

MEMORANDUM

DATE: August 22 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0292-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on August 21, 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: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(21051 Slab Bridge Road)	*	OFFICE OF
6 th Election District		
3 rd Council District	*	ADMINISTRATIVE HEARINGS
 Anthony & Margaret Corcoran	*	 FOR BALTIMORE COUNTY
<i>Legal Owners</i>		
Petitioners	*	Case No. 2019-0292-SPHA
 * * * * *		

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of Anthony and Margaret Corcoran, legal owners (“Petitioners”). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (“BCZR”): (1) to approve a septic reserve area in a zone different than the principal dwelling per Section 1A00.5.b of the Baltimore County Zoning Commissioners Policy Manual (“ZCPM”); and (2) to approve a portion of proposed Lot 3 as non-density and non-buildable in the RC 2 zone. In addition, a Petition for Variance was filed to allow existing agricultural buildings to be located in the side and front yards in lieu of the rear yard and to have a height exceeding 15 ft. in lieu of the maximum height of 15 ft. per Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (“BCZR”). A site plan was marked and accepted into evidence as Petitioners’ Exhibit 1.

Chris Corcoran and surveyor Bruce Doak appeared in support of the requests. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (“ZAC”) comments were received from the Department of Environmental Protection and Sustainability (“DEPS”) and the

ORDER RECEIVED FOR FILING

Date 7/22/19
By Sen

Bureau of Development Plans Review ("DPR"). Both agencies identified items Petitioners will be required to address during the subdivision process but neither opposed the zoning requests.

SPECIAL HEARING

The property at issue in this case is a 15.57 acre tract in the Freeland area of northern Baltimore County. The property is split-zoned RC 2/RC 8 and is improved with a single-family dwelling constructed in 1835, along with several outbuildings and accessory structures. Petitioners are in the process of obtaining approval for a minor subdivision which would create a total of three lots on the tract. Given the split-zoning and the location of certain of the accessory structures, zoning relief is required before the subdivision can be approved.

The Special Hearing contains two requests, both of which pertain to items in the ZCPM. Zone lines often bisect large tracts of land in the rural portion of the County. Granting the requests to have a septic field in a different zone than the single family dwelling to which it is accessory and to have a non-density parcel within proposed Lot 3 will have no discernable impact upon the community. As such the Petition will be granted.

VARIANCE

As to the variance, it requires a two-step process, summarized as follows:

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

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

The large agricultural property has an irregular shape which renders it unique. If the Regulations were strictly interpreted, Petitioners would experience a practical difficulty because they would be required to raze or relocate these accessory buildings which have been in place for many years

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and likely qualify as lawful nonconforming structures. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED this 22nd day of **July, 2019**, by this Administrative Law Judge, that the Petition for Special Hearing: (1) to approve a septic reserve area in a zone different than the principal dwelling per Section 1A00.5.b of the Baltimore County Zoning Commissioners Policy Manual ("ZCPM"); and (2) to approve a portion of proposed Lot 3 as non-density and non-buildable in the RC 2 zone, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to allow existing agricultural buildings to be located in the side and front yards in lieu of the rear yard and to have a height exceeding 15 ft. in lieu of the maximum height of 15 ft. per Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations ("BCZR"), 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.

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

LMS:sln

ORDER RECEIVED FOR FILING

Date 7/22/19
By sen



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 21051 SLAB BRIDGE ROAD which is presently zoned RC2 & RC8
 Deed References: JLE 35359 / 322 10 Digit Tax Account # 0607015210
 Property Owner(s) Printed Name(s) ANTHONY & MARGARET CORCORAN

(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

SEE ATTACHED PAGE

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

SEE ATTACHED PAGE

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)

TO BE PRESENTED AT THE HEARING

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

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

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

Contract Purchaser/Lessee:

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

Attorney for Petitioner:

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

Legal Owners (Petitioners):

ANTHONY P. CORCORAN MARGARET E. CORCORAN
 Name #1 - Type or Print Name #2 - Type or Print
Anthony P. Corcoran Margaret E. Corcoran
 Signature #1 Signature #2
21051 SLAB BRIDGE ROAD FREELAND MO
 Mailing Address City State
21053 828-302-2718 ANMCORK@AOL.COM
 Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING, LLC
 Name - Type or Print
Bruce E. Doak
 Signature
3801 BAKER SCHOOLHOUSE ROAD FREELAND MO
 Mailing Address City State
21053 910-419-9906 _____
 Zip Code Telephone # Email Address
BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2019-0292-SPTA Filing Date 4/8/19

Do Not Schedule Dates: _____ Reviewer AT

REV. 10/4/11

ORDER RECEIVED FOR FILING

Date 7/22/19

By Sen

Case # 2019-0292-SPHA
21051 Slab Bridge Road

Zoning Hearing Petitions Being Requested

Special Hearing to approve a septic reserve area in a zone different than the principal dwelling per Section 1A00.5.b Baltimore County Zoning Commissioners Policy Manual

Special Hearing to approve a portion of proposed Lot 3 as non-density and non-buildable in the RC 2 zone per Section 1A00.5.b Baltimore County Zoning Commissioners Policy Manual

Variance to allow existing agricultural buildings to be located in the side and front yards in lieu of the rear yard and to have a height exceeding 15 feet in lieu of the maximum height of 15 feet per Sections 400.1 and 400.3 BCZR

2019-0292-SPHA



Zoning Description

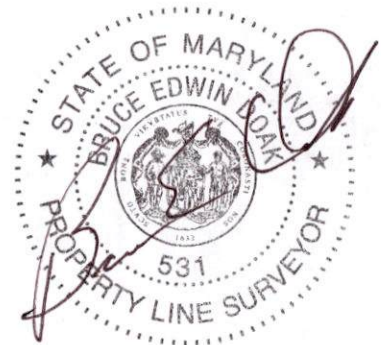
21051 Slab Bridge Road
Sixth Election District Third Councilmanic District
Baltimore County, Maryland

Commencing at the centerline intersection of Middletown Road and Slab Bridge Road, thence Southeasterly along the centerline of Slab Bridge Road 3,600 feet, more or less, thence leaving said Slab Bridge Road and running Southeasterly 250 feet, more or less, to the zoning point of beginning, thence running and binding on the outlines of the subject property, the five following courses and distances, viz. 1) South 25 degrees 18 minutes 17 seconds East 518.10 feet, 2) South 39 degrees 31 minutes 51 seconds East 955.27 feet, 3) South 78 degrees 28 minutes 31 seconds East 330.00 feet, 4) North 12 degrees 01 minute 29 seconds East 646.49 feet, and 5) North 63 degrees 36 minutes 42 seconds West 1437.26 feet to the point of beginning.

Containing 15.573 acres of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.

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



2019-0292-SPHA

JB 7-19-19
11Am

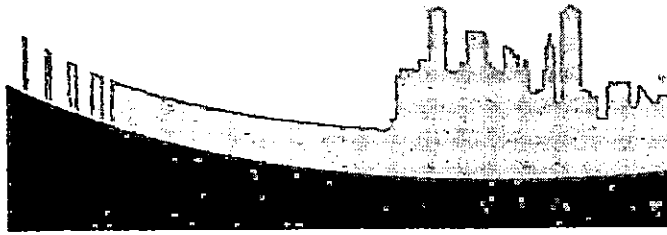
Debra Wiley

From: Bruce Doak <bdoak@bruceedoakconsulting.com>
Sent: Tuesday, July 16, 2019 10:13 PM
To: Sherry Nuffer
Cc: Administrative Hearings
Subject: Case #2019-0292-SPHA posting cert
Attachments: Posting cert 7 16 19 1.pdf

CAUTION: This message from bdoak@bruceedoakconsulting.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Bruce

Bruce E. Doak Consulting
410-419-4906
bdoak@bruceedoakconsulting.com
3801 Baker Schoolhouse Road
Freeland, MD 21053



CERTIFICATE OF POSTING

June 28, 2019 (amended July 16, 2019)

Re:
Zoning Case No. 2019-0292-SPHA
Legal Owner: Anthony & Margaret Corcoran
Hearing date: July 19, 2019

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 21051 Slab Bridge Road.

The signs were posted on June 28, 2019.

The signs were inspected again on July 15, 2019.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

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

CASE NO. 2019-0292-SPHA

21051 Slab Bridge Road

**A PUBLIC HEARING WILL BE HELD BY THE ADMINISTRATIVE
LAW JUDGE IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD 21204**

DATE & TIME: Friday July 19, 2019 11:00 AM

**REQUESTS: SPECIAL HEARING 1) TO APPROVE A SEPTIC
RESERVE AREA IN A ZONE DIFFERENT THAN THE PRINCIPAL
DWELLING PER SECTION 1A00.5.0 BALTIMORE COUNTY
ZONING COMMISSIONERS POLICY MANUAL. 2)**

**TO APPROVE A PORTION OF PROPOSED LOT 3 AS NON-
DENSITY AND NON-BUILDABLE IN THE RC 2 ZONE PER
SECTION 1A005.6 BALTIMORE COUNTY ZONING
COMMISSIONERS POLICY MANUAL.**

**VARIANCES 1) TO ALLOW EXISTING BARN BUILDING TO BE
LOCATED IN THE SIDE AND FRONT YARDS IN LIEU OF THE
REAR YARD AND 2) TO HAVE A HEIGHT EXCEEDING 15 FT.
IN LIEU OF THE MAXIMUM HEIGHT OF 15 FT.**

**FOR SPONLEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY, TO CONFIRM THE HEARING CALL 410 847-3331.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE**

ZONING NOTICE

CASE NO. 2019-0292-SPHA

21051 Slab Bridge Road

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LAW JUDGE IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
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SECTION 1A005.b BALTIMORE COUNTY ZONING
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IN LIEU OF THE MAXIMUM HEIGHT OF 15 FT.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3397.**

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING ENDS.

TO: THE DAILY RECORD
Friday, June 28, 2019 - Issue

Please forward billing to:
Andy Corcoran
21051 Slab Bridge Road
Freeland, MD 21053

828-302-2718

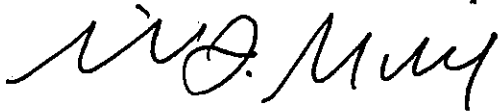
NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0292-SPHA
21051 Slab Bridge Road
E/s Slab Bridge Road, n/e of Timbershed Court
6th Election District – 3rd Councilmanic District
Legal Owners: Anthony & Margaret Corcoran

Special Hearing to approve a septic reserve area in a zone different than the principal dwelling per Section 1A00.5.b Baltimore County Zoning Commissioners Policy Manual. To approve a portion of proposed Lot 3 as non-density and non-buildable in the RC 2 zone per section 1A00.5.b Baltimore County Zoning Commissioners Policy Manual. Variance to allow existing barn building to be located in the side and front yards in lieu of the rear yard and to have a height exceeding 15 ft. in lieu of the maximum height of 15 ft.

