

## MEMORANDUM

DATE: March 13, 2020  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2019-0549-SPH – Appeal Period Expired

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The appeal period for the above-referenced cases expired on March 12, 2020. 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

## MEMORANDUM

DATE: March 13, 2020  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2019-0549-SPH – Appeal Period Expired

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The appeal period for the above-referenced cases expired on March 12, 2020. 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: <b>PETITION FOR SPECIAL HEARING</b> | * | BEFORE THE                    |
| <b>(2012 Old Valley Road)</b>              | * | OFFICE OF                     |
| 3 <sup>rd</sup> Election District          | * | ADMINISTRATIVE HEARINGS       |
| 2 <sup>nd</sup> Council District           | * | FOR BALTIMORE COUNTY          |
| Brian Bedell and Mary Belz                 | * |                               |
| <i>Legal Owners</i>                        | * |                               |
| <b>Petitioners</b>                         | * | <b>Case No. 2019-0549-SPH</b> |

\* \* \* \* \*

### **OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing filed on behalf of Brian Bedell and Mary Belz, legal owners (“Petitioners”). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations (“BCZR”) to permit a pool to be placed in a riverine floodplain. A site plan was marked and admitted as Petitioners’ Exhibit 1.

Petitioners, Brian Bedell and Mary Belz appeared in support of the petition. 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 Department of Public Works (“DPW”). Neither agency opposed the requested relief, subject to their comments placing conditions on the project.

### **SPECIAL HEARING**

The Petitioners recently purchased this residential property. It was not until their contractor submitted plans for an in-ground pool to the County that they became aware that the proposed site for the pool lies within a riverine floodplain according to the applicable FEMA map. They are therefore requesting a waiver of the prohibition on building within the floodplain.

ORDER RECEIVED FOR FILING

Date 2/11/2020

By Den

They testified that they are fully aware of all the conditions that DPW and DEPS have placed on the project and that they are willing to comply with all of them. I expressed concern over chlorine escaping from the pool in the event of a flood and they explained that this will be a saltwater pool. Given that this is an in-ground pool rather than an above ground structure I am satisfied that a floodplain waiver is appropriate in this case, and that it will not adversely impact the public health, safety or welfare provided that all the agency comments are complied with.

THEREFORE, IT IS ORDERED this 11<sup>th</sup> day of **February, 2020** by this Administrative Law Judge, that the Petition for Special Hearing to permit a pool to be placed in a riverine floodplain, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners will comply with all ZAC comments (DEPS & DPW), which will also be attached and incorporated into this Order.

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

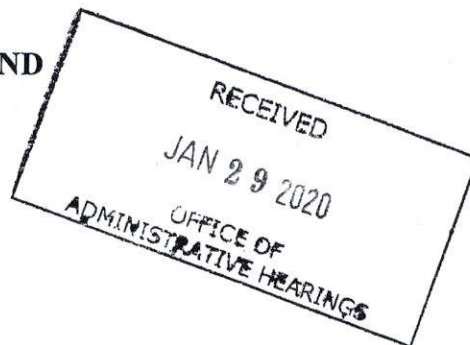
  
PAUL M. MAYHEW  
Managing Administrative Law Judge  
for Baltimore County

PMM:slh

ORDER RECEIVED FOR FILING  
Date 2/11/2020  
By Sen

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge  
Office of Administrative Hearings

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

DATE: January 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2019-0549-SPH  
Address 2012 Old Valley Road  
(Bedell & Belz Property)

Zoning Advisory Committee Meeting of **December 30, 2019**.

X Environmental Impact Review (EIR) of 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 is also subject to the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

- This construction project is to occur within the extensive 100-year floodplain of the Jones Falls. Please note this project may have to first be approved through a Forest Buffer variance, per § 33-3-106 of the County Code. EIR staff will coordinate review of this project with Dept. of Public Works staff.

Reviewer: Michael S. Kulis, EIR

ORDER RECEIVED FOR FILING

Date

2/11/2020

By

Sen

**BALTIMORE COUNTY, MARYLAND  
INTER OFFICE CORRESPONDENCE**

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

**ATTN:** Kristen Lewis  
MS 1105

**FROM:** Steven A. Walsh, Director *SAW*  
Department of Public Works

**DATE:** January 17, 2020

**SUBJECT:** Case No: 2019-0549-SPH  
Tax Account 20-00-006308  
2012 Old Valley Road, Stevenson, Maryland 21153

This is a Special Hearing to approve a waiver to allow construction within a 100-year riverine flood plain.

The project site as shown on the "Zoning Hearing Plan for Special Hearing" for 2012 Old Valley Road dated November 8, 2019, shows that the proposed concrete pool and paddock fence are inside of the special flood hazard area (100-year flood plain) as described by Baltimore County regulations. The flood plain delineation was not shown on the plan but there is a flood plain based on the Federal Emergency Management Agency's Flood Insurance Rate Map panel number 2400100240F dated September 26, 2008. These maps are based on existing conditions.

Baltimore County Code Sections 32-4-414, 32-8 and the 2015 Baltimore County Building Code Part 125 all state "no building in a riverine flood plain".

