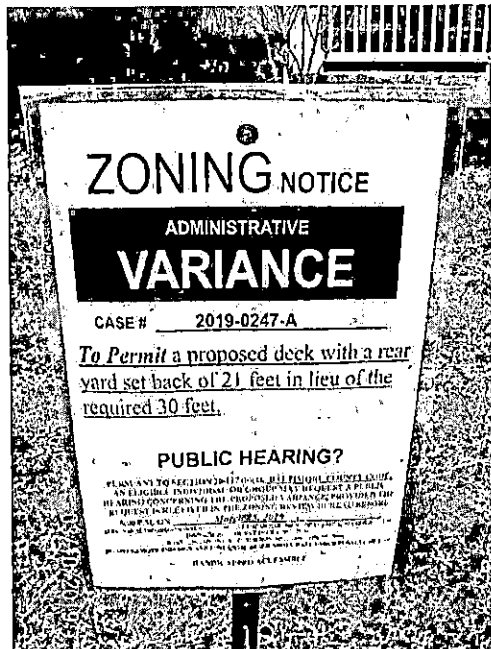
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

9770 Powder Hall Road

SIGN 2

March 10, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 March 10, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0247-A

RE: Case No.: _____

Petitioner/Developer: _____

Allison & Shane Richardson

March 25, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

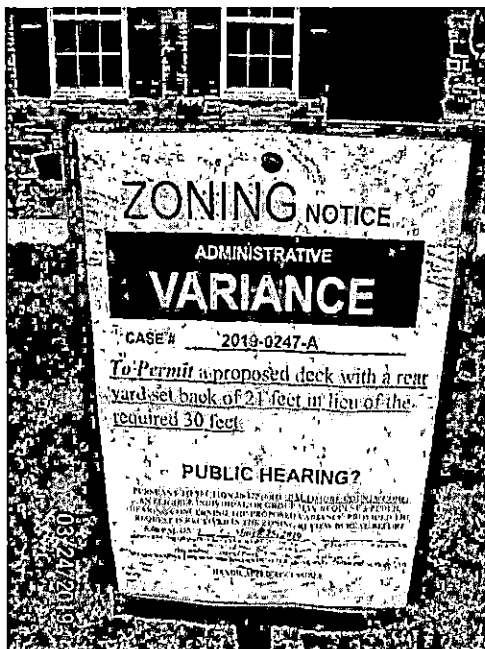
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

9770 Powder Hall Road

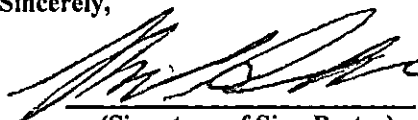
SIGN 1 Recertification

March 10, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 March 24, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0247-A

RE: Case No.: _____

Petitioner/Developer: _____

Allison & Shane Richardson

March 25, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

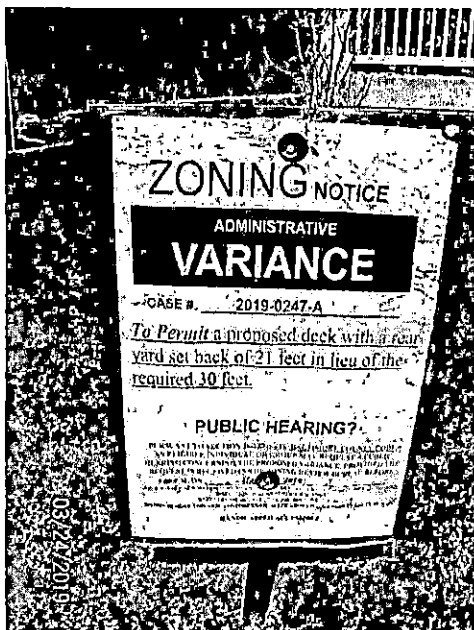
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

9770 Powder Hall Road

SIGN 2 Recertification

March 10, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 March 24, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0247-A

RE: Case No.: _____

Petitioner/Developer: _____

Allison & Shane Richardson

March 25, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

9770 Powder Hall Road

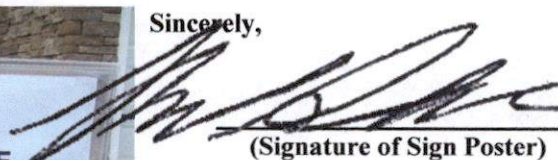
SIGN 1

March 10, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 March 10, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0247-A

RE: Case No.: _____

Petitioner/Developer: _____

Allison & Shane Richardson

March 25, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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

9770 Powder Hall Road

SIGN 2

March 10, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 March 10, 2019
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0247 -A Address 9770 Powder Mill Rd 21128

Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/27/19 Posting Date: 3/10/19 Closing Date: 3/25/19

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- 0247 -A Address 9770 Powder Mill Rd 21128

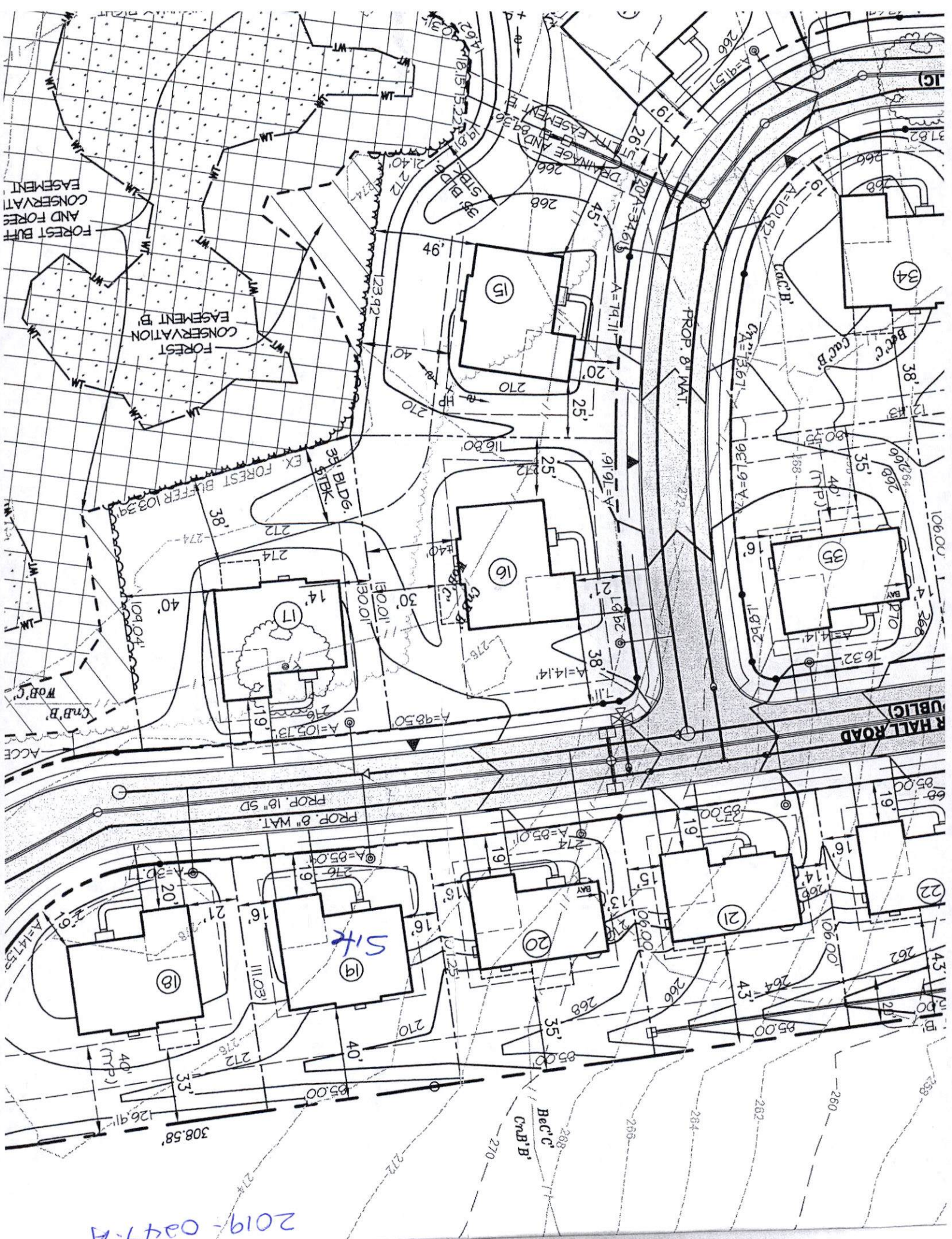
Petitioner's Name Allison and Shane Richards Telephone 801-669-1559