Hearing: Friday, July 19, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

May 31, 2019

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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21051 Slab Bridge Road
E/s Slab Bridge Road, n/e of Timbershed Court
6th Election District -- 3rd Councilmanic District
Legal Owners: Anthony & Margaret Corcoran

Special Hearing to approve a septic reserve area in a zone different than the principal dwelling per Section 1A00.5.b Baltimore County Zoning Commissioners Policy Manual. To approve a portion of proposed Lot 3 as non-density and non-buildable in the RC 2 zone per section 1A00.5.b Baltimore County Zoning Commissioners Policy Manual. Variance to allow existing barn building to be located in the side and front yards in lieu of the rear yard and to have a height exceeding 15 ft. in lieu of the maximum height of 15 ft.

Hearing: Friday, July 19, 2019 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff", is written over a horizontal line.

Michael Mallinoff
Director

MM:kl

C: Mr. & Mrs. Corcoran, 21051 Slab Bridge Road, Freeland 21053
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 29, 2019.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

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

6/28/2019

Order #: 11753485
Case #: 2019-0292-SPHA
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2019-0292-SPHA



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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21051 Slab Bridge Road

E/s Slab Bridge Road, n/e of Timbershed Court

6th Election District - 3rd Councilmanic District

Legal Owners: Anthony & Margaret Corcoran

Special Hearing to approve a septic reserve area in a zone different than the principal dwelling per Section 1A00.5.b Baltimore County Zoning Commissioners Policy Manual. To approve a portion of proposed Lot 3 as non-density and non-buildable in the RC2 zone per section 1A00.5.b Baltimore County Zoning Commissioners Policy Manual. Variance to allow existing barn building to be located in the side and front yards in lieu of the rear yard and to have a height exceeding 15 ft. in lieu of the maximum height of 15 ft.

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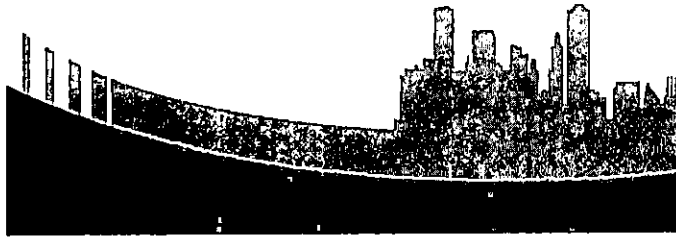
Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

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

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

Je28



CERTIFICATE OF POSTING

June 28, 2019 (amended _____)

Re:

Zoning Case No. 2019-0292-SPHA

Legal Owner: Anthony & Margaret Corcoran

Hearing date: July 19, 2019

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
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Attention: Kristen Lewis

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The signs were posted on June 28, 2019.

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

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

CASE NO. 2019-0292-SPHA

21051 Slab Bridge Road

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TO APPROVE A PORTION OF PROPOSED LOT 3 AS NON-
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IN LIEU OF THE MAXIMUM HEIGHT OF 15 FT.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-897-3391.**

**DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE**

ZONING NOTICE

CASE NO. 2019-0292-SPHA

21051 Slab Bridge Road

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THE HEARING IS HANDICAPPED ACCESSIBLE**

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 2019-0292 - SPHA
Property Address: 21051 SLAB BRIDGE ROAD
Property Description: 15.57 ACRES PARCEL OF LAND ON EAST SIDE OF
SLAB BRIDGE ROAD, 3,600'± SOUTHEASTERLY OF
Legal Owners (Petitioners): ANTHONY & MARGARET CORCORAN MIDDLSTOWN ROAD
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: ANDY CORCORAN
Company/Firm (if applicable): N/A
Address: 21051 SLAB BRIDGE ROAD
FREEMAN MO 21053

Telephone Number: 828-302-2718

Revised 5/20/2014

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

No. 182654

PAID RECEIPT

Date:

4/8/19

BUSINESS ACTUAL TIME DRN

4/09/2019 4/08/2019 09:56:25 5

BEG WSDS WALKIN LRB

>>RECEIPT # 002998 4/08/2019 OFLN

Dept 5 528 ZONING VERIFICATION

182654

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$150

Recpt Tot \$ 150.00
150.00 CK .00 CA
Baltimore County, Maryland

Total:

\$150

Rec From:

BRUCE DOAK CONSULTING

For:

2105/ SLAB BRIDGE RD

2019-0292-SPHA

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

July 12, 2019

Bruce E. Doak
3801 Baker Schoolhouse Road
Freeland MD 21053

RE: Case Number: 2019-0292-SPHA, 21051 Slab Bridge 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 June 2, 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Anthony P. & Margaret Corcoran 21051 Slab Bridge Road Freeland MD 21053

7-19

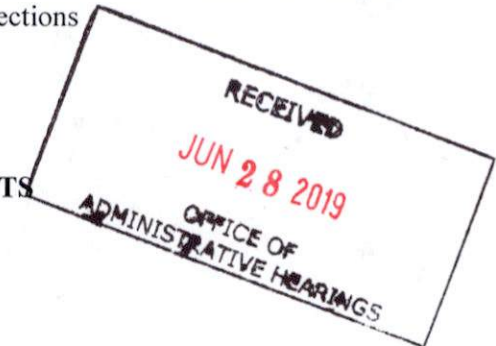
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 6/26/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-292



INFORMATION:

Property Address: 21051 Slab Bridge Road
Petitioner: Anthony Corcoran, Margaret Corcoran
Zoning: RC 2, RC 8
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve a septic reserve area in a zone different than the principal dwelling and approve a portion of proposed lot 3 as non-density and non-buildable in the RC 2 zone and the petition for variance to allow existing agriculture buildings to be located in the side and front yards with a height exceeding 15 feet in lieu of the required rear yard and maximum height of 15 feet respectively.

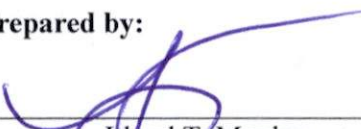
A site visit was conducted on 6/13/2018. The property is the subject of an approved minor subdivision plan PAI # 1802M. A waiver to the provisions of BCC§32-4-409(b)(1) was approved on 1/4/2019 allowing access via a private easement.

There is no physical change to the RC8 zoned portion of the subject site proposed by this plan. The Department of Planning finds the proposal to be within in the spirit and intent of the RC 8 regulations pursuant to BCZR§ 1A09.4.A.

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

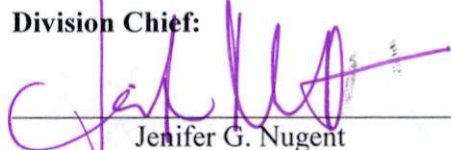
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

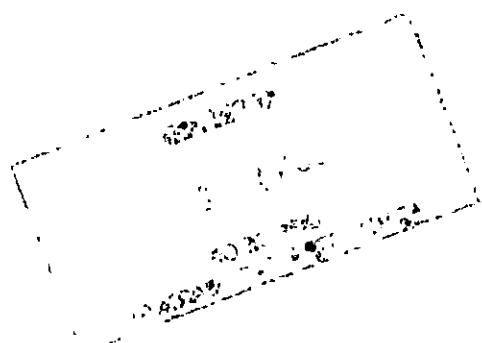
Division Chief:



Jennifer G. Nugent

CPG/JGN/LTM/

c: Joseph Wiley
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County



BALTIMORE COUNTY, MARYLAND

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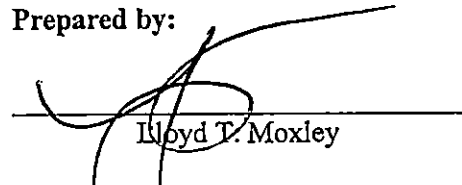
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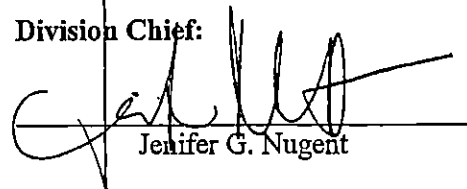
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Prepared by:


Lloyd T. Moxley

Division Chief:


Jenifer G. Nugent

CPG/JGN/LTM/

c: Joseph Wiley

Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mallinoff, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 22, 2019
Item No. 2019-0292-SPHA

DATE: May 08, 2019

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

We noticed that there is an existing watercourse that is located on the property. The watercourse located on the site may be a Baltimore County regulated flood plain associated with a drainage area equal to or greater than 30 acres. The plan shows the property is being subdivided into 3 lots and it should be going through the development process. Keep in mind, a flood study is required to establish the flood plain delineation and the site must adhere to the Baltimore County DPR Policy Manual, the Building Code and the Design Manual.

Developer's Engineer shall provide a 30-foot x 70-foot tee-turnaround at both Lots 1 & 2 since they are greater than 300-feet apart. This will allow accessibility of fire trucks and emergency vehicles.

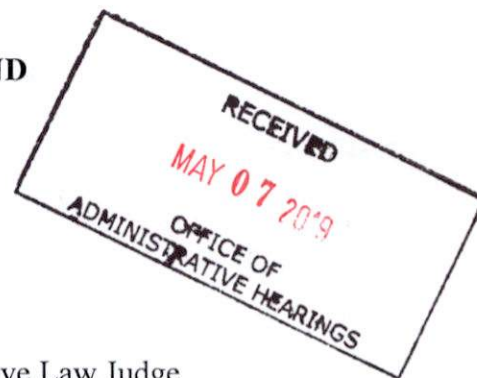
* * * * *

VKD: cen
cc: file

17-19

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: May 7, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0292-SPHA
Address 21051 Slab Bridge Road
(Corcoran Property)

Zoning Advisory Committee Meeting of **April 22, 2019**.

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).

Additional Comments:

Development of the site must comply with all conditions of the 2/14/19 forest buffer variance as well as an EPS-approved forest conservation plan.

Reviewer: Michael Kulis



STATE HIGHWAY
ADMINISTRATION

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

Date: 4/15/19

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. 2019-0292-SPHA

*Special Hearing, Variance
Anthony & Margaret Corcoran
21051 Slab Bridge 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

CASE NAME CORCORAN
CASE NUMBER 2019-0292-SP4A
DATE 7/19/19

[illegible]

SIMILAR CASE

IN THE MATTER OF	*	BEFORE THE
THE APPLICATION OF		
<u>ROBERT HEGGENSTALLER -LEGAL OWNER</u>	*	COUNTY BOARD OF APPEALS
FOR SPECIAL HEARING AND VARIANCE		
ON PROPERTY LOCATED ON THE SW/S	*	OF
MIDDLETOWN ROAD, 1100' NW OF		
GOES MILL ROAD	*	BALTIMORE COUNTY
(19934 MIDDLETOWN ROAD)		
6 TH ELECTION DISTRICT	*	Case No.: 03-104-SPHA
3 RD COUNCILMANIC DISTRICT		
* * * * *		

OPINION

This case comes to the Baltimore County Board of Appeals on Petitions for Special Hearing and Variance for Petitioner's property located at 19934 Middletown Road to approve a septic reserve area in a zone different than the principal dwelling and to approve a portion of Lots 2 and 3 as non-density and non-buildable in an R.C.2 zone. The Petitioner also requests a variance from the building setback of 0 ft. in lieu of the required 100 ft. from an adjacent RC.2 zone. A hearing was held before the Board on June 4, 2003. Petitioner appeared at the hearing *pro se*. Peter Max Zimmermian represented the Office of People's Counsel for Baltimore County.