The Department of Public Works takes no exception for the approval of the waiver request based on the following conditions:

- 1.) Ensure that the pool is anchored to prevent floatation, collapse or lateral movement. In-ground pools can become dislodged and move during a flood event when soils become saturated, especially when they are empty.
- 2.) Elevate all pumps and electrical equipment one (1) foot above the base flood elevation.
- 3.) All wiring must be tied to a ground fault circuit interrupter, GFCI, switch on the electric panel. If any new electric panels, including existing ones that will be substantially improved, will be installed, they must be elevated at least three (3) feet above the base flood elevation. The wiring must be designed for wet conditions.
- 4.) Fences are not permitted in the special flood hazard area. The Baltimore County Design Manual dated August 2, 2010 page 7-48 states that flood studies must be based on ultimate conditions. An ultimate conditions flood plain study of the property must be submitted and "Accepted for Filing" for verification of the flood plain boundary and for the safety of the community. Once the flood plain boundary has been established, a waiver for building the proposed fence will be permitted.

SAW/TWC/s

CC: Vishnubhai K. Desai, Chief, Development Plans Review and Building Plan Review  
Kevin G. Wagner, Maryland Department of the Environment  
Peter M. Zimmerman, People's Council

ORDER RECEIVED FOR FILING

Date 2/11/2020  
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 2012 Old Valley Rd which is presently zoned RC2  
 Deed References: 42165-0500 10 Digit Tax Account # 2000006308  
 Property Owner(s) Printed Name(s) Brian Bedell / Mary Belz

(SELECT THE HEARING(S) BY MARKING ☒ 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

Special Hearing for a waiver pursuant to Section 500.6 of the BCZR: Part 125.2 of the Building Code, and Sections 32-4-14, 32-4-107(a)(2), and 32-8-301 of the Baltimore County Code to permit a pool be placed in a riverine floodplain.

3. ☐ a Variance from Section(s)

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

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

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

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

Contract Purchaser/Lessee:

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

CASE NUMBER 2019-0549-SPM Filing Date 12/19/19

Legal Owners (Petitioners):

Mary Belz, Brian Bedell

Name #1 - Type or Print

Name #2 - Type or Print

Mary Belz

Brian Bedell

Signature #1

Signature #2

2012 Old Valley Rd Stevenson MD

Mailing Address

City

State

21153, 443 956 4635, mbelz11@gmail.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

ORDER RECEIVED FOR FILING  
 2/11/2020  
 Date  
 BY  
 Reviewer JS

# 2012 Old Valley Road

2019-0549-SPH

## Property Description

Northwest side of Old Valley Road (25' wide) at a distance of 875' southwest of the intersection with Stevenson Road (50' wide). Containing 3.501 acres, located in the 3rd Election District and 2nd Councilmatic District.



TO: THE DAILY RECORD  
Tuesday, January 21, 2020 – Issue

Please forward billing to:  
Mary Belz, Brian Bedell  
2012 Old Valley Road  
Stevenson, MD 21153

443-956-4635

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## NOTICE OF ZONING HEARING

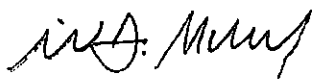
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2019-0549-SPH**

2012 Old Valley Road  
NW/s Old Valley Road, southwest of intersection with Stevenson Road  
3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District  
Legal Owners: Mary Belz, Brian Bedell

Special Hearing for a waiver pursuant to Section 500.6 of the BCZR; Part 125.2 of the Building Code, and Sections 32-4-14, 32-4-107(a)(2) and 32-8-301 of the Baltimore County Code to permit a pool be placed in a riverine floodplain.

Hearing: Monday, February 10, 2020 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.

## RE-CERTIFICATION OF POSTING



RE: Case No. 2019-0549-SPH

Petitioner: Mary Belz, Brian Bedell

Hearing Date: 2/10/20

Baltimore County Department of  
Permits, Approvals and Inspections  
Room 111, County Office Building  
111 W. Chesapeake Ave.  
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)  
were posted conspicuously on the property located at \_\_\_\_\_  
2012 Old Valley Rd. – (front SW side of property) - (1 of 2)  
2012 Old Valley Rd. – (front NE side of property) - (2 of 2)  
\_\_\_\_\_ on 1/21/20 and re-photographed on 2/5/20

Sincerely,

Handwritten signature of Richard E. Hoffman with the date "2/5/20" written next to it.