Posting Date: 3/10/19 Closing Date: 3/25/19

Vording for Sign: To Permit a proposed deck with a rear yard
set back of 21 feet in lieu of the required 30 feet.

Revised 6/30/2019

2019-047-A



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

No. **180799**

Date: **2/27/19**

DUPLICATE PAID RECEIPT

BUSINESS ACTUAL TIME IRW
 2/26/2019 2/27/2019 09:22:20 3

REG W503 WALKIN CAM
 >>RECEIPT # 808499 2/27/2019 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 180799

Receipt Tot \$ 75.00

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Sub Obj	Dept	Obj	BS Acct	A
001	206	0000		0150					13

Total: ~~75.00~~ **75.00**

Rec From: Jessica Kirby

For: 2019-0247-A

9770 Powder Hall Rd

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

259.9.B.e.(2)

301.1



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

March 26, 2019

Allison & Shane Richardson
9770 Powder Hall Road
Perry Hall MD 21128

RE: Case Number: 2019-0247-A, 9770 Powder Hall 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 February 27, 2019. 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/kl

Enclosures

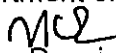
c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals

DATE: March 18, 2019

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 11, 2019
Item No. 2019-0238-SPH, 0240-A, 0241-A, 0242-A, 0243-A, 0244-A, 0246-
SPH, 0247-A, 0248-A, 0249-A, 0250-SPH, 0251-A & 0252-A

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

*

*

*

*

*

VKD: cen
cc: file

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 3/7/19

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

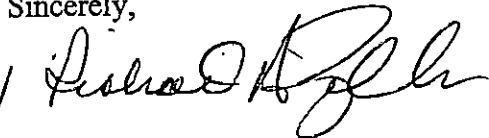
Dear Ms. Lewis:

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. 2019-0247-A.

*Administrative Variance
Allison & Shane Richardson
9770 Powderhall 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,



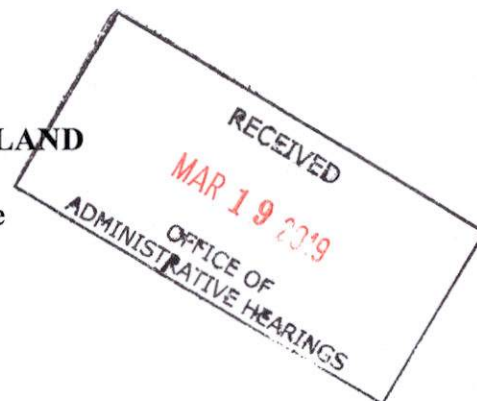
Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

3-25-19

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: March 19, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0247-A
Address 9770 Powder Hall Road
(Richardson Property)

Zoning Advisory Committee Meeting of **March 11, 2019.**

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

Reviewer: Steve Ford



2019-0247-A

2019-0347-A





2019-0247-A



2019-0247-A



2019-0247-A



2019-0247-A



2019-047-A



2019-0947-A

2019-03-17-X





2019-0247-A



2019-0247-A



2019-0247-A



2019-0247-A



2019-0247-A



2019-0247-A



2019-0347-A



2019-0247-A



2019-0247-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>3-18</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>3-19</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>3-17</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>3-10-19</u>	by <u>Block</u>
SIGN POSTING (2 nd)	Date: <u>3-24-19</u>	by <u>"</u>
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 - 11 Account Number - 2500010242
Owner Information		
Owner Name:	RICHARDSON ALLISON M RICHARDSON SHANE M	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	9770 POWDER HALL RD PERRY HALL MD 21128-9727	Deed Reference: /40196/ 00282
Location & Structure Information		
Premises Address:	9770 POWDER HALL RD PERRY HALL 21128-9727	Legal Description: 0.21 AC 9770 POWDER HALL RD NS GUNPOWDER OVERLOOK
Map:	Grid:	Parcel:
0063	0022	0688
Sub District:	Subdivision:	Section:
	9339	
Block:	Lot:	Assessment Year:
	19	2018
Plat No:	Plat Ref:	
2	79/ 340	
Special Tax Areas:		Town: NONE
Ad Valorem:		
Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
2017	3,964 SF	1200 SF
Property Land Area	County Use	
9,260 SF	04	
Stories	Basement	Type
2	YES	STANDARD UNIT
Exterior	Full/Half Bath	Garage
SIDING	4 full	1 Attached
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2018
Land:	140,300	140,300
Improvements	495,400	502,200
Total:	635,700	642,500
Phase-in Assessments		
		As of 07/01/2018
		As of 07/01/2019
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Homestead Application Status: Approved 08/22/2018

Homeowners' Tax Credit Application Information

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

(AV) 3-25

ZAC AGENDA

Case Number: 2019-0247-A **Reviewer:** Gary Hucik
Existng Use: **Proposed Use:**
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Allison & Shane Richardson
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 9770 POWDER HALL RD
Location: North West side of Powder Hall Road, East 125 feet to the center line of Perry Hall Road.

Existing Zoning: DR 3.5 **Area:** 9,260
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
To permit a proposed deck (unroofed addition) with rear yard set back of 21 feet in lieu of the required 30 feet.
Attorney: Not Available
Prior Zoning Cases: 2015-0178-SPHA
Concurrent Cases: None
Violation Cases: None
Closing Date: 3-25-19

Miscellaneous Notes:

Case Number: 2019-0248-A **Reviewer:** Aaron Tsui
Existng Use: **Proposed Use:**
Type: ADDITIONAL VARIANCE
Legal Owner: Michael Rudikaff & Robin Power
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 2944 WOOD VALLEY DR
Location: NWS of Wood Valley Drive 1410 Ft. W of the centerline of Greenspring Ave.