By way of background, Petitioner proposes three (3) lots of record on the Amended Plat which was submitted into evidence. (Pet. Ex. #1). Lot 1 will contain the Petitioner's existing home and consists of 30.19 acres and is located in an R.C.2 zone. Lot 2 consists of 25.23 acres and is contained within both R.C. 2 and R.C. 4 zones. Petitioner proposes to erect one (1) dwelling on Lot 2. Lot 3 consists of 6.86 acres and is contained within both R.C.2 and R.C.4 zones. Petitioner proposes to erect one (1) dwelling on Lot 3.

At the hearing, the Petitioner and People's Counsel agreed that the Petitioner's request for approval of a septic reserve area in a zone different than the principal dwelling had been resolved



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

August 8, 2003

Carole S. Demilio
Deputy People's Counsel for
Baltimore County
Room 48, Old Courthouse
400 Washington Avenue
Towson, MD 21204

RE: *In the Matter of: Robert Heggenstaller*
Case No. 03-104-SPHX / Amended Order

Dear Ms. Demilio:

Enclosed please find a copy of the Amended Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Only the underscored portion of the Order has been amended as indicated. The balance of the Opinion and Order as issued by the Board on July 10, 2003 remains unchanged.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, with a photocopy provided to this office concurrent with filing in Circuit Court. Please note that all Petitions for Judicial Review filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the original Order, the subject file will be closed.

Very truly yours,

Kathleen C. Bianco
Kathleen C. Bianco
Administrator

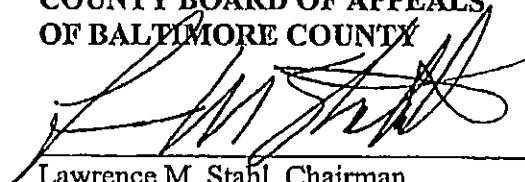
Enclosure

c: Peter M. Zimmerman, Esquire
Robert L. Heggenstaller
Bruce Doak / Gerhold, Cross & Etzel
Thaddeus Cox
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
Timothy M. Kotroco, Director / PDM

ORDERED, that Petitioner's request to locate the septic reserve area in a zone different than the principal dwelling be and the same is hereby **DISMISSED AS MOOT**, having been withdrawn by the Petitioner at hearing before this Board, and that said portion of the Deputy Zoning Commissioner's Order in which said relief was granted with regard to that portion of the special hearing request is rendered null and void.

No other changes having been made, any Petition for Judicial Review will be filed from the date of the Board's original Opinion and Order issued July 10, 2003.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY


Lawrence M. Stahl, Chairman


Richard K. Irish


Maureen E. Murphy

Date:

August 8, 2003

IN THE MATTER OF
THE APPLICATION OF
ROBERT HEGGENSTALLER -LEGAL OWNER
FOR SPECIAL HEARING AND VARIANCE
ON PROPERTY LOCATED ON THE SW/S
MIDDLETOWN ROAD, 1100' NW OF
GOES MILL ROAD
(19934 MIDDLETOWN ROAD)
6TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* Case No.: 03-104-SPHA

* * * * *

AMENDED ORDER

On July 10, 2003, this Board issued an Opinion and Order in the above-captioned matter. On July 18, 2003, a letter was filed by the Office of People's Counsel in which People's Counsel requests that the Board review its Opinion and Order of July 10, 2003 with regard to a possible omission in its Order. Specifically, the Board's Order does not "dismiss as moot" that portion of the Petition for Special Hearing "to locate the septic reserve area in a zone different than the principal dwelling," although this portion of the Petition was withdrawn by Petitioner at hearing before the Board and is discussed within the Board's Opinion of July 10, 2003.

Accordingly, the Board, pursuant to Rule 10 of the Board's Rules of Practice and Procedure, has reviewed its Opinion and Order issued in these proceedings and finds that a paragraph was inadvertently omitted from its Order relative to Petitioner's withdrawal of that portion of the Petition for Special Hearing "to locate the septic reserve area in a zone different than the principal dwelling." Therefore, the Board's Order dated July 10, 2003 shall be amended as follows (underscore indicates correction):

...that the Petition to approve a portion of Lots 2 and 3 as non-density and non-buildable in an R.C.2 zone is hereby **GRANTED**; and it is further,

ORDERED, that Petitioner's request for a variance of the building setback of 0 ft from an adjacent R.C. 2 zone in lieu of the required 100 ft. is hereby **GRANTED**; and it is further

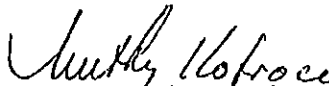
to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property and public hearing held on the Petition and for the reasons given above, I believe that the special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 8th day of October, 2002, that the Petitioner's request for special hearing, to approve a septic reserve area in a zone different than the principal dwelling and to approve a portion of proposed Lot Nos. 2 and 3 as non-density and non-buildable in the R.C.2 zone, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that the variance request, to allow a building face to have a 0 ft. setback from an adjacent R.C.2 zone in lieu of the required 100 ft., be and is hereby GRANTED, subject, however, to the following restriction:

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

three lots of record as are shown on Petitioner's Exhibit No. 1, the site plan submitted into evidence. Mr. Heggenstaller's existing home is proposed to remain on Lot No. 1, which will consist of approximately 30.45 acres. Lot No. 2 is proposed with 24.41 acres and will be the site of a second single-family dwelling, which is proposed to be located with a 0 ft. setback to the R.C. 2/R.C. 4 zone line, which bisects this lot. Finally, Lot No. 3 will house the third dwelling and is the subject of the special hearing request to allow the septic reserve area to exist on the R.C.2 portion of the property as opposed to the R.C.4. In order to proceed with the plan to divide the property in this fashion, the special hearing and variance relief are necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance and special hearing are not granted. It has been established that special circumstances or conditions exist that are peculiar

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE

SW/S of Middletown Road, 1100' NW
of Gores Mill Road
6th Election District
3rd Councilmanic District
(19934 Middletown Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 03-104-SPHA

Robert L. Heggenstaller
Petitioners

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owner of the subject property, Robert L. Heggenstaller. The Petitioner is requesting a special hearing to approve a septic reserve area in a zone different than the principal dwelling and to approve a portion of proposed Lot Nos. 2 and 3 as non-density and non-buildable in the R.C.2 zone. The variance request is to allow a building face to have a 0 ft. setback from an adjacent R.C.2 zone in lieu of the required 100 ft. The zoning relief is requested for property Mr. Heggenstaller owns located at 19934 Middletown Road.

Appearing at the hearing on behalf of the requests were the property owner and Bruce Doak, the land surveyor who prepared the site plan of the property. There were no Protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this request, consists of 37.87 acres zoned R.C.2, 23.76 acres zoned R.C.4, and 0.68 acres zoned R.C.5. The property is located on the southwest side of Middletown Road, near its intersection with Gores Mill Road. Mr. Heggenstaller is interested in requesting a minor subdivision of the property to create some additional building lots. At this time, the property owner proposes

03-104-SPHA
10/8/02
R. Heggenstaller

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment5/8DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)Comment5/7DEPS
(if not received, date e-mail sent _____)Comment_____

FIRE DEPARTMENT

NO Objection6/26PLANNING
(if not received, date e-mail sent _____)NO Objection4/15

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

6/28/19SIGN POSTING (1st)

Date:

6/28/19

by

DOAKSIGN POSTING (2nd)

Date:

7/15/19

by

DOAK

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:		AGRICULTURAL TRANSFER TAX							
Account Identifier:		District - 06 Account Number - 0607015210							
Owner Information									
Owner Name:		CORCORAN ANTHONY P CORCORAN MARGARET E				Use: Principal Residence:		AGRICULTURAL YES	
Mailing Address:		21051 SLAB BRIDGE RD FREELAND MD 21053-9774				Deed Reference:		/35359/ 00322	
Location & Structure Information									
Premises Address:		21051 SLAB BRIDGE RD FREELAND 21053-9774				Legal Description:		40.5125 AC SS SLAB BRIDGE RD TO MIDL 5280 W OF STILTZ CHURCH	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0005	0011	0007		0000				2017	
Special Tax Areas:				Town:			NONE		
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1835		1,344 SF				40.5100 AC		05	
Stories	Basement	Type	Exterior		Full/Half Bath		Garage	Last Major Renovation	
2	YES	STANDARD UNIT	ASBESTOS SHINGLE		1 full/ 1 half				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2018		07/01/2019	
Land:		94,300		94,300					
Improvements		78,500		161,600					
Total:		172,800		255,900		228,200		255,900	
Preferential Land:		8,800						8,800	
Transfer Information									
Seller: CORCORAN ANTHONY P				Date: 09/12/2014			Price: \$532,500		
Type: ARMS LENGTH IMPROVED				Deed1: /35359/ 00322			Deed2:		
Seller: GENTRY EDITH SHALLENBERGER				Date: 10/11/2006			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /33139/ 00031			Deed2:		
Seller: GENTRY WILLIAM D,JR				Date: 06/17/2005			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /22057/ 00160			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:		AGRICULTURAL TRANSFER TAX							

Homestead Application Information

Homestead Application Status: Approved 04/05/2018

Homeowners' Tax Credit Application Information

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

1992-0048-SPHX

0602000643

1969-0129-X

0602000641

1969-0129-X

0602000657

0602000633

NW 38-G

1992-0048-SPHX

0613020400

Lot # 1 PAI # 060282

1989-0184-X

2500000932

PAI # 060282

Pt. Bk./Folio # MP05041

PAI # 060282

005C1

2500000931

Lot # 2

RC 2

0602057425

0607015210

0621025000

3 CD

6 ED

PAI # 060330

PAI # 060330

PAI # 060330

PAI # 060330

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

0603037110

21051

NW 37-G

21031

0607015190

RC 8

Pt. Bk. 0000078, Folio 0414

2500004763

Lot # 1

BAI # 060221 Rk./Folio # 078414

PAI # 060221 PAI # 060221

PAI # 060221 PAI # 060221

005C2

21029

2300010196

Lot # 3

1900014495

2019-0293-SHA

GENERAL SITE INFORMATION

- OWNERSHIP: ANTHONY & MARGARET CORCORAN (828) 302-2718
- ADDRESSES: 21051 SLAB BRIDGE ROAD, FREELAND, MD 21053
- DEED REFERENCE: J.L.E. 35359/322
- PROPERTY AREA: 878.378 SQUARE FEET / 15.573 ACRES (PER GCE 2017 SURVEY)
- ELECTION DISTRICT: 6TH; COUNCILMANIC DISTRICT: 3RD
- TAX MAP 0008 GRID 0111 PARCELS; TAX ACCT. 06-07-015210
- WATERSHED NAME: PRETTYBOY RESERVOIR; SUBSID NAME: WALKER RUN & SILVER RUN
- URDL LAND TYPE: RURAL
- SCHOOL DISTRICT: PRETTYBOY ES; HEREFORD MS; HEREFORD HS
- THE BOUNDARY SHOWN HEREON IS FROM A SURVEY PERFORMED BY GERHOLD, CROSS & ETZEL, LTD IN 2017.
- THE TOPOGRAPHY SHOWN HEREON IS FROM BALTIMORE COUNTY GIS.
- LOCAL OPEN SPACE IS NOT REQUIRED BY BALTIMORE COUNTY FOR MINOR SUBDIVISIONS.
- NO SIGNAGE IS PROPOSED ON THE SUBJECT PROPERTY
- THE OWNER SINKS COUNTY THE RIGHT TO INGRESS AND EGRESS THROUGH THE EXISTING 60' WIDE ACCESS EASEMENT FOUND IN A DECLARATION OF EASEMENT AGREEMENT IN LIBER J.L.E. 37795 FOLIO 169 (SHOWN HEREON), ACROSS THE PROPERTY OF JILL CARAS, IN ORDER TO GAIN ACCESS TO THE PROPOSED 10' WIDE BALTIMORE COUNTY ACCESS EASEMENT (SHOWN HEREON).