Richard E. Hoffman

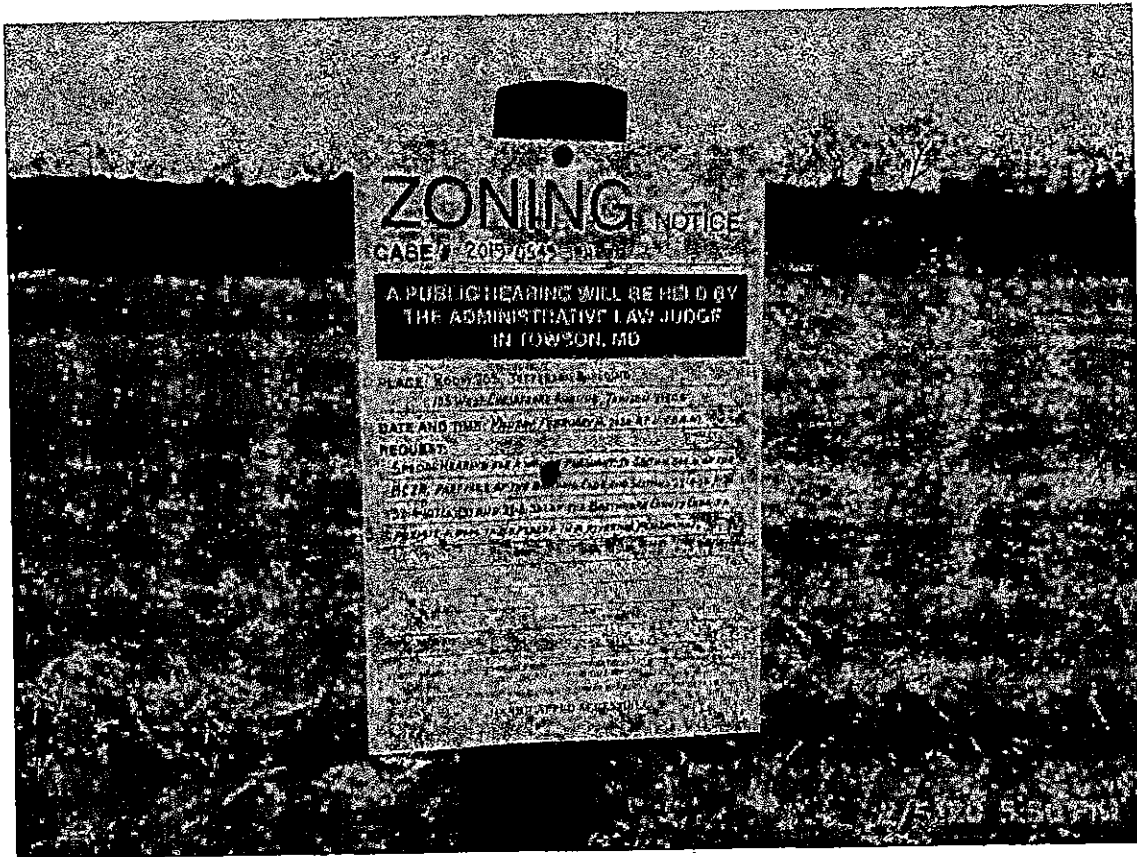
904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

# Certification of Posting

Case No 2019-0549-SPH



2012 Old Valley Road (SW side of property – 1 of 2)

*Richard E. Hoffman* 2/5/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

## Certification of Posting

Case No 2019-0549-SPH



2012 Old Valley Road (NE side of property – 2 of 2)

 2/15/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360



JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

February 03, 2020

Mary Belz & Brian Bedell  
2012 Old Valley Road  
Steven MD 21153

RE: Case Number: 2019-0549-SPH, 2012 Old Valley 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 December 19, 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.", with a stylized flourish at the end.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

2-10

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

**DATE:** 1/30/2020

**FROM:** C. Pete Gutwald  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 19-549



**INFORMATION:**

**Property Address:** 2012 Old Valley Road  
**Petitioner:** Mary Belz, Brian Bedell  
**Zoning:** RC 2  
**Requested Action:** Special Hearing

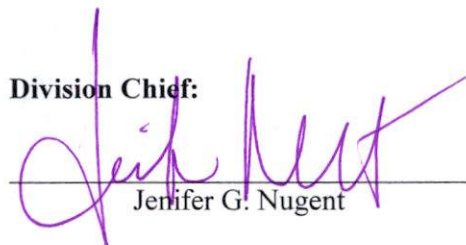
The Department of Planning has reviewed the petition for special hearing to determine whether or not the administrative law judge should permit a pool to be placed in a riverine floodplain.

A site visit was conducted on January 9, 2020.

The Department of Planning has no objections to the requested relief.

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

**Division Chief:**



Jennifer G. Nugent

CPG/JGN

c: Bill Skibinski  
James Hermann, R.L.A., Department of Permits, Approvals and Inspections  
Mary Belz  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

Date: [Click here to enter a date.](#)

Subject: ZAC # 19-549

Page 2

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 1/30/2020

**FROM:** C. Pete Gutwald  
Director, Department of Planning

**SUBJECT:** ZONING ADVISORY COMMITTEE COMMENTS  
Case Number: 19-549

**INFORMATION:**

**Property Address:** 2012 Old Valley Road  
**Petitioner:** Mary Belz, Brian Bedell  
**Zoning:** RC 2  
**Requested Action:** Special Hearing

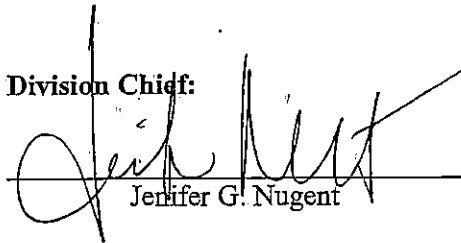
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**Division Chief:**



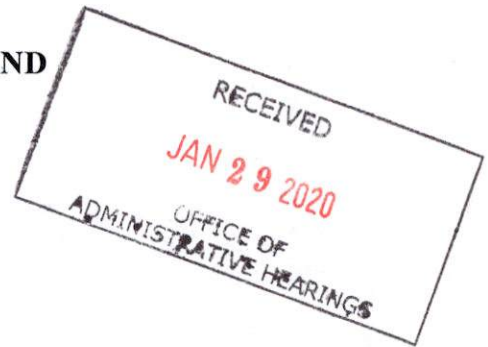
Jennifer G. Nugent

CPG/JGN

c: Bill Skibinski  
James Hermann, R.L.A., Department of Permits, Approvals and Inspections  
Mary Belz  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge  
Office of Administrative Hearings

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

DATE: January 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2019-0549-SPH  
Address 2012 Old Valley Road  
(Bedell & Belz Property)

Zoning Advisory Committee Meeting of **December 30, 2019**.

- X Environmental Impact Review (EIR) of 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 is also subject to the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

- This construction project is to occur within the extensive 100-year floodplain of the Jones Falls. Please note this project may have to first be approved through a Forest Buffer variance, per § 33-3-106 of the County Code. EIR staff will coordinate review of this project with Dept. of Public Works staff.