Existing Zoning: DR 1 **Area:** 400.1
Proposed Zoning:
ADDITIONAL VARIANCE:
To permit a proposed accessory building (ground mounted solar panels) to be located in the side yard of an existing dwelling in lieu of the required rear yard.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 03/25/2019

Miscellaneous Notes:

10f2

Tax I.D. No.: 11-25-00010242
 Title Insurer: Stewart Title Guaranty Company

AFTER RECORDING RETURN TO:
 Residential Title & Escrow Company
 100 Painters Mill Road, Suite 200
 Owings Mills, MD 21117
 File No.: 88810

Gunpowder Overlook

Property Address: 9770 Powder Hall Road

THIS DEED, Made this 22 day of February, in the year two thousand eighteen, by and between **D. R. HORTON, INC., a Delaware Corporation**, Grantor and party of the first part and **ALLISON M. RICHARDSON AND SHANE M. RICHARDSON**, Grantees and parties of the second part.

WITNESSETH, That in consideration of the sum of **SIX HUNDRED FORTY FIVE THOUSAND DOLLARS and 00/100 (\$645,000.00)**, and other good and valuable considerations, the receipt of which is hereby acknowledge the said party of the first part does hereby grant and convey to the said parties of the second part, as tenants by the entirety, their personal representatives and assigns, in fee simple, all that certain lot of ground situated in Baltimore County, in the State of Maryland, and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 19 as shown on the Plat entitled, "Final Plat Two Gunpowder Overlook", recorded among the Land Records of Baltimore County, Maryland in Plat Book JLE 79, pages 339 thru 340.

The improvements thereon being known as **9770 Powder Hall Road**.

BEING a portion of the lot of ground described in a Deed dated May 31, 2017 and recorded among the Land Records of Baltimore County, in Liber 39117, folio 233 was granted and conveyed by Route One Development Company, Inc., a Maryland Corporation unto D. R. Horton, Inc., the within Grantor.

GRANTOR certifies that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the assets of said Grantor.

LR - Deed (w Taxes)
 Recording only \$120.00
 Name: RICHARDSON
 Ref: 1
 LR - Deed (with Taxes)
 Surcharge 48.00
 LR - Deed State
 Transfer Tax 3,225.00
 LR - MR Tax - 1kd 0.00
 SubTotal: 3,285.00
 Total: 3,345.00
 04/27/2018 12:02
 #10259369 CC0301 -
 Baltimore
 County/CC03.01.03 -
 Register 03

File No.: 88810
 MD Deed Fee Simple

2019-0247-A

THIS PROPERTY IS SUBJECT TO THE RESERVATION OF MINERAL RIGHTS AS DEFINED HEREIN AS FOLLOWS RESERVING UNTO THE GRANTOR THE FOLLOWING:

A. Any and all (i) oil rights, (ii) mineral rights, (iii) natural gas rights, (iv) rights to all other hydrocarbons by whatsoever name known, (v) geothermal heat rights or geothermal substances that may be produced from the property (vi) water rights and claims or rights to water and (vii) all products derived from any of the foregoing (collectively "Subsurface Resources") already found or which may hereafter be found, in or under that certain real property situated in Charles County, Maryland, more particularly described in this deed (the Property) to the extent such Subsurface Resources have not been previously reserved; and

B. The perpetual right to prospect, drill, mine, explore and operate for and produce, store and remove any of the Subsurface Resources on or from the Property by any means whatsoever, including without limitation the right to whipstock or directionally drill and mine, from lands other than the Property, wells, tunnels and shafts into, through or across the subsurface of the Property and to bottom such whipstocked or directionally drilled wells, tunnels and shafts within or beyond the exterior limits of the Property and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, and

C. This conveyance is further made subject to the terms of a Future Waiver of Surface Rights as stated below:

1. For purposes hereof, the following terms shall have the meanings assigned to them below:

"Conveyance Date" with respect to each Improved Lot shall mean the date of recording of the first deed to such Improved Lot (in the Land Records of the County in which such Improved Lot is situated) following the completion of construction of a residence thereon.

"Improved Lot" shall mean a Lot upon which construction of a residence has been completed

"Lot" shall mean a residential lot situated within the boundaries of the Property for which a final plat has been approved by all required governmental authorities and recorded in the Land Records of the County or Counties in which the property is situated.

"Owner" shall mean the grantee named in the first deed to an Improved Lot following the completion of construction of a residence thereon for so long as the grantee holds title to such Improved Lot and, thereafter, shall mean the then-current record title holder of such Improved Lot.

"Surface" shall mean the area between the finished grade of an Improved Lot to a depth of thirty (30) feet below the finished grade.

All other defined terms used herein shall have the meaning assigned to them elsewhere in this Deed.

2. The following Future Waiver of Surface Rights shall be effective with respect to each Improved Lot from and after the Conveyance Date of such Improved Lot:

Effective as of the Conveyance Date of an Improved Lot, Grantee, its successors and assigns, hereby releases and waives unto and for the benefit of the Grantor of such Improved Lot (and such Grantor's successors-in-title thereto) all rights of ingress and egress to enter upon the Surface of such Improved Lot for purposes of exploring for, developing or producing the Subsurface Resources conveyed by this Deed, provided, however, nothing herein shall be deemed to prevent Grantee, its successors or assigns, from exploring for, developing, drilling, producing, withdrawing, capturing, pumping, extracting, mining or transporting the Subsurface Resources in, on and under, and that may be produced from the Improved Lots or the Property, by pooling, unitization, directional drilling or any other manner or method that does not require the entry upon the Surface of such Improved Lot, and there is hereby expressly reserved to grantee, its successors and assigns, the right to explore for, develop, drill, produce, withdraw, capture, pump, extract, mine and transport the Subsurface Resources from the Lots (including Improved Lots) and the Property (and to have access to and control of any and all underground formations of the Subsurface Resources) through wells or other structures at surface locations situated outside the

boundaries of such Improved Lot.

3. At such time as the foregoing Future Waiver of Surface Rights becomes effective with respect to an Improved Lot, such Future Waiver of Surface Rights, as it affects such Improved Lot, shall be subject to and subordinate to any and all matters of record in the County or Counties in which the Property is situated, including, without limitation, any easements created for access or for transportation of any Subsurface Resources. Subject to the terms of the preceding sentence, any successor or assignee of Grantee's interest in the Subsurface Resources or any portion thereof shall take the same subject to the foregoing Future Waiver of Surface Rights, and any conveyance, assignment, lease or other transfer of all or any portion of Grantee's interest in the Subsurface Resources shall be deemed to be made subject to the foregoing Future Waiver of Surface Rights, whether or not expressly stated in such conveyance, assignment, lease or other transfer. No such conveyance, assignment, lease or other transfer shall be deemed to cause the foregoing Subsurface Resources to be effective with respect to any Lot prior to the date stated in Section 2 above.

4. With respect to the Property or any portion thereof, the foregoing Future Waiver of Surface Rights and any other provisions of this Exhibit may be terminated or amended by a written agreement signed by Owner, its successors and assigns, and the then-current record title holder of the Property, which written agreement shall be recorded in the public records of the County or Counties in which the Property is situated.

5. The foregoing Future Waiver of Surface Rights (a) does not affect any Subsurface Resources or any interest therein, not conveyed by this Deed and (b) much vest, if at all, not later than the 21st anniversary of the death of George W. Bush's last living descendant who is alive on the date of this Deed.

Without limiting the foregoing, this conveyance is further made subject to and, by its acceptance of this deed, Grantee does further hereby expressly covenant and agree that any Subsurface Resources lease hereafter executed by Grantee in favor of any person, firm or corporation, covering or affecting any portion of the mineral estate of the Property, will be expressly made subject to the terms and provisions of this covenant.