UTILITIES / GROUND WATER MANAGEMENT

- THE EXISTING DWELLING IS SERVED BY WELL AND SEPTIC.
- THERE ARE NO KNOWN UNDERGROUND FUEL TANKS ON THE SUBJECT PROPERTY.
- THE EXISTING SEPTIC SYSTEM WAS INSPECTED AND FOUND TO BE IN WORKING CONDITION.
- PERC TEST WERE PERFORMED AND APPROVED ON SEPTEMBER 1, 2018.

ENVIRONMENTAL IMPACT

FOREST CONSERVATION

- FOREST EXISTS ON THE SUBJECT PROPERTY.
- THE EXISTING FOREST WILL BE RETAINED TO MEET THE FOREST CONSERVATION ACT REQUIREMENTS.
- AN EASEMENT WILL NEED TO BE ESTABLISHED, APPROVED BY BALTIMORE COUNTY AND THEN RECORDED IN A DECLARATION OF COVENANTS.

FOREST BUFFER

- WETLANDS EXIST ON THE SUBJECT PROPERTY.
- THE REQUIREMENTS FOR THE PROTECTION OF THE WETLANDS WILL BE MET AS A PART OF THIS MINOR SUBDIVISION.
- AN EASEMENT WILL NEED TO BE ESTABLISHED, APPROVED BY BALTIMORE COUNTY AND THEN RECORDED IN A DECLARATION OF COVENANTS.
- NO FLOOD PLAN FOR THE TRIBUTARY IS SHOWN ON THE CURRENT FEMA FIRM MAP.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAN.
- THE SUBJECT PROPERTY IS NOT IN THE CHESTERPAKE BAY CRITICAL AREA.
- A VARIANCE TO THE FOREST BUFFER EASEMENT WILL BE REQUESTED TO ALLOW THE CONTINUED RESIDENTIAL AND AGRICULTURAL USE.

SEDIMENT CONTROL

- SEDIMENT CONTROL PROVISIONS WILL BE REQUIRED AND PROVIDED FOR EACH BUILDING PERMIT

STORM WATER MANAGEMENT

- THE STORM WATER MANAGEMENT REQUIREMENTS ARE PROPOSED TO BE MET WITH A FACILITY ON THE SUBJECT PROPERTY AND AN ON-SITE OUTFALL.
- A STORM WATER MANAGEMENT CONCEPT PLAN WILL BE SUBMITTED FOR REVIEW BY BALTIMORE COUNTY.
- AN EASEMENT FOR ALL FACILITIES WILL NEED TO BE ESTABLISHED, APPROVED BY BALTIMORE COUNTY AND THEN RECORDED IN A DECLARATION OF COVENANTS.

FIRE MARSHALL'S OFFICE

- EMERGENCY VEHICLES HAVE THE ABILITY TO USE THE EXISTING DRIVEWAY OFF OF SLAB BRIDGE ROAD TO PROVIDE EMERGENCY SERVICE TO THE EXISTING HOUSE. THE PROPOSED DRIVEWAYS WILL BE CAPABLE OF HANDLING EMERGENCY APPARATUS WEIGHING 70,000 POUNDS WHEN CONSTRUCTION OF ANY BUILDING IS UNDER ROOF. THE DRIVEWAY SHALL NOT BE OBSTRUCTED FOR EMERGENCY APPARATUS IN ANY MANNER. TREES PLANTED SHALL NOT BE THE TYPE THAT WILL INTERFERE WITH EMERGENCY APPARATUS ACCESS WHEN THEY MATURE.
- ADDRESS NUMBERS FOR RESIDENTIAL PROPERTIES ARE REQUIRED TO BE 3 INCHES IN SIZE.
- A PERMIT FOR A RESIDENTIAL PROPERTY WILL BE ISSUED FOR THE TWO PROPOSED HOUSES. THE SPRINKLER SYSTEMS SHALL BE INSPECTED AND APPROVED PRIOR TO OCCUPANCY.
- WIDENING AREAS OF THE DRIVEWAY WILL BE INSTALLED TO ALLOW FOR PASSING VEHICLES.
- A TURNAROUND WILL BE INSTALLED TO ALLOW EMERGENCY VEHICLES TO TURN AROUND.
- THE EXISTING DRIVEWAY IS CAPABLE OF SUPPORTING A VEHICLE WITH A GROSS WEIGHT OF 70,000 POUNDS.

OFFICE OF ZONING

CURRENT ZONING RC 2 & RC 8

DEVOLUTION OF TITLE
THIS PROPERTY AS SHOWN ON THIS PLAN HAS BEEN HELD INTACT SINCE MARCH 31, 1882 (VMI 129/17). THE DEVELOPER'S SURVIVOR HAS CONFIRMED THAT THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THIS PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.

ZONING HISTORY

THERE HAVE BEEN NO KNOWN ZONING HEARINGS CONCERNING THE SUBJECT PROPERTIES.

DENSITY CALCULATIONS FOR RC 2

GROSS AREA: 8.221 ACRES
HIGHWAY WIDENING: 0 ACRES
NET AREA: 8.221 ACRES
LOTS PERMITTED: 2
LOTS PROPOSED: 2

RC 2 SETBACKS FOR RESIDENTIAL SINGLE FAMILY DWELLINGS

75 FEET FROM THE CENTERLINE OF THE ROAD AND 35 FEET FROM ALL OTHER PROPERTY LINES

DENSITY CALCULATIONS FOR RC 8

GROSS AREA: 7.352 ACRES
HIGHWAY WIDENING: 0 ACRES
NET AREA: 7.352 ACRES
LOTS PERMITTED: 1
LOTS PROPOSED: 1

RC 8 SETBACKS FOR RESIDENTIAL SINGLE FAMILY DWELLINGS

35 FEET FROM THE RIGHT OF WAY OF PUBLIC OR PRIVATE ROADS, 80 FEET FROM ANY PRINCIPAL BUILDING AND 50 FEET FROM THE REAR PROPERTY LINE

BUILDING HEIGHTS

THE PROPOSED DWELLINGS WILL NOT EXCEED 35 FEET IN HEIGHT PER THE CURRENT ZONING REGULATIONS.

DEVELOPMENT PLANS REVIEW

- NO DEED FOR THE CONVEYANCE OF SLAB BRIDGE ROAD TO BALTIMORE COUNTY WAS FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY.
- THE EXISTING DRIVEWAY WILL REMAIN STONE.
- A PORTION OF THE EXISTING DRIVEWAY EXCEEDS 14% SLOPE AND WILL CONTINUE TO BE USED SINCE NO BETTER OPTION EXISTS.

DEPARTMENT OF PLANNING

- THE SUBJECT PROPERTY IS NOT LOCATED IN A NATIONAL REGISTER HISTORIC DISTRICT.
- THE EXISTING HOUSE WAS BUILT IN APPROXIMATELY IN 1835 (PER GCE). THE DWELLING IS NOT ON ANY HISTORIC LIST.
- SLAB BRIDGE ROAD IS NOT A DESIGNATED AS A BALTIMORE COUNTY SCENIC ROUTE.
- A WAIVER OF (BCC) SECT. 32-4-409.b TO ALLOW ACCESS TO THE SUBJECT PROPERTY FROM SLAB BRIDGE ROAD THROUGH THE EXISTING ACCESS EASEMENT (J.L.E. 37795/169) HAS BEEN SUBMITTED.

STEEP SLOPE NOTE

THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

STORMWATER MANAGEMENT NOTE

AUTHORIZED COUNTY PERSONNEL SHALL BE PERMITTED TO ENTER UPON ANY LOTS SHOWN AND CONTAINING STORMWATER MANAGEMENT EASEMENTS FOR THE PURPOSES OF INSPECTION AND MONITORING. SUCH INSPECTIONS AND MONITORING ACTIVITIES SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY BUSINESS HOURS (8:00 AM TO 4:00 PM, MONDAY THROUGH FRIDAY).

FOREST BUFFER & FOREST CONSERVATION EASEMENT NOTES

- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND FOREST BUFFER & FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
- ANY FOREST BUFFER EASEMENT AND FOREST BUFFER & FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO THE PROTECTIVE COVENANTS WHICH MAY BE FOUND AMONG THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA (Ac.)**
BALTIMORE COUNTY ACCESS EASEMENT	1	0.297 Ac.±
FOREST BUFFER EASEMENT	1	3.004 Ac.±
FOREST BUFFER & FOREST CONSERVATION EASEMENT	1	2.630 Ac.±

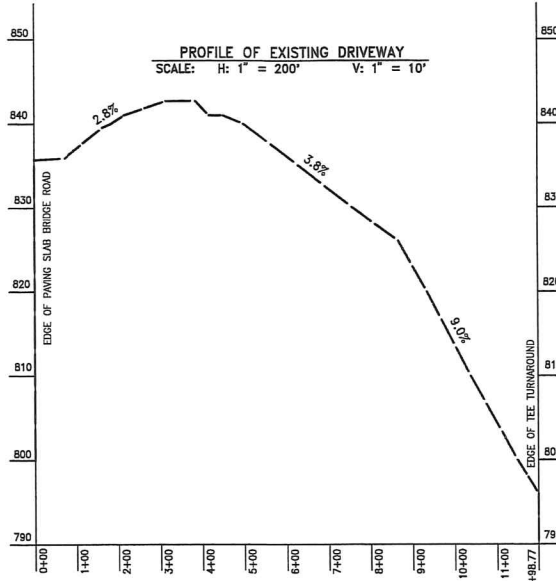
*NOTE: TOTAL AREAS SHOWN IN THIS TABLE ARE APPROXIMATE ONLY. REFER TO THE RECORD PLAT OR RIGHT OF WAY DRAWING FOR EXACT AREAS.