Reviewer: Michael S. Kulis, EIR

**BALTIMORE COUNTY, MARYLAND  
INTER OFFICE CORRESPONDENCE**

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

**ATTN:** Kristen Lewis  
MS 1105

**FROM:** Steven A. Walsh, Director *SAW*  
Department of Public Works

**DATE:** January 17, 2020

**SUBJECT:** Case No: 2019-0549-SPH  
Tax Account 20-00-006308  
2012 Old Valley Road, Stevenson, Maryland 21153

This is a Special Hearing to approve a waiver to allow construction within a 100-year riverine flood plain.

The project site as shown on the "Zoning Hearing Plan for Special Hearing" for 2012 Old Valley Road dated November 8, 2019, shows that the proposed concrete pool and paddock fence are inside of the special flood hazard area (100-year flood plain) as described by Baltimore County regulations. The flood plain delineation was not shown on the plan but there is a flood plain based on the Federal Emergency Management Agency's Flood Insurance Rate Map panel number 2400100240F dated September 26, 2008. These maps are based on existing conditions.

Baltimore County Code Sections 32-4-414, 32-8 and the 2015 Baltimore County Building Code Part 125 all state "no building in a riverine flood plain".

The Department of Public Works takes no exception for the approval of the waiver request based on the following conditions:

- 1.) Ensure that the pool is anchored to prevent floatation, collapse or lateral movement. In-ground pools can become dislodged and move during a flood event when soils become saturated, especially when they are empty.
- 2.) Elevate all pumps and electrical equipment one (1) foot above the base flood elevation.
- 3.) All wiring must be tied to a ground fault circuit interrupter, GFCI, switch on the electric panel. If any new electric panels, including existing ones that will be substantially improved, will be installed, they must be elevated at least three (3) feet above the base flood elevation. The wiring must be designed for wet conditions.
- 4.) Fences are not permitted in the special flood hazard area. The Baltimore County Design Manual dated August 2, 2010 page 7-48 states that flood studies must be based on ultimate conditions. An ultimate conditions flood plain study of the property must be submitted and "Accepted for Filing" for verification of the flood plain boundary and for the safety of the community. Once the flood plain boundary has been established, a waiver for building the proposed fence will be permitted.

SAW/TWC/s

**CC:** Vishnubhai K. Desai, Chief, Development Plans Review and Building Plan Review  
Kevin G. Wagner, Maryland Department of the Environment  
Peter M. Zimmerman, People's Council

**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  
STATE HIGHWAY  
ADMINISTRATION

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

Date: 12/23/19

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

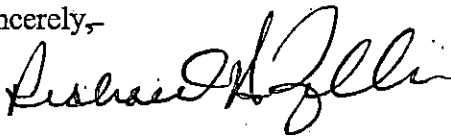
Dear Ms. Lewis:

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. 2019-0549-SP4

*Special Hearing  
Kian Bedell & Mary Belz  
2012 Old Valley 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@mdot.maryland.gov](mailto:rzeller@mdot.maryland.gov)).

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director  
Department of Permits, Approvals

DATE: 02/07/2020

FROM: Vishnu Desai, Supervisor   
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
For December 30, 2019  
Item No. 2019-0549-SPH

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

The Department Works takes no exception for the approval of the waiver request based on the following conditions:

- 1.) Ensure that the pool is anchored to prevent floatation, collapse or lateral movement. In-ground pools can become dislodged and move during a flood event when soils become saturated, especially when they are empty.
- 2.) Elevate all pumps and electrical equipment one foot above the base flood elevation.
- 3.) All wiring must be tied to a ground fault circuit interrupter, GFC, switch on the electrical panel. If any new electric panels, including ones that will be substantially improved, will be installed, they must be elevated at least three (3) feet above the base flood elevation. The wiring must be designed for wet conditions.
- 4.) Fences are not permitted in special flood hazard areas. The Baltimore County Design Manual dated August 2, 2010 page 7-48 states that flood studies must be based on ultimate conditions. An ultimate conditions flood plain study of the property must be submitted and "Accepted for Filing" for verification of the floodplain Boundary and for the safety of the Community. Once the Flood Plain Boundary has been established, a waiver for building of the proposed fence will be permitted

\*

\*

\*

\*

\*

VKD: cen  
cc: file

## CERTIFICATION OF POSTING

RE: Case No. 2019-0549-SPH

Petitioner: Mary Belz, Brian Bedell

Hearing Date: 2/10/20

Baltimore County Department of  
Permits, Approvals and Inspections  
Room 111, County Office Building  
111 W. Chesapeake Ave.  
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)  
were posted conspicuously on the property located at \_\_\_\_\_

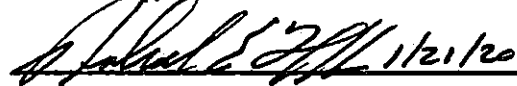
2012 Old Valley Rd. – (front SW side of property) - (1 of 3)

2012 Old Valley Rd. – (front NE side of property) - (2 of 3)

2012 Old Valley Rd. - (enlargement of sign wording) - ( 3 of 3)

\_\_\_\_\_ on 1/21/20

Sincerely,

 1/21/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360



## Certification of Posting

Case No 2019-0549-SPH



2012 Old Valley Road (SW side of property – 1 of 3)

*Richard E. Hoffman* 1/21/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

UNITED STATES OF AMERICA

DEPARTMENT OF JUSTICE

IN RE: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

## Certification of Posting

Case No 2019-0549-SPH



2012 Old Valley Road (NE side of property – 2 of 3)

 1/21/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

THE POLITICAL ECONOMY

OF THE UNITED STATES

BY J. M. COHEN, M.A., F.R.S.E., F.R.S.