The Grantee(s), by execution hereby, acknowledge the property herein described is subject to the foregoing Mineral Rights reservation:

 (SEAL)
ALLISON M. RICHARDSON

 (SEAL)
SHANE M. RICHARDSON

SUBJECT TO a Declaration of Covenants, Conditions, Restrictions and Easements for Gunpowder Overlook, by Route One Development Company, Inc., and recorded in Liber 35355, folio 436.

 (SEAL)
ALLISON M. RICHARDSON

 (SEAL)
SHANE M. RICHARDSON

SUBJECT TO a fee or assessment charges, under the authority granted to Developer pursuant to Section 32-4-310 of the Baltimore County Code, which purports to cover or defray the cost of installing all or part of the public water or sewer facilities constructed by the developer of the community of "Gunpowder Overlook" located in the subdivision known as Gunpowder Overlook. **This fee or assessment is Seven Hundred Fifty Dollars (\$750.00), payable annually on the first (1st) day of January to Southern Utility Construction, Inc., located at 1258 Henry Street, Baltimore, Maryland 21230 (hereinafter called "Lienholder") commencing upon the earlier of: (1) The date the lot is conveyed to an owner than developer or a builder; or (2) January 1, 2020 and continuing for a period of Forty (4) years. There may be a right of prepayment or discount for early payment which may be ascertained by contacting the lienholder. The fee and assessment is a contractual obligation between the lienholder and each owner of this property, that runs with the land, and is not in any way a fee or assessment of Baltimore County.**

 (SEAL)
ALLISON M. RICHARDSON

 (SEAL)
SHANE M. RICHARDSON

TOGETHER with the buildings thereupon, and the rights, alley, way, waters, privileges, appurtenances and advantages thereto belonging, or in any wise appertaining.

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

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Parties of the second part, as tenants by the entirety, their personal representatives and assigns, in fee simple.

IN WITNESS WHEREOF, the said party of the first part has caused its corporate seal to be hereto affixed and these presents to be executed by Starr Essex, as of the day and year first above written.

ATTEST:

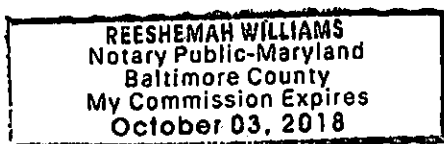
D. R. HORTON, INC., a
Delaware Corporation

BY: Starr Essex (SEAL)
Starr Essex, Assistant Secretary

STATE OF Maryland, COUNTY OF Baltimore TO WIT:

I HEREBY CERTIFY, That on this 22 day of February 2018, in the year two thousand eighteen, before me the subscriber, a Notary Public of the State aforesaid, personally appeared Starr Essex, who acknowledged herself to be Assistant Secretary of the Maryland division of D. R. Horton, Inc., a Delaware corporation, and acknowledged that she as such Assistant Secretary, being authorized so to do, executed the same for the purposes therein contained and in my presence signed and sealed the same.

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



R. Williams (SEAL)
Notary Public

My Commission expires:

10/03/2018

WITNESS the hand and seal of said Grantees

ATTEST:

[Handwritten Signature]

[Handwritten Signature] (SEAL)
ALLISON M. RICHARDSON

[Handwritten Signature] (SEAL)
SHANE M. RICHARDSON

STATE OF MARYLAND,
COUNTY OF Baltimore to wit:

I HEREBY CERTIFY, That on this 20 day of February 2018 in the year two thousand eighteen, before me the subscriber, a Notary Public of the State of Maryland in and aforesaid personally appeared **ALLISON M. RICHARDSON AND SHANE M. RICHARDSON** (known to me) or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she will execute the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

REESHEMAH WILLIAMS
Notary Public-Maryland
Baltimore County
My commission Expires
October 03, 2018
10/03/2018

[Handwritten Signature]
Notary Public

The undersigned hereby certifies that the within instrument was prepared by or under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

[Handwritten Signature]
Benjamin L. Polakoff Esq.

/DL

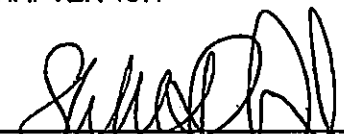
COUNTY TRANSFER TAX EXEMPTION

THE UNDERSIGNED HEREBY EXECUTE THIS AFFIDAVIT AND MADE OATH IN DUE FORM OF LAW
THAT I/WE HAVE PURCHASED THE PROPERTY LOCATED AT

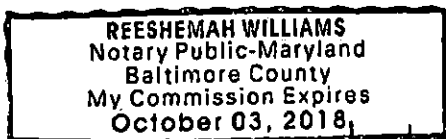
9770 Powder Hall Road, Perry Hall, MD 21128

AS MY/OUR PRINCIPAL RESIDENCE AND THAT I/WE INTEND TO OCCUPY THE ABOVE
RESIDENTIALLY IMPROVED PROPERTY WHICH WILL BE USED FOR OUR PERSONAL USE AS IS
REQUIRED UNDER TAX PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND
ARTICLE 13-03 (b) AS AMENDED BY ACTS OF 1988 CHAPTER 197.


Allison M. Richardson


Shane M. Richardson

This is to certify that on the 22nd day of February, 2018, before me the subscriber, a notary public of the State of Maryland, appeared Allison M. Richardson and Shane M. Richardson, made oath in due form that the aforesaid affidavit is his/her/their act.




NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/03/2018

File No. 88810

Transfer affidavit

MARYLAND
FORM
WH-ARCertification 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 D. R. Horton, Inc.

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 the document on the 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