AGRICULTURAL NOTE

ANY DWELLING MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING, BUT NOT LIMITED TO, NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

PROFILE OF EXISTING DRIVEWAY

SCALE: H: 1" = 200' V: 1" = 10'



VICINITY MAP - SCALE: 1" = 2000'

LEGEND

- EXISTING UTILITY POLE
- EXISTING SEPTIC
- PASSED PERC TEST
- FAILED PERC TEST
- PROPOSED WELL AREA
- PROPOSED DWELLING
- EXISTING BUILDING
- SOIL LINE
- WOODS LINE
- LIMIT OF WETLANDS
- LIMIT OF DISTURBANCE
- EXISTING PAVING
- PROPOSED PAVING
- ZONING LINE
- PROPERTY LINE
- CONTOURS
- SLOPES > 25%

NEW SEPTIC RESERVE AREA FOR LOT 3

PROPOSED LOT 3 MINOR SUBDIVISION

AREA OF PROP. LOT 3 IN RC2

AG. ACCESSORY BUILDINGS

EXISTING DWELLING

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4806
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A ZONING PETITION
FOR THE PROPERTY OF
ANTHONY P. CORCORAN &
MARGARET E. CORCORAN
21051 SLAB BRIDGE ROAD
DEED REF. J.L.E. 35359/322
1ST PARCEL
BALTIMORE COUNTY, MARYLAND
6th ELECTION DISTRICT - 3rd COUNCILMANIC DISTRICT

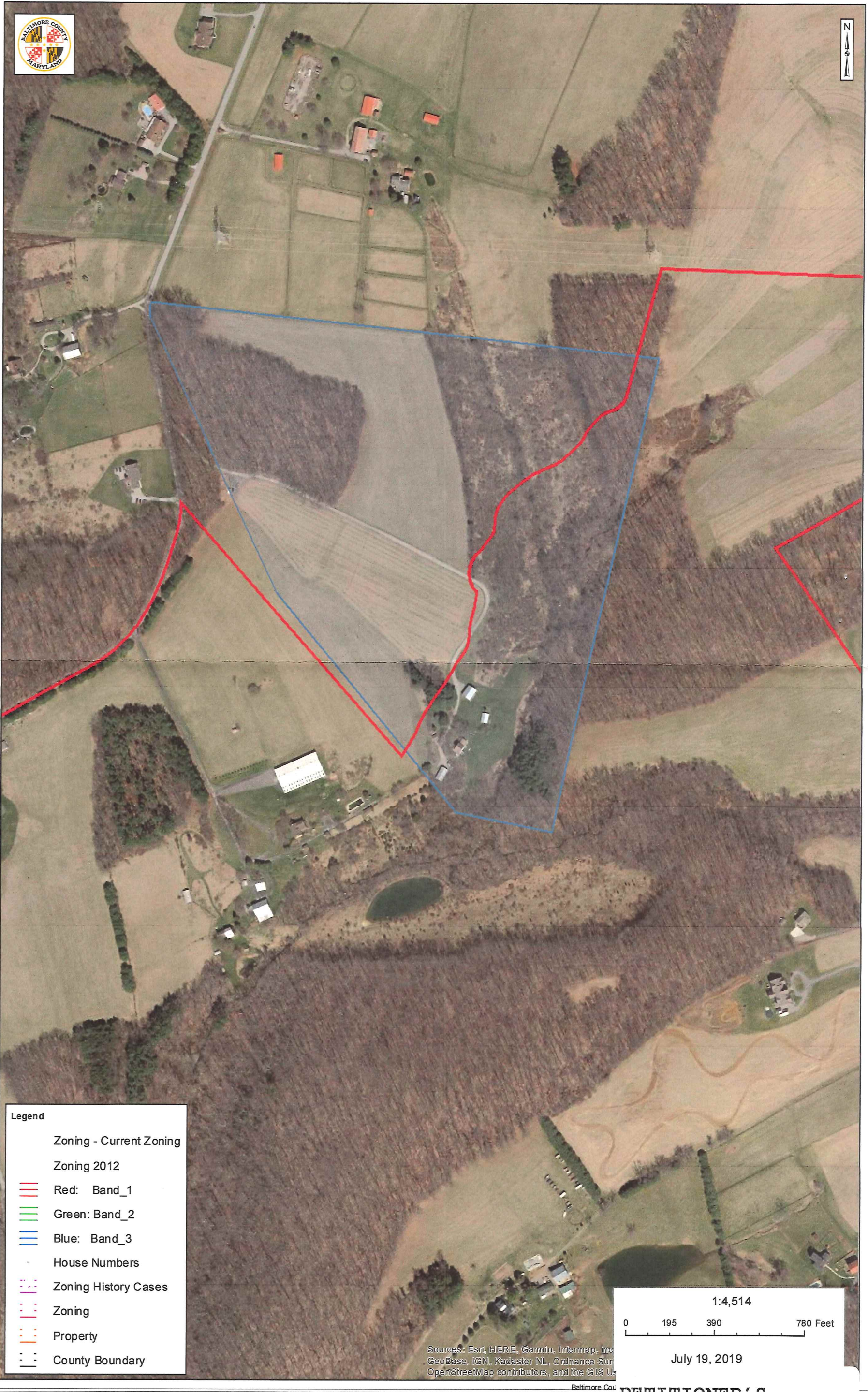
Date: MARCH 27, 2019

Scale: 1" = 100'

PETITIONER'S

EXHIBIT NO. 3

Baltimore County - My Neighborhood



PETITIONER'S

EXHIBIT NO. 2

GENERAL SITE INFORMATION

1. OWNERSHIP: ANTHONY & MARGARET CORCORAN (528) 302-2718
2. ADDRESSES: 21051 SLAB BRIDGE ROAD, FRESLAND, MD 21053
3. DEED REFERENCES: JLE 35359/322
4. PROPERTY AREA: 678,378 SQUARE FEET // 15.573 ACRES (PER GOE 2017 SURVEY)
5. ELECTION DISTRICT: 6TH COUNCILMANIC DISTRICT; 3RD
6. TAX MAP 0005; GRID 0011; PARCELO007; TAX ACC. #06-07-015210
7. WATERSHED NAME: PRETTYBOY RESERVOIR; SUBSHED NAME: WALKER RUN & SILVER RUN
8. UROL. LAND TYPE: RURAL
9. SCHOOL DISTRICTS:PRETTYBOY ES; HEREFORD MS; HEREFORD HS
10. THE BOUNDARY SHOWN HEREON IS FROM A SURVEY PERFORMED BY GERHOLD, CROSS & ETZEL, LTD IN 2017.
11. THE TOPOGRAPHY SHOWN HEREON IS FROM BALTIMORE COUNTY GIS.
12. LOCAL OPEN SPACE IS NOT REQUIRED BY BALTIMORE COUNTY FOR MINOR SUBDIVISIONS.
13. NO SIGNAGE IS PROPOSED ON THE SUBJECT PROPERTY
14. THE OWNER SHALL GRANT TO BALTIMORE COUNTY THE RIGHT TO INGRESS AND EGRESS THROUGH THE EXISTING 60' WIDE ACCESS EASEMENT FOUND IN A DECLARATION OF EASEMENT AGREEMENT IN LIBER J.L.E. 37795 FOLIO 169 (SHOWN HEREON), ACROSS THE PROPERTY OF JILL CARAS, IN ORDER TO GAIN ACCESS TO THE PROPOSED 10' WIDE BALTIMORE COUNTY ACCESS EASEMENT (SHOWN HEREON).

UTILITIES / GROUND WATER MANAGEMENT

1. THE EXISTING DWELLING IS SERVED BY WELL AND SEPTIC.
2. THERE ARE NO KNOWN UNDERGROUND FUEL TANKS ON THE SUBJECT PROPERTY.
3. THE EXISTING SEPTIC SYSTEM WAS INSPECTED AND FOUND TO BE IN WORKING CONDITION.
4. PERC TEST WERE PERFORMED AND APPROVED ON SEPTEMBER 1, 2018.

ENVIRONMENTAL IMPACT

FOREST CONSERVATION

1. FOREST EXISTS ON THE SUBJECT PROPERTY.
2. THE EXISTING FOREST WILL BE RETAINED TO MEET THE FOREST CONSERVATION ACT REQUIREMENTS.
3. AN EASEMENT WILL NEED TO BE ESTABLISHED, APPROVED BY BALTIMORE COUNTY AND THEN RECORDED IN A DECLARATION OF COVENANTS.

FOREST BUFFER

1. WETLANDS EXIST ON THE SUBJECT PROPERTY.
2. THE REQUIREMENTS FOR THE PROTECTION OF THE WETLANDS WILL BE MET AS A PART OF THIS MINOR SUBDIVISION.
3. AN EASEMENT WILL NEED TO BE ESTABLISHED, APPROVED BY BALTIMORE COUNTY AND THEN RECORDED IN A DECLARATION OF COVENANTS.
4. NO FLOOD PLAN FOR THE TRIBUTARY IS SHOWN ON THE CURRENT FEMA FIRM MAP.
5. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN.
6. THE SUBJECT PROPERTY IS NOT IN THE CHEAPSAKE BAY CRITICAL AREA.
7. A VARIANCE TO THE FOREST BUFFER EASEMENT WILL BE REQUESTED TO ALLOW THE CONTINUED RESIDENTIAL AND AGRICULTURAL USE.

SEDIMENT CONTROL

1. SEDIMENT CONTROL PROVISIONS WILL BE REQUIRED AND PROVIDED FOR EACH BUILDING PERMIT

STORM WATER MANAGEMENT

1. THE STORM WATER MANAGEMENT REQUIREMENTS ARE PROPOSED TO BE MET WITH A FACILITY ON THE SUBJECT PROPERTY AND AN ONSITE OUTFALL.
2. A STORM WATER MANAGEMENT CONCEPT PLAN WILL BE SUBMITTED FOR REVIEW BY BALTIMORE COUNTY.
3. AN EASEMENT FOR ALL UTILITIES WILL NEED TO BE ESTABLISHED, APPROVED BY BALTIMORE COUNTY AND THEN RECORDED IN A DECLARATION OF COVENANTS.

FIRE MARSHALL'S OFFICE

1. EMERGENCY VEHICLES HAVE THE ABILITY TO USE THE EXISTING DRIVEWAY OFF OF SLAB BRIDGE ROAD TO PROVIDE EMERGENCY SERVICE TO THE EXISTING HOUSE. THE PROPOSED DRIVEWAYS WILL BE CAPABLE OF HANDLING EMERGENCY APPARATUS WEIGHING 70,000 POUNDS WHEN CONSTRUCTION OF ANY BUILDING IS UNDER ROOF. THE DRIVEWAY SHALL NOT BE OBSTRUCTED FOR EMERGENCY APPARATUS IN ANY MANNER. TREES PLANTED SHALL NOT BE THE TYPE THAT WILL INTERFERE WITH EMERGENCY APPARATUS ACCESS WHEN THEY MATURE.
2. ADDRESS NUMBERS FOR RESIDENTIAL PROPERTIES ARE REQUIRED TO BE 3 INCHES IN SIZE.
3. A PERMIT FOR A RESIDENTIAL SPRINKLER SYSTEM WILL BE ISSUED FOR THE TWO PROPOSED HOUSES. THE SPRINKLER SYSTEMS SHALL BE INSPECTED AND APPROVED PRIOR TO OCCUPANCY.
4. WIDENING AREAS OF THE DRIVEWAY WILL BE INSTALLED TO ALLOW FOR PASSING VEHICLES.
5. A TEE TURNAROUND WILL BE INSTALLED TO ALLOW EMERGENCY VEHICLES TO TURN AROUND.
6. THE EXISTING DRIVEWAY IS CAPABLE OF SUPPORTING A VEHICLE WITH A GROSS WEIGHT OF 70,000 POUNDS.