THE POLITICAL ECONOMY

OF THE UNITED STATES

OF THE UNITED STATES

OF THE UNITED STATES

OF THE UNITED STATES

**Certification of Posting**

**Case No 2019-0549-SPH**

**ZONING NOTICE**  
CASE # 2019-0549-SPH

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

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

DATE AND TIME: MONDAY, FEBRUARY 10, 2020 AT 11:00 A.M.

REQUEST: SPECIAL HEARING FOR A WAIVER PURSUANT TO SECTION 500.6 OF THE  
BCZR; PART 125.2 OF THE BUILDING CODE, AND SECTIONS 32-4-14,  
32-4-107(a)(2) AND 32-8-301 OF THE BALTIMORE COUNTY CODE TO  
PERMIT A POOL TO BE PLACED IN A RIVERINE FLOODPLAIN.

**1/21/20 1:15 PM**

**2012 Old Valley Road (enlargement of wording – 3 of 3)**

*Richard E. Hoffman* 1/21/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

1992-1993

1993-1994

1994-1995

1995-1996

1996-1997

1997-1998

1998-1999

1999-2000

2000-2001

2001-2002

2002-2003

2003-2004

2004-2005

2005-2006

2006-2007

2007-2008

2008-2009

2009-2010

2010-2011

2011-2012

2012-2013

2013-2014



JOHN A. OLSZEWSKI, JR.  
County Executive

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

January 13, 2020

## 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: 2019-0549-SPH**

2012 Old Valley Road

NW/s Old Valley Road, southwest of intersection with Stevenson Road

3<sup>rd</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owners: Mary Belz, Brian Bedell

Special Hearing for a waiver pursuant to Section 500.6 of the BCZR; Part 125.2 of the Building Code, and Sections 32-4-14, 32-4-107(a)(2) and 32-8-301 of the Baltimore County Code to permit a pool be placed in a riverine floodplain.

Hearing: Monday, February 10, 2020 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".

Michael Mallinoff  
Director

MM:kl

C: Mary Belz, Brian Bedell, 2012 Old Valley Road, Road, Stevenson 21153

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 21, 2020.**
- (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.

**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/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

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

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

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**For Newspaper Advertising:**

Case Number: 2019-0549-SAM

Property Address: 2012 OLD VALLEY RD.

Property Description: \_\_\_\_\_

Legal Owners (Petitioners): MARY BELZ + BRIAN BEDELL

Contract Purchaser/Lessee: \_\_\_\_\_

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: MARY BELZ + BRIAN BEDELL

Company/Firm (if applicable): \_\_\_\_\_

Address: 2012 OLD VALLEY ROAD  
STEVENSON, MD 21153

Telephone Number: 443-956-4635

Revised 7/9/2015

February 10, 2020

To whom it may concern:

The undersigned have no objection to permit a pool in a riverine floodplain at 2012 Old Valley Road in Stevenson, Maryland.

Thank you!

**Name, date, & address**

*Sheryl Bach 2/5/20 2025 Old Valley Rd*

PETITIONER'S

EXHIBIT NO.

3

CASE NAME 2019-0549-SPIA  
CASE NUMBER \_\_\_\_\_  
DATE \_\_\_\_\_

## NAME \_\_\_\_\_

CITY, STATE, ZIP

E - MAIL

[illegible]

CASE NO. 2019-

0549-SPH

2-10-20

# CHECKLIST

Comment  
Received

Department

Support/Oppose/  
Conditions/  
Comments/  
No Comment

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

1/29  
DEPS  
(if not received, date e-mail sent \_\_\_\_\_)

\_\_\_\_\_  
FIRE DEPARTMENT

1/30  
PLANNING  
(if not received, date e-mail sent \_\_\_\_\_)

12/23  
STATE HIGHWAY ADMINISTRATION

12/23  
TRAFFIC ENGINEERING

1/17 Department of Public Works

\_\_\_\_\_  
COMMUNITY ASSOCIATION

\_\_\_\_\_  
ADJACENT PROPERTY OWNERS

Comment

No Objections

No Objections

Comment

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: \_\_\_\_\_

SIGN POSTING (1<sup>st</sup>) Date: 1/21/20 by Richard Hoffman

SIGN POSTING (2<sup>nd</sup>) Date: 2/5/20 by " "