Name

**Date

Signature

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

D. R. Horton, Inc.

Name of Entity

By

Starr Essex

Name

**Date

Assistant Secretary

Title

** Form must be dated to be valid.

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

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

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

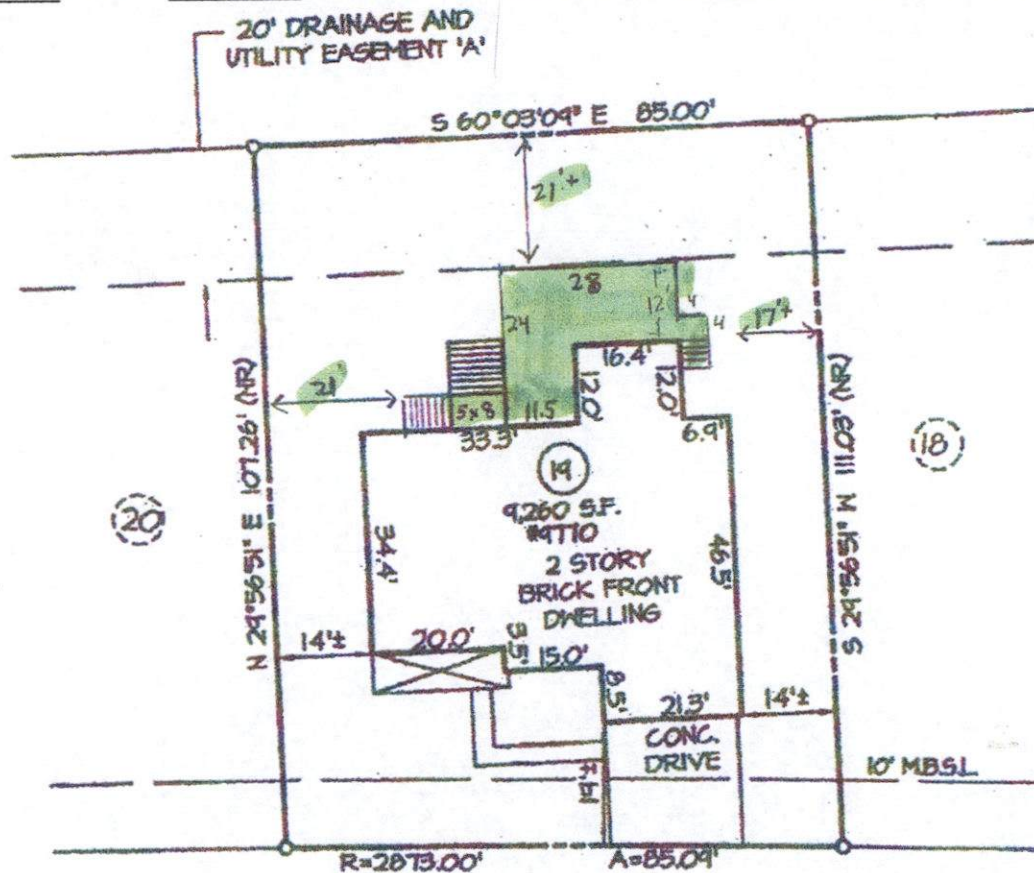
Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached.						
	☒ Deed ☒ Deed of Trust	☐ Mortgage ☐ Lease	☐ Other _____	☐ Other _____				
2	Conveyance Type Check Box	☐ Improved Sale Arms-Length [1]	☐ Unimproved Sale Arms-Length [2]	☐ Multiple Accounts Arms-Length [3]	☐ Not an Arms-Length Sale [9]			
3	Tax Exemptions (if applicable)	Recordation 90 State Transfer PM County Transfer Owner Occupied						
Cite or Explain Authority								
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only Transfer and Recordation Tax Consideration			
Purchase Price/Consideration		\$ 645,000.00			Transfer Tax Consideration	\$		
Any New Mortgage		\$ 656,287.00			X () % =	\$		
Balance of Existing Mortgage		\$			Less Exemption Amount	\$		
Other:		\$			Total Transfer Tax	\$		
Other:		\$			Recordation Tax Consideration	\$		
Full Cash Value:		\$			X () per \$500 =	\$		
						TOTAL DUE	\$	
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:		
Recording Charge		\$ 20.00		\$ 20.00				
Surcharge		\$ 40.00		\$ 40.00				
State Recordation Tax		\$ 3,225.00		\$				
State Transfer Tax		\$ 3,225.00		\$				
County Transfer Tax		\$ 9,675.00		\$				
Other		\$		\$				
Other		\$		\$				
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
			11-2500010242	39117/233			☐ (5)	
Subdivision Name			Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
GunPowder Overlook			19					
Location/Address of Property Being Conveyed (2)								
9770 Powder Hall Road, Perry Hall, Maryland 21128								
Other Property Identifiers (if applicable)						Water Meter Account No.		
Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount: _____ Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred: _____								
If Partial Conveyance, List Improvements Conveyed: _____								
7	Transferred From	Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)			
		D. R. Horton, Inc.			Allison M. Richardson and Shane M. Richardson			
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)			Doc. 2 – Owner(s) of Record, if Different from Grantor(s)			
8	Transferred To	Doc. 1 – Grantee(s) Name(s)			Doc. 2 – Grantee(s) Name(s)			
		Allison M. Richardson and Shane M. Richardson			Navy Federal Credit Union			
		New Owner's (Grantee) Mailing Address						
		9770 Powder Hall Road, Perry Hall, Maryland 21128						
9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)			Doc. 2 – Additional Names to be Indexed (Optional)			
10	Contact/Mail Information	Instrument Submitted By or Contact Person					☐ Return to Contact Person	
		Name: Reeshamah Williams FILE# 88810					☐ Hold for Pickup	
		Firm: RESIDENTIAL TITLE & ESCROW COMPANY					☒ Return Address Provided	
		Address: 100 PAINTERS MILL ROAD, SUITE 200						
		BALTIMORE, MARYLAND 21117 Phone: (410) 653-3400						
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							

9345.00
3282.50

Agent: *[Signature]*
 Tax Bill: *FYB*
 C.B. Credit: *N*
 Ag. Tax/Other: *N*

ZONING HEARING PLAN FOR VARIANCE ☒ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS 9770 Powder Hall Rd OWNER(S) NAME(S) Shane + Allison Richardson
 SUBDIVISION NAME Gunpowder Overlook LOT # 19 BLOCK # N/A SECTION # N/A
 PLAT BOOK # 79 FOLIO # 233 10 DIGIT TAX # 2500010242 DEED REF. # 40196/00282



POWDER HALL ROAD
 (50' R/W)

SITE VICINITY MAP

N



MAP IS NOT TO SCALE

ZONING MAP# 0063
 SITE ZONED DR 3.5 H
 ELECTION DISTRICT 11
 COUNCIL DISTRICT 5
 LOT AREA ACREAGE _____
 OR SQUARE FEET 9260 SF
 HISTORIC? NO
 IN CBCA? _____
 IN FLOOD PLAIN? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC ☒ PRIVATE _____
 SEWER IS:
 PUBLIC ☒ PRIVATE _____
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

N/A

VIOLATION CASE INFO:

N/A

PLAN DRAWN BY American Deck + Patio Co DATE 11/16/19 SCALE: 1 INCH = _____ FEET
David Lombardo 30 scale

Pet. Eas. 1
2019-0247-A

ON AUGUST 28, 2018, A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY FROM THE LAWS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAIN. THIS VARIANCE GRANTED A 100 SQUARE FOOT IMPACT TO THE REQUIRED FOREST BUFFER TO ALLOW FOR A BEACH OF GRASSES INSTANT USE OF A RESTURANT AND CONCRETE INCLUDING THE PLANTING OF NATIVE VEGETATION HERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS.

ON APRIL 15, 2019, AN ALTERNATIVE ANALYSIS WAS REVIEWED AND APPROVED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY IN ACCORDANCE WITH BALTIMORE COUNTY CODE, ARTICLE 21, TITLE 3, PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAIN. THE ANALYSIS RESULTED IN THE APPROVAL OF THE SUBMITTAL MANAGER'S FACILITY, THE ROAD IMPROVEMENT AND ACCESS, AND THE SANITARY SEWER LOCATION FROM THE REQUIRED FOREST BUFFER. CONSTRUCTION INCLUDING GRASSY AND OFF-ROAD FOREST BUFFER PLANTING HERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS.