OFFICE OF ZONING

CURRENT ZONING RC 2 & RC 8

DEVOLUTION OF TITLE

THIS PROPERTY AS SHOWN ON THIS PLAN HAS BEEN HELD INTACT SINCE MARCH 31, 1882 (WMI 129/17). THE DEVELOPER'S SURVEYOR HAS CONFIRMED THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THIS PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.

ZONING HISTORY

THERE HAVE BEEN NO KNOWN ZONING HEARINGS CONCERNING THE SUBJECT PROPERTIES.

DENSITY CALCULATIONS FOR RC 2

GROSS AREA: 8.221 ACRES
HIGHWAY WIDENING: 0 ACRES
NET AREA: 8.221 ACRES
LOTS PERMITTED: 2
LOTS PROPOSED: 2

RC 2 SETBACKS FOR RESIDENTIAL SINGLE FAMILY DWELLINGS

75 FEET FROM THE CENTERLINE OF THE ROAD AND 35 FEET FROM ALL OTHER PROPERTY LINES

DENSITY CALCULATIONS FOR RC 8

GROSS AREA: 7.352 ACRES
HIGHWAY WIDENING: 0 ACRES
NET AREA: 7.352 ACRES
LOTS PERMITTED: 1
LOTS PROPOSED: 1

RC 8 SETBACKS FOR RESIDENTIAL SINGLE FAMILY DWELLINGS

35 FEET FROM THE RIGHT OF WAY OF PUBLIC OR PRIVATE ROADS, 80 FEET FROM ANY PRINCIPAL BUILDING AND 50 FEET FROM THE REAR PROPERTY LINE

BUILDING HEIGHTS

THE PROPOSED DWELLINGS WILL NOT EXCEED 35 FEET IN HEIGHT PER THE CURRENT ZONING REGULATIONS.

DEVELOPMENT PLANS REVIEW

1. NO DEED FOR THE CONVEYANCE OF SLAB BRIDGE ROAD TO BALTIMORE COUNTY WAS FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY.
2. THE EXISTING DRIVEWAY WILL REMAIN STONE.
3. A PORTION OF THE EXISTING DRIVEWAY EXCEEDS 14% SLOPE AND WILL CONTINUE TO BE USED SINCE NO BETTER OPTION EXISTS.

DEPARTMENT OF PLANNING

1. THE SUBJECT PROPERTY IS NOT LOCATED IN A NATIONAL REGISTER HISTORIC DISTRICT.
2. THE EXISTING HOUSE WAS BUILT IN APPROXIMATELY IN 1835 (PER SDAT). THE DWELLING IS NOT ON ANY HISTORIC LIST.
3. SLAB BRIDGE ROAD IS NOT A DESIGNATED AS A BALTIMORE COUNTY SCENIC ROUTE.
4. A WAIVER OF (BCC) SECT. 32-4-409.5 TO ALLOW ACCESS TO THE SUBJECT PROPERTY FROM SLAB BRIDGE ROAD THROUGH THE EXISTING ACCESS EASEMENT (J.L.E. 37795/169) HAS BEEN SUBMITTED.

STEEP SLOPE NOTE

THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

STORMWATER MANAGEMENT NOTE

AUTHORIZED COUNTY PERSONNEL SHALL BE PERMITTED TO ENTER UPON ANY LOTS SHOWN AND CONTAINING STORMWATER MANAGEMENT EASEMENTS FOR THE PURPOSES OF INSPECTION AND MONITORING. SUCH INSPECTIONS AND MONITORING ACTIVITIES SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY BUSINESS HOURS (8:00 AM TO 4:00 PM, MONDAY THROUGH FRIDAY).

FOREST BUFFER & FOREST CONSERVATION EASEMENT NOTES

1. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND FOREST BUFFER & FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
2. ANY FOREST BUFFER EASEMENT AND FOREST BUFFER & FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO THE PROTECTIVE COVENANTS WHICH MAY BE FOUND AMONG THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

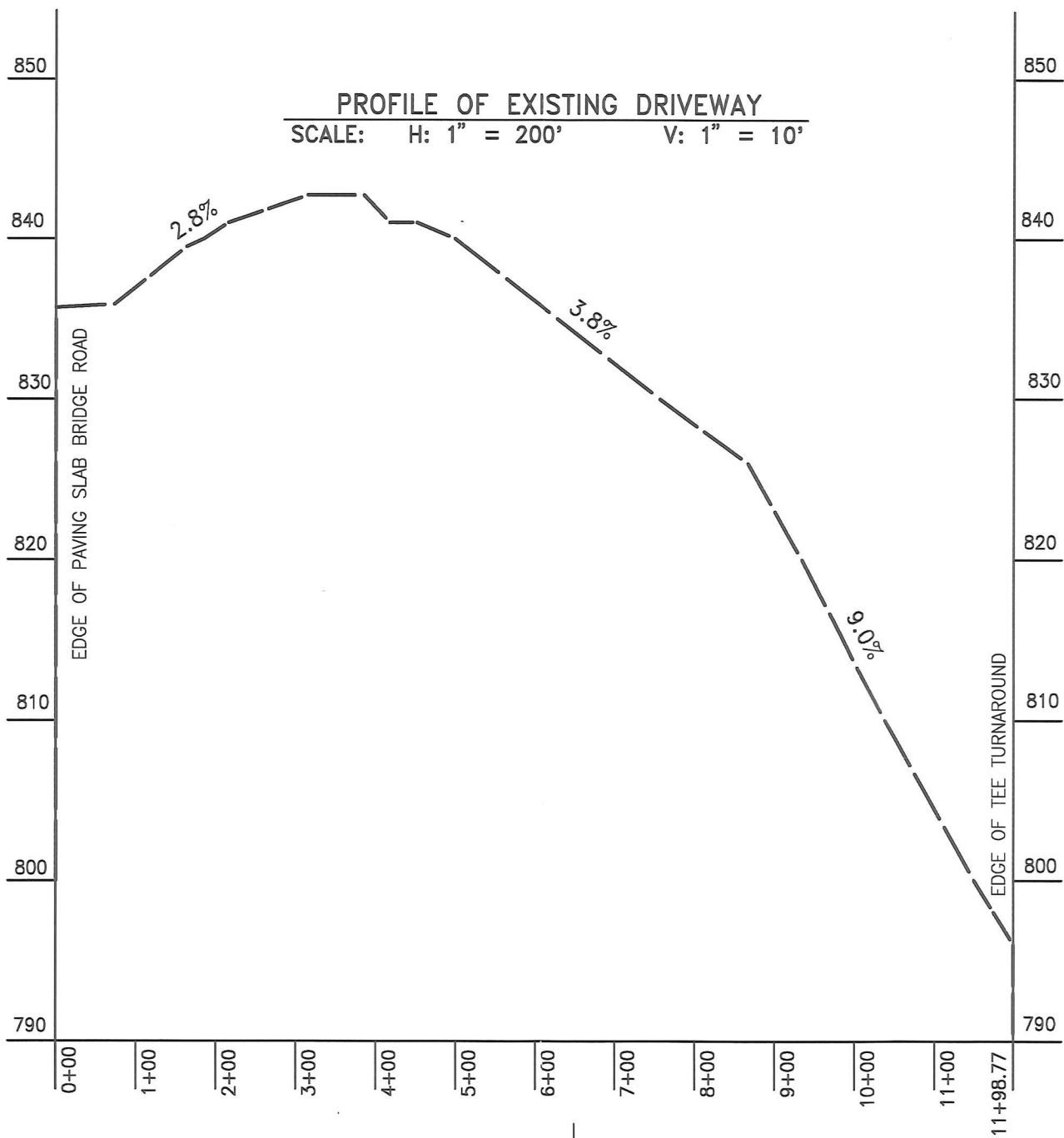
DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA (Ac.)**
BALTIMORE COUNTY ACCESS EASEMENT	1	0.297 Ac.±
FOREST BUFFER EASEMENT	1	3.004 Ac.±
FOREST BUFFER & FOREST CONSERVATION EASEMENT	1	2.830 Ac.±

**NOTE: TOTAL AREAS SHOWN IN THIS TABLE ARE APPROXIMATE ONLY. REFER TO THE RECORD PLAT OR RIGHT OF WAY DRAWING FOR EXACT AREAS.

AGRICULTURAL NOTE

ANY DWELLING MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING, BUT NOT LIMITED TO, NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.



VICINITY MAP - SCALE: 1" = 2000'

LEGEND

- EXISTING UTILITY POLE
- EXISTING SEPTIC
- PASSED PERC TEST
- FAILED PERC TEST
- PROPOSED WELL AREA
- PROPOSED DWELLING
- EXISTING BUILDING
- SOIL LINE
- WOODS LINE
- LIMIT OF WETLANDS
- LIMIT OF DISTURBANCE
- EXISTING PAVING
- PROPOSED PAVING
- ZONING LINE
- PROPERTY LINE
- CONTOURS
- SLOPES > 25%

JOHN A. OLSEWSKI JR.
County Executive

January 4, 2019

DIRECTOR
Department of Planning

Mr. Bruce E. Doak
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Fresland, MD 21053

Re: Waiver Request
Corcoran Property
21051 Slab Bridge Road

Dear Mr. Doak:

Your request for a waiver from the provision of Section 32-4-409(b)(1) of the Baltimore County Code (BCC) has been APPROVED. As such, the Department is in support of no in-fence strip in-lieu of the required 12' in-fence strips. The Department of Planning acknowledges the established private easement by a deed recorded in Liber 35359 at folio 322.

Be advised that the above approval does not indicate Baltimore County Department of Planning approval for any future required waiver, variance relief, special hearing, development plan or building permit. Please affix a copy of this approval to the minor subdivision plan and return to the Department of Planning for plan approval. Should you have any questions concerning the matters stated herein, please contact Brett Williams in the Department of Planning at 410-887-3482 or bwilliams@baltimorecountymd.gov.