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

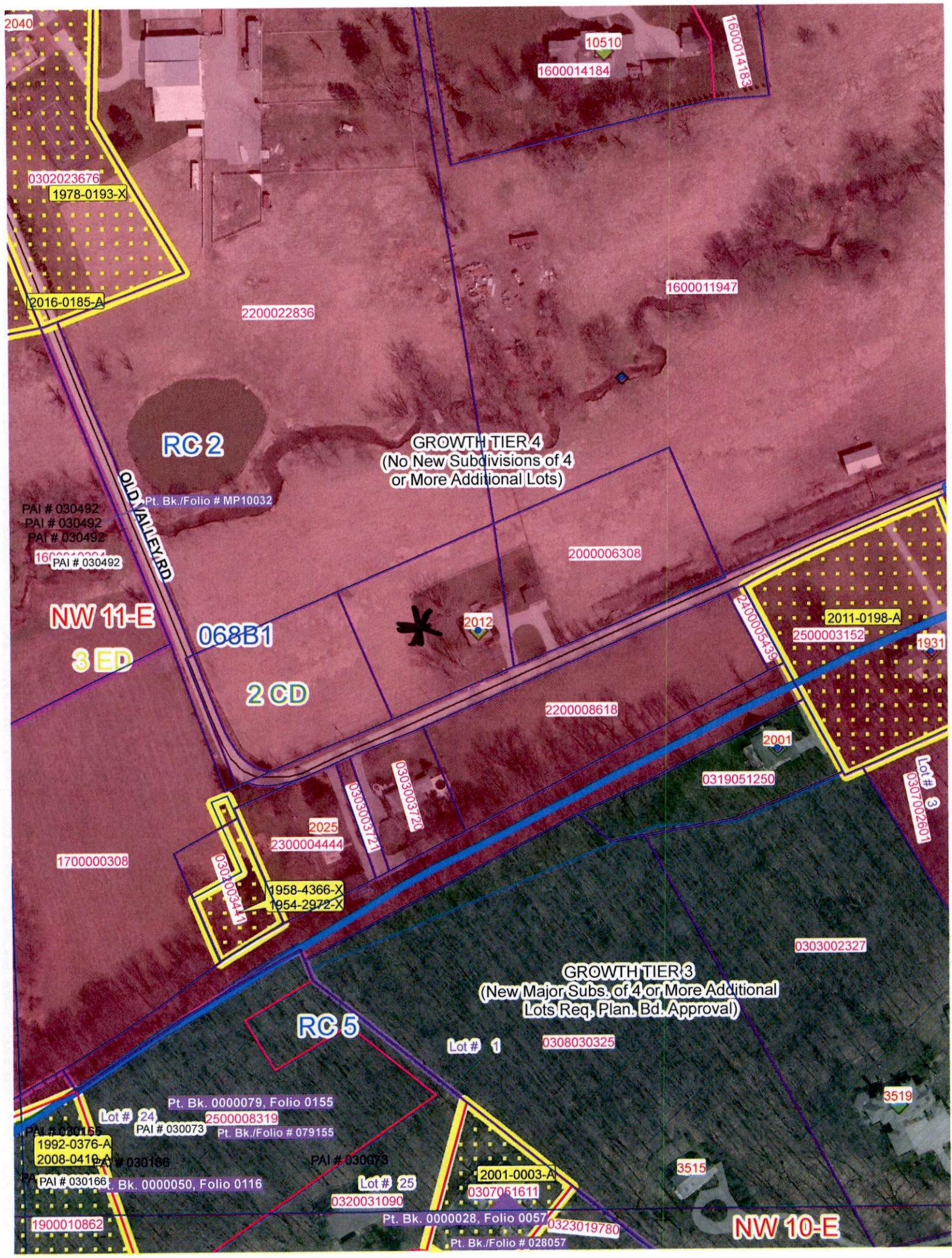
Comments, if any: \_\_\_\_\_



## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                                        |                                           | View GroundRent Redemption                |                                                                 | View GroundRent Registration |                                                          |
|-----------------------------------------------------------------|-------------------------------------------|-------------------------------------------|-----------------------------------------------------------------|------------------------------|----------------------------------------------------------|
| Special Tax Recapture: None                                     |                                           |                                           |                                                                 |                              |                                                          |
| Account Identifier:                                             |                                           | District - 03 Account Number - 2000006308 |                                                                 |                              |                                                          |
| Owner Information                                               |                                           |                                           |                                                                 |                              |                                                          |
| Owner Name:                                                     | BELZ MARY<br>BEDELL BRIAN                 | Use:                                      | RESIDENTIAL                                                     |                              |                                                          |
| Mailing Address:                                                | 2012 OLD VALLEY RD<br>STEVENSON MD 21153- | Principal Residence:                      | YES                                                             |                              |                                                          |
|                                                                 |                                           | Deed Reference:                           | /42165/ 00500                                                   |                              |                                                          |
| Location & Structure Information                                |                                           |                                           |                                                                 |                              |                                                          |
| Premises Address:                                               | 2012 OLD VALLEY RD<br>STEVENSON 21153-    | Legal Description:                        | IMPS 3.501 AC<br>2012 OLD VALLEY RD NS<br>800 FT W STEVENSON RD |                              |                                                          |
| Map:                                                            | Grid:                                     | Parcel:                                   | Neighborhood:                                                   | Subdivision:                 | Section: Block: Lot: Assessment Year: Plat No: Plat Ref: |
| 0068                                                            | 0003                                      | 0533                                      | 3010005.04                                                      | 0000                         | 2020                                                     |
| Town: None                                                      |                                           |                                           |                                                                 |                              |                                                          |
| Primary Structure Built                                         | Above Grade Living Area                   | Finished Basement Area                    | Property Land Area                                              | County Use                   |                                                          |
| 1950                                                            | 2,001 SF                                  |                                           | 3.5000 AC                                                       | 04                           |                                                          |
| Stories                                                         | Basement                                  | Type                                      | Exterior                                                        | Quality                      | Full/Half Bath                                           |
| 2                                                               | NO                                        | STANDARD UNIT                             | 1/2 BRICK SIDING/<br>SIDING                                     | 4                            | 2 full                                                   |
|                                                                 |                                           |                                           |                                                                 |                              | Garage                                                   |
|                                                                 |                                           |                                           |                                                                 |                              | 1 Detached                                               |
|                                                                 |                                           |                                           |                                                                 |                              | Last Notice of Major Improvements                        |
| Value Information                                               |                                           |                                           |                                                                 |                              |                                                          |
|                                                                 | Base Value                                | Value                                     | Phase-in Assessments                                            |                              |                                                          |
|                                                                 |                                           | As of                                     | As of                                                           | As of                        |                                                          |
|                                                                 |                                           | 01/01/2020                                | 07/01/2019                                                      | 07/01/2020                   |                                                          |
| Land:                                                           | 209,200                                   | 168,700                                   |                                                                 |                              |                                                          |
| Improvements                                                    | 150,500                                   | 152,600                                   |                                                                 |                              |                                                          |
| Total:                                                          | 359,700                                   | 321,300                                   | 359,700                                                         | 321,300                      |                                                          |
| Preferential Land:                                              | 0                                         |                                           |                                                                 | 0                            |                                                          |
| Transfer Information                                            |                                           |                                           |                                                                 |                              |                                                          |
| Seller: BERG RICHARD S                                          | Date: 11/27/2019                          | Price: \$305,000                          |                                                                 |                              |                                                          |
| Type: ARMS LENGTH IMPROVED                                      | Deed1: /42165/ 00500                      | Deed2:                                    |                                                                 |                              |                                                          |
| Seller: BERG RICHARD S                                          | Date: 02/24/2017                          | Price: \$0                                |                                                                 |                              |                                                          |
| Type: NON-ARMS LENGTH OTHER                                     | Deed1: /38666/ 00386                      | Deed2:                                    |                                                                 |                              |                                                          |
| Seller: BERG F JEANNETTE                                        | Date: 02/18/1986                          | Price: \$0                                |                                                                 |                              |                                                          |
| Type: NON-ARMS LENGTH OTHER                                     | Deed1: /07099/ 00668                      | Deed2:                                    |                                                                 |                              |                                                          |
| Exemption Information                                           |                                           |                                           |                                                                 |                              |                                                          |
| Partial Exempt Assessments:                                     | Class                                     | 07/01/2019                                | 07/01/2020                                                      |                              |                                                          |
| County:                                                         | 000                                       | 0.00                                      |                                                                 |                              |                                                          |
| State:                                                          | 000                                       | 0.00                                      |                                                                 |                              |                                                          |
| Municipal:                                                      | 000                                       | 0.00 0.00                                 | 0.00 0.00                                                       |                              |                                                          |
| Special Tax Recapture: None                                     |                                           |                                           |                                                                 |                              |                                                          |
| Homestead Application Information                               |                                           |                                           |                                                                 |                              |                                                          |
| Homestead Application Status: No Application                    |                                           |                                           |                                                                 |                              |                                                          |
| Homeowners' Tax Credit Application Information                  |                                           |                                           |                                                                 |                              |                                                          |
| Homeowners' Tax Credit Application Status: No Application Date: |                                           |                                           |                                                                 |                              |                                                          |