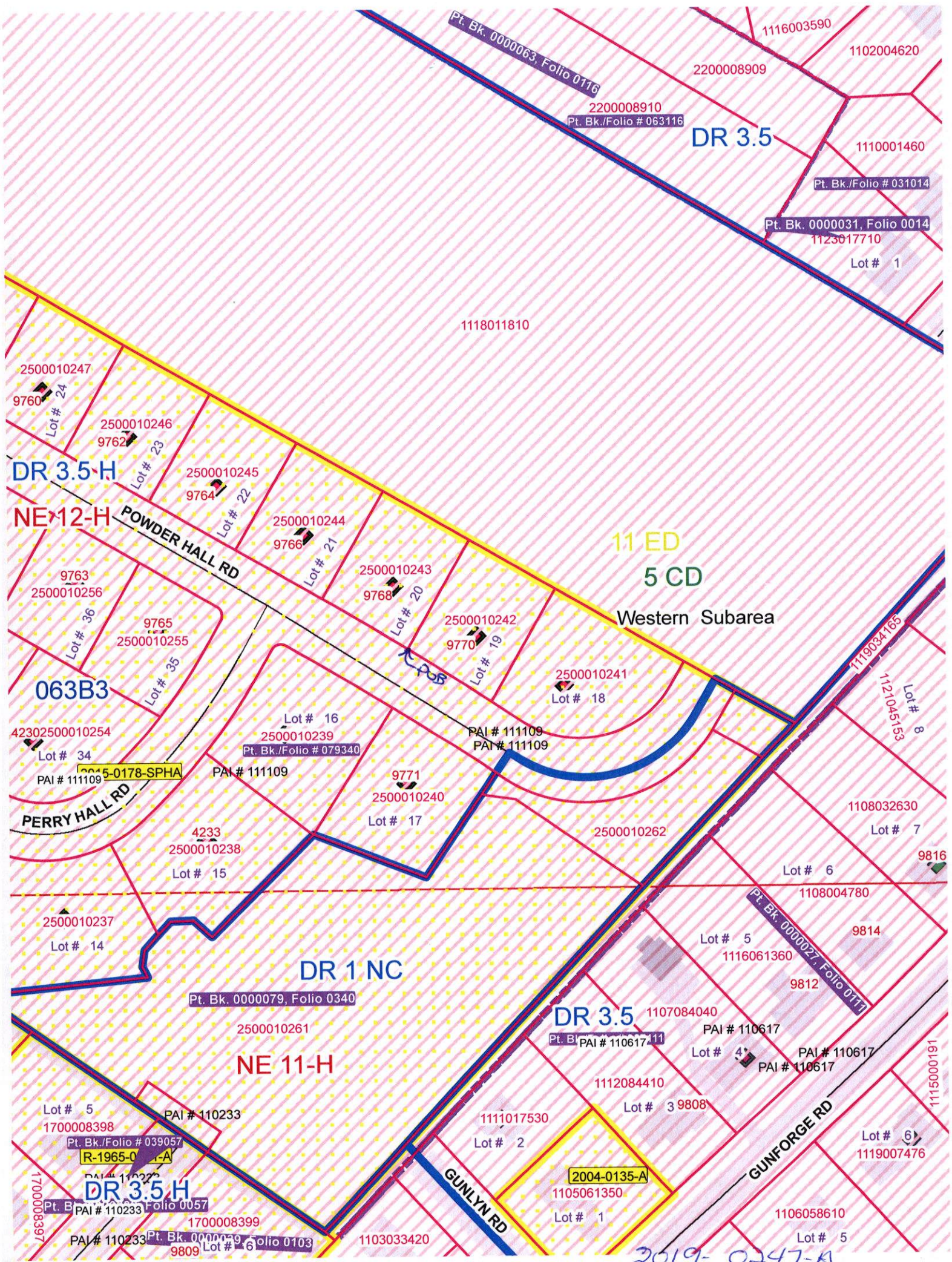
FOREST BUFFER AND FOREST CONSERVATION BASELINE LINE TABLE

LINE	BEARING	DISTANCE
FB-1	N 10°00'00" E	35.35'
FB-2	S 20°00'00" W	1.62'
FB-3	S 20°00'00" W	1.62'
FB-4	N 10°00'00" E	35.35'
FB-5	N 10°00'00" E	35.35'
FB-6	N 10°00'00" E	35.35'
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FB-96	N 10°00'00" E	35.35'
FB-97	N 10°00'00" E	35.35'
FB-98	N 10°00'00" E	35.35'
FB-99	N 10°00'00" E	35.35'
FB-100	N 10°00'00" E	35.35'

LINE TABLE

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L-100	N 10°00'00" E	35.35'

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	TANGENT
C-1	90°00'00"	500'	157.08'	500.00'	500.00'
C-2	90°00'00"	500'	157.08'	500.00'	500.00'
C-3	90°00'00"	500'	157.08'	500.00'	500.00'
C-4	90°00'00"	500'	157.08'	500.00'	500.00'
C-5	90°00'00"	500'	157.08'	500.00'	500.00'
C-6	90°00'00"	500'	157.08'	500.00'	500.00'
C-7	90°00'00"	500'	157.08'	500.00'	500.00'
C-8	90°00'00"	500'	157.08'	500.00'	500.00'
C-9	90°00'00"	500'	157.08'	500.00'	500.00'
C-10	90°00'00"	500'	157.08'	500.00'	500.00'
C-11	90°00'00"	500'	157.08'	500.00'	500.00'
C-12	90°00'00"	500'	157.08'	500.00'	500.00'
C-13	90°00'00"	500'	157.08'	500.00'	500.00'
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C-16	90°00'00"	500'	157.08'	500.00'	500.00'
C-17	90°00'00"	500'	157.08'	500.00'	500.00'
C-18	90°00'00"	500'	157.08'	500.00'	500.00'
C-19	90°00'00"	500'	157.08'	500.00'	500.00'
C-20	90°00'00"	500'	157.08'	500.00'	500.00'
C-21	90°00'00"	500'	157.08'	500.00'	500.00'
C-22	90°00'00"	500'	157.08'	500.00'	500.00'
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C-34	90°00'00"	500'	157.08'	500.00'	500.00'
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C-53	90°00'00"	500'	157.08'	500.00'	500.00'
C-54	90°00'00"	500'	157.08'	500.00'	500.00'
C-55	90°00'00"	500'	157.08'	500.00'	500.00'
C-56	90°00'00"	500'	157.08'	500.00'	500.00'
C-57	90°00'00"	500'	157.08'	500.00'	500.00'
C-58	90°00'00"	500'	157.08'	500.00'	500.00'
C-59	90°00'00"	500'	157.08'	500.00'	500.00'
C-60	90°00'00"	500'	157.08'	500.00'	500.00'
C-61	90°00'00"	500'	157.08'	500.00'	500.00'
C-62	90°00'00"	500'	157.08'	500.00'	500.00'
C-63	90°00'00"	500'	157.08'	500.00'	500.00'
C-64	90°00'00"	500'	157.08'	500.00'	500.00'
C-65	90°00'00"	500'	157.08'	500.00'	500.00'
C-66	90°00'00"	500'	157.08'	500.00'	500.00'
C-67	90°00'00"	500'	157.08'	500.00'	500.00'
C-68	90°00'00"	500'	157.08'	500.00'	500.00'
C-69	90°00'00"	500'	157.08'	500.00'	500.00'
C-70	90°00'00"	500'	157.08'	500.00'	500.00'
C-71	90°00'00"	500'	157.08'	500.00'	500.00'
C-72	90°00'00"	500'	157.08'	500.00'	500.00'
C-73	90°00'00"	500'	157.08'	500.00'	500.00'
C-74	90°00'00"	500'	157.08'	500.00'	500.00'
C-75	90°00'00"	500'	157.08'	500.00'	500.00'
C-76	90°00'00"	500'	157.08'	500.00'	500.00'
C-77	90°00'00"	500'	157.08'	500.00'	500.00'
C-78	90°00'00"	500'	157.08'	500.00'	500.00'
C-79	90°00'00"	500'	157.08'	500.00'	500.00'
C-80	90°00'00"	500'	157.08'	500.00'	500.00'
C-81	90°00'00"	500'	157.08'	500.00'	500.00'
C-82	90°00'00"	500'	157.08'	500.00'	500.00'
C-83	90°00'00"	500'	157.08'	500.00'	500.00'
C-84	90°00'00"	500'	157.08'	500.00'	500.00'
C-85	90°00'00"	500'	157.08'	500.00'	500.00'
C-86	90°00'00"	500'	157.08'	500.00'	500.00'
C-87	90°00'00"	500'	157.08'	500.00'	500.00'
C-88	90°00'00"	500'	157.08'	500.00'	500.00'
C-89	90°00'00"	500'	157.08'	500.00'	500.00'
C-90	90°00'00"	500'	157.08'	500.00'	500.00'
C-91	90°00'00"	500'	157.08'	500.00'	500.00'
C-92	90°00'00"	500'	157.08'	500.00'	500.00'
C-93	90°00'00"	500'	157.08'	500.00'	500.00'
C-94	90°00'00"	500'	157.08'	500.00'	500.00'
C-95	90°00'00"	500'	157.08'	500.00'	500.00'
C-96	90°00'00"	500'	157.08'	500.00'	500.00'
C-97	90°00'00"	500'	157.08'	500.00'	500.00'
C-98	90°00'00"	500'	157.08'	500.00'	500.00'
C-99	90°00'00"	500'	157.08'	500.00'	500.00'
C-100	90°00'00"	500'	157.08'	500.00'	500.00'