Sincerely,

JM:BMW:kms
Acting Director,
Department of Planning

JM:BMW:kms

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105 West Chesapeake Avenue, Suite 101 | Towson, Maryland 21204 | Phone: 410-887-3211 | Fax: 410-887-5862
planning@baltimorecountymd.gov | www.baltimorecountymd.gov/planning

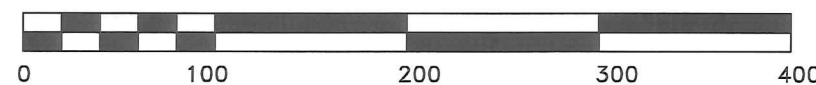
SOIL TYPES & LIMITATIONS

TYPE	SEPTIC TANK ABSORPTION FIELDS	DWELLINGS WITH BASEMENTS	LOCAL ROADS & STREETS
BhB	Very Limited: Depth to bedrock (1.00); Slow water movement (1.00)	Very Limited: Depth to hard bedrock (1.00); Depth to soft bedrock (0.84); Shrink-swell (0.06)	Somewhat Limited: Shrink-swell (0.06); Frost action (0.50); Low strength (0.41); Depth to hard bedrock (0.10)
BoA	Very limited: Ponding (1.00); Depth to saturated zone (1.00); Slow water movement (1.00); Depth to cemented pan (1.00)	Very limited: Ponding (1.00); Depth to saturated zone (1.00); Depth to cemented pan (1.00)	Very limited: Ponding (1.00); Depth to saturated zone (1.00); Frost action (1.00) Low strength (0.01)
BhC	Very Limited: Depth to Bedrock (1.00); Slow Water Movement (1.00); Slope (0.63)	Very Limited: Depth to hard bedrock (1.00); Depth to soft bedrock (0.84); Slope (0.63);	Somewhat limited: Slope (0.83); Depth to saturated zone (1.00); Frost Action (1.00) Low strength (0.01)
BhD	Very Limited: Depth to Bedrock (1.00); Slow Water Movement (1.00); Slope (1.00)	Very Limited: Depth to hard bedrock (1.00); Depth to soft bedrock (0.84); Slope (1.00);	Very limited: Slope (1.00); Frost action (0.50); Depth to hard bedrock (0.10); Low strength (0.03)
GdB	Very limited: Seepage, bottom layer (1.00); Slow water movement (1.00); Depth to saturated zone (1.00)	Not limited	Very limited: Low strength (1.00); Depth to thick cemented pan (1.00); Depth to thin cemented pan (1.00); Frost action (1.00)
GeC	Somewhat limited; Slow water movement (0.68); Slope (0.63)	Somewhat limited; Slope (0.63)	Somewhat limited; Slope (0.63); Frost action (0.50); Low strength (0.41)
GhC	Very Limited: Depth to cemented pan (1.00); Depth to saturated zone (1.00); Slow water movement (0.73); Slope (0.63)	Very Limited: Depth to thin cemented pan (1.00); Depth to saturated zone (1.00); Slope (0.63)	Very limited: Frost Action (1.00) Slope (0.63)
McC	Very Limited: Seepage bottom layer (1.00); Depth to bedrock (1.00); Slow water movement (1.00); Slope (1.00)	Very Limited: Slope (1.00); Depth to hard bedrock (1.00); Shrink-swell (0.08)	Very Limited: Slope (1.00); Shrink-swell (0.08); Frost action (0.50); Low strength (1.00); Depth to hard bedrock (0.98)

AREA FOR VARIANCE FOR CONTINUED RESIDENTIAL USE OF THE FOREST BUFFER EASEMENT 20,271 SQ.FT. SHOWN THUS.

LINE TABLE FOR VARIANCE AREA

LINE	BEARING	DISTANCE
V1	S62°59'10"E	20.43'
V2	S10°35'45"W	112.34'
V3	S38°47'20"W	289.42'
V4	N39°31'51"W	63.22'



REVISION	

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Fresland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@brucedoakconsulting.com

PLAN TO ACCOMPANY A ZONING PETITION
FOR THE PROPERTY OF
**ANTHONY P. CORCORAN &
MARGARET E. CORCORAN**
21051 SLAB BRIDGE ROAD
DEED REF. J.L.E. 35359/322
1ST PARCEL
BALTIMORE COUNTY, MARYLAND
6th ELECTION DISTRICT - 3rd COUNCILMANIC DISTRICT



Date: MARCH 27, 2019

Scale: 1" = 100'

PETS.Ex.1

Case #2019-0292-SPHA

GENERAL SITE INFORMATION

- OWNERSHIP: ANTHONY & MARGARET CORCORAN (828) 302-2718
- ADDRESSES: 21051 SLAB BRIDGE ROAD, FREELAND, MD 21053
- DEED REFERENCES: J.L.E. 35359/322
- PROPERTY AREA: 678,378 SQUARE FEET / 15.573 ACRES± (PER CCE 2017 SURVEY)
- ELECTION DISTRICT: 6TH; COUNCILMANIC DISTRICT: 3RD
- TAX MAP 0005; GRID 0011; PARCELOOT: TAX ACCT. 06-07-015210
- WATERSHED NAME: PRETTYBOY RESERVOIR; SUBSHED NAME: WALKER RUN & SILVER RUN
- URDL LAND TYPE: RURAL
- SCHOOL DISTRICTS: PRETTYBOY ES, HEREFORD MS, HEREFORD HS
- THE BOUNDARY SHOWN HEREON IS FROM A SURVEY PERFORMED BY GERHOLD, CROSS & ETZEL, LTD IN 2017.
- THE TOPOGRAPHY SHOWN HEREON IS FROM BALTIMORE COUNTY GIS.
- LOCAL OPEN SPACE IS NOT REQUIRED BY BALTIMORE COUNTY FOR MINOR SUBDIVISIONS.
- NO SIGNAGE IS PROPOSED ON THE SUBJECT PROPERTY.
- THE OWNER SHALL CONVEY TO BALTIMORE COUNTY THE RIGHT TO INGRESS AND EGRESS THROUGH THE EXISTING 80' WIDE ACCESS EASEMENT FOUND IN A DECLARATION OF EASEMENT AGREEMENT IN LIBER J.L.E. 37785 FOLIO 189 (SHOWN HEREON), ACROSS THE PROPERTY OF JILL CARAS, IN ORDER TO GAIN ACCESS TO THE PROPOSED 10' WIDE BALTIMORE COUNTY ACCESS EASEMENT (SHOWN HEREON).

UTILITIES / GROUND WATER MANAGEMENT

- THE EXISTING DWELLING IS SERVED BY WELL AND SEPTIC.
- THERE ARE NO KNOWN UNDERGROUND FUEL TANKS ON THE SUBJECT PROPERTY.
- THE EXISTING SPETIC SYSTEM WAS INSPECTED AND FOUND TO BE IN WORKING CONDITION.
- PERC TEST WERE PERFORMED AND APPROVED ON SEPTEMBER 1, 2018.

ENVIRONMENTAL IMPACT

FOREST CONSERVATION

- FOREST EXISTS ON THE SUBJECT PROPERTY.
- THE EXISTING FOREST WILL BE RETAINED TO MEET THE FOREST CONSERVATION ACT REQUIREMENTS.
- AN EASEMENT WILL NEED TO BE ESTABLISHED, APPROVED BY BALTIMORE COUNTY AND THEN RECORDED IN A DECLARATION OF COVENANTS.

FOREST BUFFER

- WETLANDS EXIST ON THE SUBJECT PROPERTY.
- THE REQUIREMENTS FOR THE PROTECTION OF THE WETLANDS WILL BE MET AS A PART OF THIS MINOR SUBDIVISION.
- AN EASEMENT WILL NEED TO BE ESTABLISHED, APPROVED BY BALTIMORE COUNTY AND THEN RECORDED IN A DECLARATION OF COVENANTS.
- NO FLOOD PLAIN FOR THE TRIBUTARY IS SHOWN ON THE CURRENT FEMA FIRM MAP.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN.
- THE SUBJECT PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
- A VARIANCE TO THE FOREST BUFFER EASEMENT WILL BE REQUESTED TO ALLOW THE CONTINUED RESIDENTIAL AND AGRICULTURAL USE.

SEDIMENT CONTROL

- SEDIMENT CONTROL PROVISIONS WILL BE REQUIRED AND PROVIDED FOR EACH BUILDING PERMIT

STORM WATER MANAGEMENT

- THE STORM WATER MANAGEMENT REQUIREMENTS ARE PROPOSED TO BE MET WITH A FACILITY ON THE SUBJECT PROPERTY AND AN ONSITE OUTFALL.
- A STORM WATER MANAGEMENT CONCEPT PLAN WILL BE SUBMITTED FOR REVIEW BY BALTIMORE COUNTY.
- AN EASEMENT FOR ALL FACILITIES WILL NEED TO BE ESTABLISHED, APPROVED BY BALTIMORE COUNTY AND THEN RECORDED IN A DECLARATION OF COVENANTS.

FIRE MARSHALL'S OFFICE

- EMERGENCY VEHICLES HAVE THE ABILITY TO USE THE EXISTING DRIVEWAY OFF OF SLAB BRIDGE ROAD TO PROVIDE EMERGENCY SERVICE TO THE EXISTING HOUSE. THE PROPOSED DRIVEWAYS WILL BE CAPABLE OF HANDLING EMERGENCY APPARATUS WEIGHING 70,000 POUNDS WHEN CONSTRUCTION OF ANY BUILDING IS UNDER ROOF. THE DRIVEWAY SHALL NOT BE OBSTRUCTED FOR EMERGENCY APPARATUS IN ANY MANNER. TREES PLANTED SHALL NOT BE THE TYPE THAT WILL INTERFERE WITH EMERGENCY APPARATUS ACCESS WHEN THEY MATURE.
- ADDRESS NUMBERS FOR RESIDENTIAL PROPERTIES ARE REQUIRED TO BE 3 INCHES IN SIZE.
- A PERMIT FOR A RESIDENTIAL SPRINKLER SYSTEM WILL BE ISSUED FOR THE TWO PROPOSED HOUSES. THE SPRINKLER SYSTEMS SHALL BE INSPECTED AND APPROVED PRIOR TO OCCUPANCY.
- WIDENING AREAS OF THE DRIVEWAY WILL BE INSTALLED TO ALLOW FOR PASSING VEHICLES.
- A TEE TURNAROUND WILL BE INSTALLED TO ALLOW EMERGENCY VEHICLES TO TURN AROUND.
- THE EXISTING DRIVEWAY IS CAPABLE OF SUPPORTING A VEHICLE WITH A GROSS WEIGHT OF 70,000 POUNDS.

OFFICE OF ZONING

CURRENT ZONING RC 2 & RC 8

DEVOLUTION OF TITLE

THIS PROPERTY AS SHOWN ON THIS PLAN HAS BEEN HELD INTACT SINCE MARCH 31, 1882 (WM 129/17). THE DEVELOPER'S SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THIS PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.

ZONING HISTORY

THERE HAVE BEEN NO KNOWN ZONING HEARINGS CONCERNING THE SUBJECT PROPERTIES.