2040

10510

1600014184

1600014183

0302023676  
1978-0193-X

2016-0185-A

2200022836

1600011947

RC 2

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

Pt. Bk./Folio # MP10032  
PAI # 030492  
PAI # 030492  
PAI # 030492  
1600010004  
PAI # 030492

OLD VALEY RD

NW 11-E

3 ED

068B1

2 CD

\*

2012

2000006308

2400005439

2011-0198-A  
2500003152

1931

2200008618

2001

0319051250

Lot # 3  
0307002801

1700000308

2025  
2300004444

1958-4366-X  
1954-2972-X

0303003411

0303003121

0303003120

0303002327

GROWTH TIER 3  
(New Major Subs. of 4 or More Additional  
Lots Req. Plan. Bd. Approval)

RC 5

Lot # 1

0308030325

3519

Pt. Bk. 0000079, Folio 0155  
Lot # 24  
PAI # 030165  
1992-0376-A  
2008-0410-A  
PAI # 030166  
PAI # 030166  
Pt. Bk. 0000050, Folio 0116

PAI # 030073

Lot # 25

0320031090

2001-0003-A  
0307051611

Pt. Bk. 0000028, Folio 0057

0323019780

Pt. Bk./Folio # 028057

1900010862

3515

NW 10-E

1 BE UNLAWFUL TO FILL OR REFILL ANY SUCH TANK THAT IS NOT SO ANCHORED OR  
2 ELEVATED.

3 **PART 124.11 NEW OR REPLACED OIL TANKS.** ALL NEW OR REPLACED OIL TANKS SHALL  
4 HAVE THEIR VENT PIPE AND NON-LIQUID TIGHT FILL CONNECTION TERMINATION POINT  
5 AT LEAST TWO FEET ABOVE THE FPE. THIS PROVISION SHALL ALSO APPLY TO  
6 SUBSTANTIAL IMPROVEMENT BUILDINGS AND BUILDINGS EXPERIENCING A REPETITIVE  
7 LOSS. VENT AND FILL PIPE SUPPORT SHALL BE IN ACCORDANCE WITH SECTION 305 OF  
8 THE INTERNATIONAL MECHANICAL CODE, 2015 EDITION.

9 **PART 124.12 FUEL OIL SYSTEMS.** FUEL OIL SYSTEM INSTALLATION SHALL COMPLY WITH  
10 SECTION 1305 OF THE INTERNATIONAL MECHANICAL CODE, 2015 EDITION, UNLESS  
11 OTHERWISE MODIFIED BY THIS CODE.