Pt. Bk. 0000063, Folio 0116

1116003590
1102004620
2200008909
1110001460
Pt. Bk./Folio # 031014

DR 3.5

Pt. Bk. 0000031, Folio 0014
1125017710
Lot # 1

1118011810

2500010247
9760
Lot # 24
2500010246
9762
Lot # 23
2500010245
9764
Lot # 22
2500010244
9766
Lot # 21
2500010243
9768
Lot # 20
2500010242
9770
Lot # 19
2500010241
Lot # 18

DR 3.5-H

NE 12-H

POWDER HALL RD

11 ED
5 CD

Western Subarea

9763
2500010256
Lot # 36
9765
2500010255
Lot # 35
42302500010254
Lot # 34
PAI # 111109

063B3

PERRY HALL RD

2500010239
Pt. Bk./Folio # 079340
PAI # 111109
9771
2500010240
Lot # 17
4233
2500010238
Lot # 15
2500010237
Lot # 14

DR 1 NC

Pt. Bk. 0000079, Folio 0340

NE 11-H

DR 3.5

Pt. Bk. 0000079, Folio 0116
PAI # 110617

Lot # 5
1700008398
Pt. Bk./Folio # 039057
R-1965-0
PAI # 110233
DR 3.5 H
Pt. Bk. 0000079, Folio 0057
PAI # 110233
1700008399
PAI # 110233
Pt. Bk. 0000079, Folio 0103
9809 Lot # 6

GUNLYN RD

2004-0135-A
1105061350
Lot # 1

GUNFORGE RD

1112084410
Lot # 3 9808
111017530
Lot # 2
1107084040
PAI # 110617
Lot # 4
PAI # 110617
PAI # 110617
1116061360
9814
9812
1108004780
Lot # 6
1108032630
Lot # 7
9816
1121045165
Lot # 8
1119034165
1115000191
1119007476
Lot # 6
1106058610
Lot # 5