DENSITY CALCULATIONS FOR RC 2

GROSS AREA: 8.221 ACRES
HIGHWAY WIDENING: 0 ACRES
NET AREA: 8.221 ACRES
LOTS PERMITTED: 2
LOTS PROPOSED: 2

RC 2 SETBACKS FOR RESIDENTIAL SINGLE FAMILY DWELLINGS

75 FEET FROM THE CENTERLINE OF THE ROAD AND 35 FEET FROM ALL OTHER PROPERTY LINES

DENSITY CALCULATIONS FOR RC 8

GROSS AREA: 7.352 ACRES
HIGHWAY WIDENING: 0 ACRES
NET AREA: 7.352 ACRES
LOTS PERMITTED: 1
LOTS PROPOSED: 1

RC 8 SETBACKS FOR RESIDENTIAL SINGLE FAMILY DWELLINGS

35 FEET FROM THE RIGHT OF WAY OF PUBLIC OR PRIVATE ROADS, 80 FEET FROM ANY PRINCIPAL BUILDING AND 50 FEET FROM THE REAR PROPERTY LINE

BUILDING HEIGHTS

THE PROPOSED DWELLINGS WILL NOT EXCEED 35 FEET IN HEIGHT PER THE CURRENT ZONING REGULATIONS.

DEVELOPMENT PLANS REVIEW

- NO DEED FOR THE CONVEYANCE OF SLAB BRIDGE ROAD TO BALTIMORE COUNTY WAS FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY.
- THE EXISTING DRIVEWAY WILL REMAIN STONE.
- A PORTION OF THE EXISTING DRIVEWAY EXCEEDS 14% SLOPE AND WILL CONTINUE TO BE USED SINCE NO BETTER OPTION EXISTS.

DEPARTMENT OF PLANNING

- THE SUBJECT PROPERTY IS NOT LOCATED IN A NATIONAL REGISTER HISTORIC DISTRICT.
- THE EXISTING HOUSE WAS BUILT IN APPROXIMATELY IN 1835 (PER SDAT). THE DWELLING IS NOT ON ANY HISTORIC LIST.
- SLAB BRIDGE ROAD IS NOT A DESIGNATED AS A BALTIMORE COUNTY SCENIC ROUTE.
- A WAIVER OF (BCC) SECT. 32-4-409.b TO ALLOW ACCESS TO THE SUBJECT PROPERTY FROM SLAB BRIDGE ROAD THROUGH THE EXISTING ACCESS EASEMENT (J.L.E. 37785/169) HAS BEEN SUBMITTED.

STEEP SLOPE NOTE

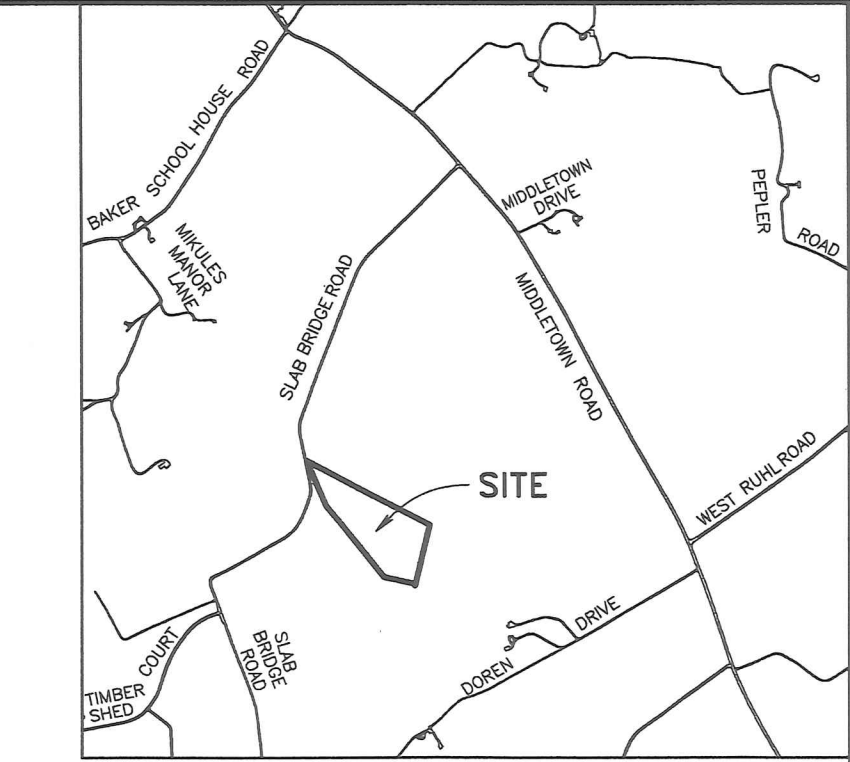
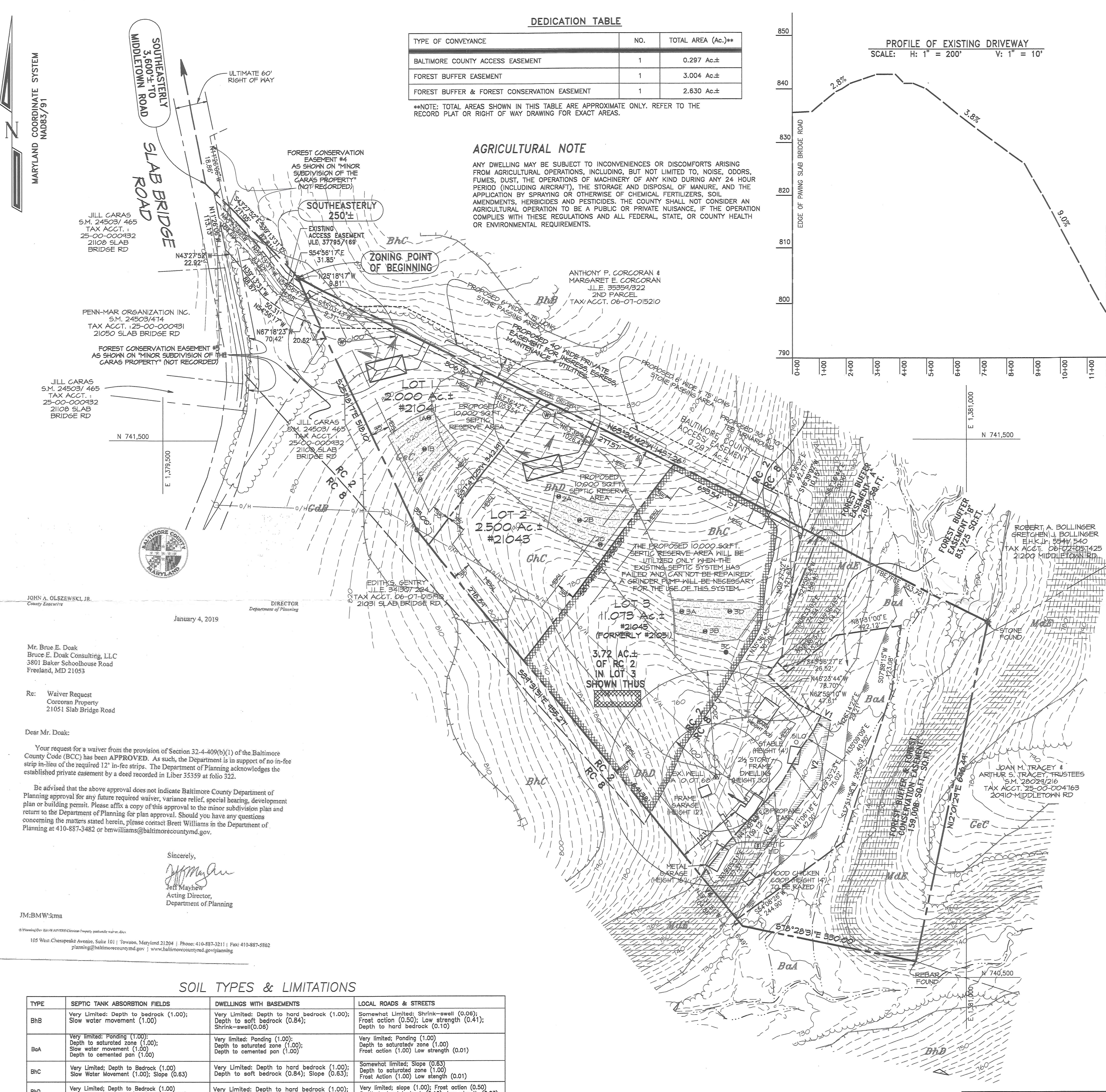
THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

STORMWATER MANAGEMENT NOTE

AUTHORIZED COUNTY PERSONNEL SHALL BE PERMITTED TO ENTER UPON ANY LOTS SHOWN AND CONTAINING STORMWATER MANAGEMENT EASEMENTS FOR THE PURPOSES OF INSPECTION AND MONITORING. SUCH INSPECTIONS AND MONITORING ACTIVITIES SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY BUSINESS HOURS (8:00 AM TO 4:00 PM, MONDAY THROUGH FRIDAY).

FOREST BUFFER & FOREST CONSERVATION EASEMENT NOTES

- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND FOREST BUFFER & FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
- ANY FOREST BUFFER EASEMENT AND FOREST BUFFER & FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO THE PROTECTIVE COVENANTS WHICH MAY BE FOUND AMONG THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.



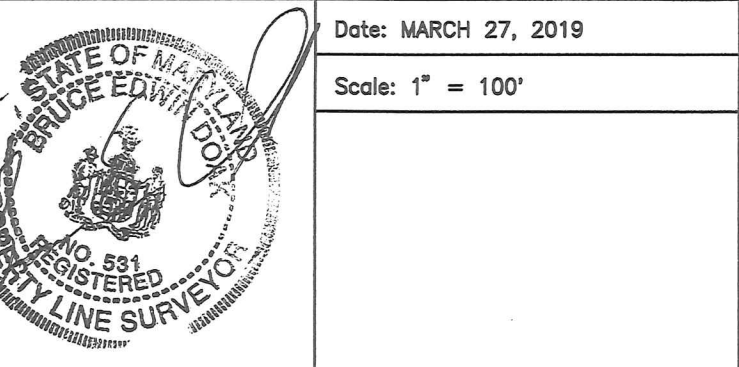
VICINITY MAP - SCALE: 1" = 2000'

LEGEND

- EXISTING UTILITY POLE
- EXISTING SEPTIC
- PASSED PERC TEST
- FAILED PERC TEST
- PROPOSED WELL AREA
- PROPOSED DWELLING
- EXISTING BUILDING
- SOIL LINE
- WOODS LINE
- LIMIT OF WETLANDS
- LIMIT OF DISTURBANCE
- EXISTING PAVING
- PROPOSED PAVING
- ZONING LINE
- PROPERTY LINE
- CONTOURS
- SLOPES > 25%

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PLAN TO ACCOMPANY A ZONING PETITION
FOR THE PROPERTY OF
**ANTHONY P. CORCORAN &
MARGARET E. CORCORAN**
21051 SLAB BRIDGE ROAD
DEED REF. J.L.E. 35359/322
1ST PARCEL
BALTIMORE COUNTY, MARYLAND
6th ELECTION DISTRICT - 3rd COUNCILMANIC DISTRICT



Date: MARCH 27, 2019

Scale: 1" = 100'

CASE # 2019-0292-SP4A