2019-0247-A

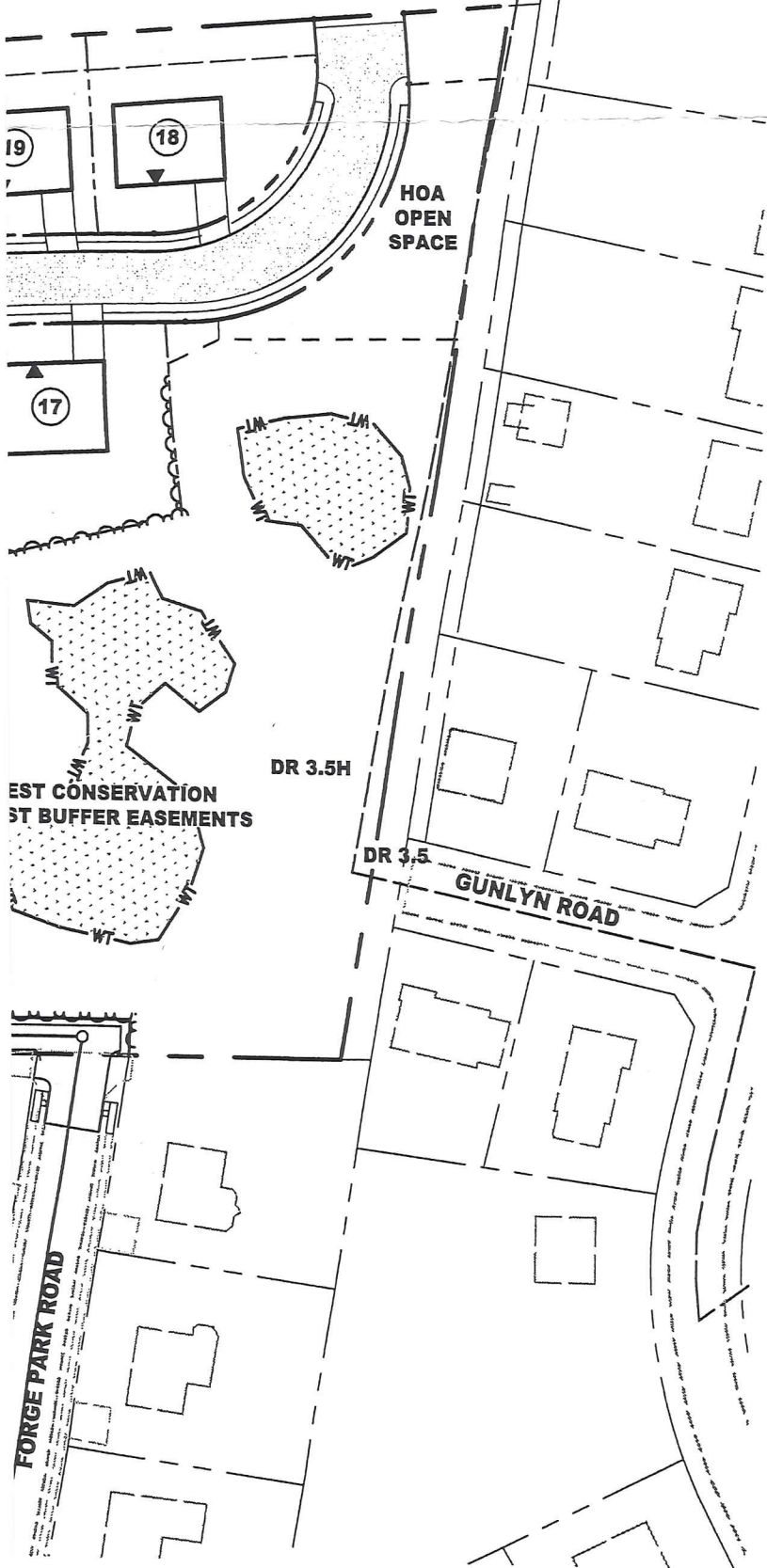
2019-0247-H

TYPICAL BUILDING HEIGHT AND DOOR DIVIDER DIAGRAM

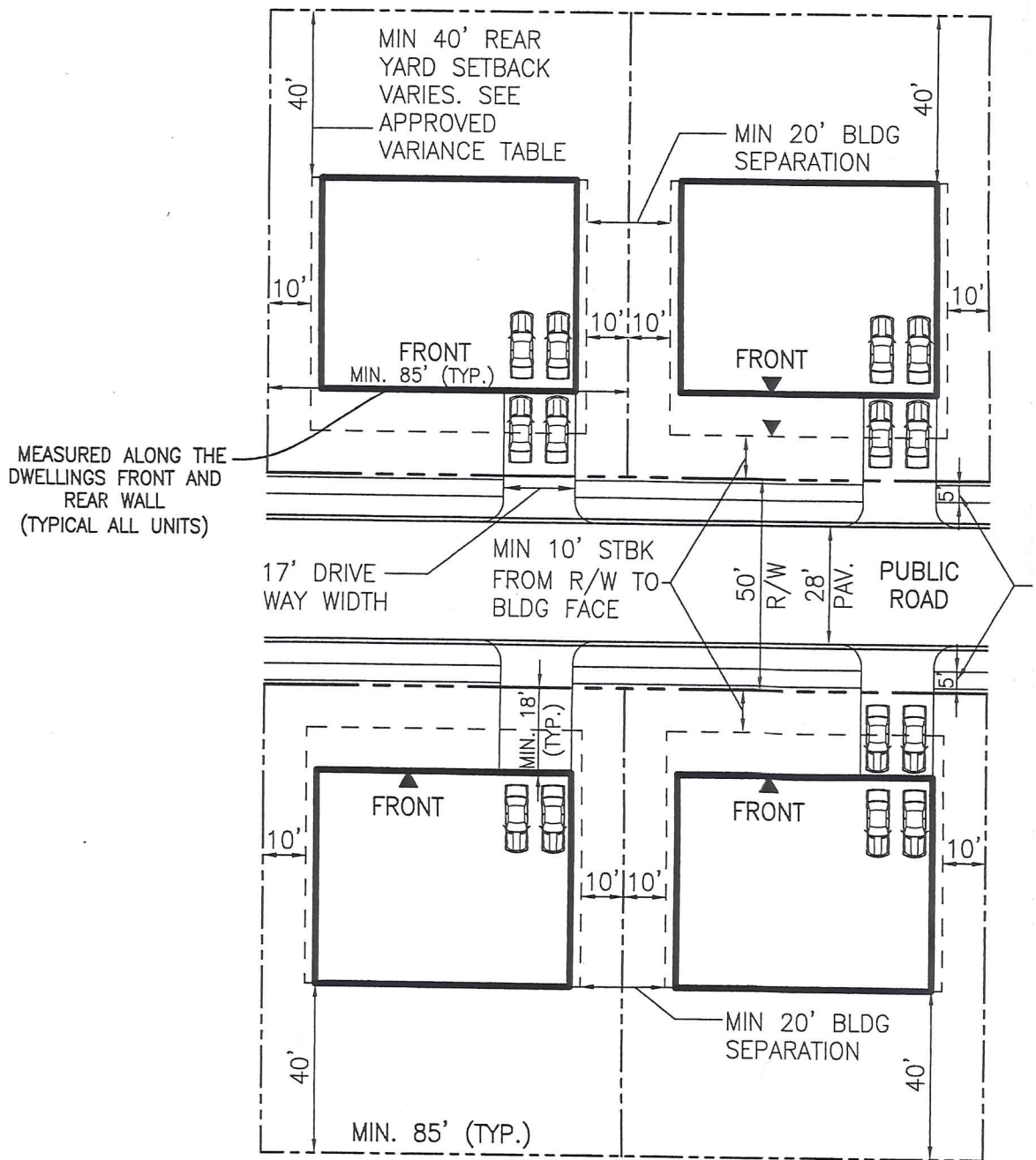


TO COMMUNICATE THE
HT AND REQUIREMENT FOR TWO
S TO BE SEPARATED BY A DIVIDER
OK FOR FLOOR PLANS AND
POSED ARCHITECTURE.

TWO INDIVIDUAL DOORS
SEPARATED BY A DIVIDER
(TYPICAL ALL LOTS)



DR 3.5H TYPICAL SETBACK DIAGR



SCALE: 1"=40'

CODE REQUIRED BUILDING SETBACKS

DESCRIPTION	ZONE DR 3.5H
FROM BUILDING FACE (FRONT OR SIDE) TO: RIGHT-OF-WAY OF A COLLECTOR STREET, NEIGHBORHOOD STREET, ALLEY OR COURT	10'
FROM BUILDING FACE (FRONT OR SIDE) TO: RIGHT-OF-WAY OF A MAJOR OR MINOR ARTERIAL OR COLLECTOR ROAD (NOT APPLIED TO PORCHES OR STOOPS IN FRONT YARD)	40'
FROM BUILDING FACE (REAR) TO: REAR PROPERTY LINE (NOT A STREET LINE) (EXCEPT FOR UNROOFED ADDITIONS, INCLUDING PATIOS AND DECKS; AND ROOFED ADDITIONS WHICH DO NOT EXCEED IN WIDTH 50% OF THE DWELLING UNIT, AND WHICH DO NOT EXTEND MORE THAN 10 FEET INTO THE REAR YARD SETBACK AREA.)	40'
FROM BUILDING FACE (FRONT, SIDE OR REAR) TO: SIDE YARD LOT LINE THAT IS NOT ADJACENT TO A PUBLIC RIGHT-OF-WAY OR THE SAME AS A PUBLIC RIGHT-OF-WAY IF THE DWELLING UNIT IS DESIGNED TO HAVE A SIDE OR REAR ENTRY GARAGE.	6' (SUM OF ALL SIDE Y WIDTHS MAY NOT LESS THAN 20')
A FRONT ENTRY GARAGE SHALL BE RECESSED AT LEAST EIGHT FEET BEHIND THE FRONT FACADE OF THE DWELLING OR, IN THE ALTERNATIVE, FOR A GARAGE NOT RECESSED OR RECESSED LESS THAN EIGHT FEET, A MINIMUM SETBACK OF 18 FEET SHALL BE PROVIDED, MEASURED FROM THE EXTERIOR GARAGE WALL TO THE RIGHT-OF-WAY OF A COLLECTOR STREET, NEIGHBORHOOD STREET, ALLEY OR COURT AS DEFINED IN THE HONEYGO OVERLAY DISTRICT DESIGN GUIDELINES.	
(A TWO CAR GARAGE FACING THE STREET SHALL HAVE TWO INDIVIDUAL DOORS SEPARATED BY A DIVIDER. THE FRONT FACADE OF ALL GARAGES, INCLUDING THE DIVIDER AND NOT INCLUDING THE GARAGE DOORS, SHALL BE CONSTRUCTED OF THE SAME MATERIALS AS THE FRONT FACADE OF THE BUILDING.)	
MINIMUM WIDTH FOR ANY SINGLE FAMILY DETACHED LOT AS MEASURED ALONG BOTH THE FRONT WALL & REAR WALL OF THE DWELLING UNIT.	85'
FROM SIDE BUILDING FACE TO SIDE BUILDING FACE	16' SEPARATION FOR BUILDINGS <20' HEI 20' SEPARATION FOR