12 **PART 125 AREAS SUBJECT TO INUNDATION BY RIVERINE SURFACE WATERS WITHIN**  
13 **THE 100-YEAR FLOODPLAIN.**

14 **PART 125.1 NO NEW BUILDINGS OR ADDITIONS.** NO NEW BUILDINGS OR ADDITIONS  
15 SHALL BE CONSTRUCTED IN ANY RIVERINE FLOODPLAIN. THE 100-YEAR FLOODPLAIN  
16 SHALL BE BASED UPON THE FEDERAL FLOOD INSURANCE STUDY OR AS ESTABLISHED BY  
17 THE DIRECTOR OF PUBLIC WORKS, WHICHEVER IS THE MORE RESTRICTIVE. THIS  
18 DETERMINATION SHALL INCLUDE PLANNED FUTURE DEVELOPMENT OF THE  
19 WATERSHED AREA.

20 **PART 125.2 RECONSTRUCTION OR REPAIR OF EXISTING BUILDINGS.**

21 RECONSTRUCTION OR REPAIR OF EXISTING BUILDINGS SHALL BE GOVERNED BY PART  
22 121 "UNSAFE STRUCTURES AND EQUIPMENT". ALL SUBSTANTIAL IMPROVEMENTS TO  
23 EXISTING BUILDINGS SHALL BE PERMITTED ONLY ON THE BASIS OF AN APPROVED  
24 WAIVER IN ACCORDANCE WITH ARTICLE 32, TITLE 8, SUBTITLE 3 OF THE BALTIMORE  
25 COUNTY CODE, 2003, AS AMENDED, "WAIVERS", AND SHALL BE SUBJECT TO ALL  
26 APPLICABLE CONDITIONS OF SECTION 32-8-207 OF THE BALTIMORE COUNTY CODE, 2003,  
27 AS AMENDED, AND THE REQUIREMENTS OF THIS CODE WHERE REPLACEMENT  
28 STRUCTURES CANNOT BE RELOCATED OUT OF THE FLOODPLAIN, THEY SHALL BE  
29 LIMITED TO THE FOOTPRINT OF THE PREVIOUS STRUCTURE. ALL SUBSTANTIALLY  
30 IMPROVED STRUCTURES, INCLUDING MANUFACTURED HOMES, SHALL HAVE THE  
31 LOWEST FLOOR ELEVATED TO OR ABOVE THE FPE. THE LOWEST FLOOR ELEVATION FOR  
32 HOUSES OR BUILDINGS ADJACENT TO A RIVERINE FLOODPLAIN SHALL BE TWO FEET  
33 ABOVE THE BASE FLOOD ELEVATION.

34 **PART 126 ROOF DRAINAGE AND PROTECTION OF EXTERIOR OPENINGS.**

~~§ 32-4-414.~~ FLOODPLAIN AND WETLAND PROTECTION.

- (a) *Definitions.* In this section, "base flood", "development", "flood insurance rate map", "flooding", "floodway" and "riverine floodplain" have the meanings stated in Title 8 of this article.
- (b) *Purpose.* The purpose of this section to:
  - (1) Reduce loss of life and property from flooding;
  - (2) Avoid the need for public expenditures for flood protection; and
  - (3) Protect or enhance the environmental quality of watersheds.
- (c) *Development in floodplain prohibited; exceptions.* The county may not permit development in a riverine floodplain except for:
  - (1) The establishment of property subdivision lines; and
  - (2) The installation of a pond, culvert, bridge, street, utility, or drainage facility that the county finds is not detrimental to floodplain management programs.
- (d) *Base flood elevation.*
  - (1) Except as provided in paragraph (2) of this subsection, if the floodplain is shown on the flood insurance rate map, the county shall limit any increase in the existing base flood elevation to a maximum of 1 foot.
  - (2) The county may not allow encroachment in the floodway causing an increase in the existing base flood elevation.
  - (3) In areas where the base flood elevation has not been established, the county shall determine the riverine floodplain and flood elevation by means of a flood study prepared in accordance with the requirements of the Department of Public Works Design Manual and sealed by a registered professional engineer before the issuance of a permit or the recording of a subdivision plat.
- (e) *Wetlands.*
  - (1) The county may not permit dredging, filling, or construction in any nontidal wetland or tidal wetland.
  - (2) The county shall require adequate protection of nontidal wetlands or tidal wetlands from contamination.

(1988 Code, § 26-276) (Bill No. 173-93, § 3, 11-17-1993; Bill No. 79-01, § 2, 7-1-2004; Bill No. 75-03, § 27, 7-1-2004)

**§ 32-4-107. - WAIVERS.****(a) *In general.***

- (1) At the request of a department director, the Hearing Officer may grant a waiver of any or all requirements of Subtitles 3, 4, and 5 of this title if the Hearing Officer finds that:
  - (i) 1. The size, scope, and nature of a proposed development does not justify strict compliance with this title;
  2. A waiver would be within the scope, purpose, and intent of this title; and
  3. All other county laws and regulations have been complied with; or
- (ii) Compliance with this title would cause unnecessary hardship.
- (2) A waiver shall be granted only in accordance with Title 8 of this article.

**(b) *Waivers - Development Plan requirements.***

- (1) The Director of Permits, Approvals and Inspections may waive the Development Plan requirements under §§ 32-4-221(b) and (c) and 32-4-222 through 32-4-224 of this title and the Hearing Officer's hearing if, after consultation with appropriate county agencies, the Director finds:
  - (i) That the size, scope, and nature of a proposed development does not justify strict compliance with this title; and
  - (ii) That a waiver would be within the scope, purpose, and intent of this title; and
  - (iii) That the proposed development complies with all other county laws and regulations.
- (2) Before proposing to grant a waiver for development within the critical area, the Director of Permits, Approvals and Inspections shall obtain recommended findings from the Director of Environmental Protection and Sustainability based on the standards specified under § 32-4-226(d)(1)(iv) of this title.

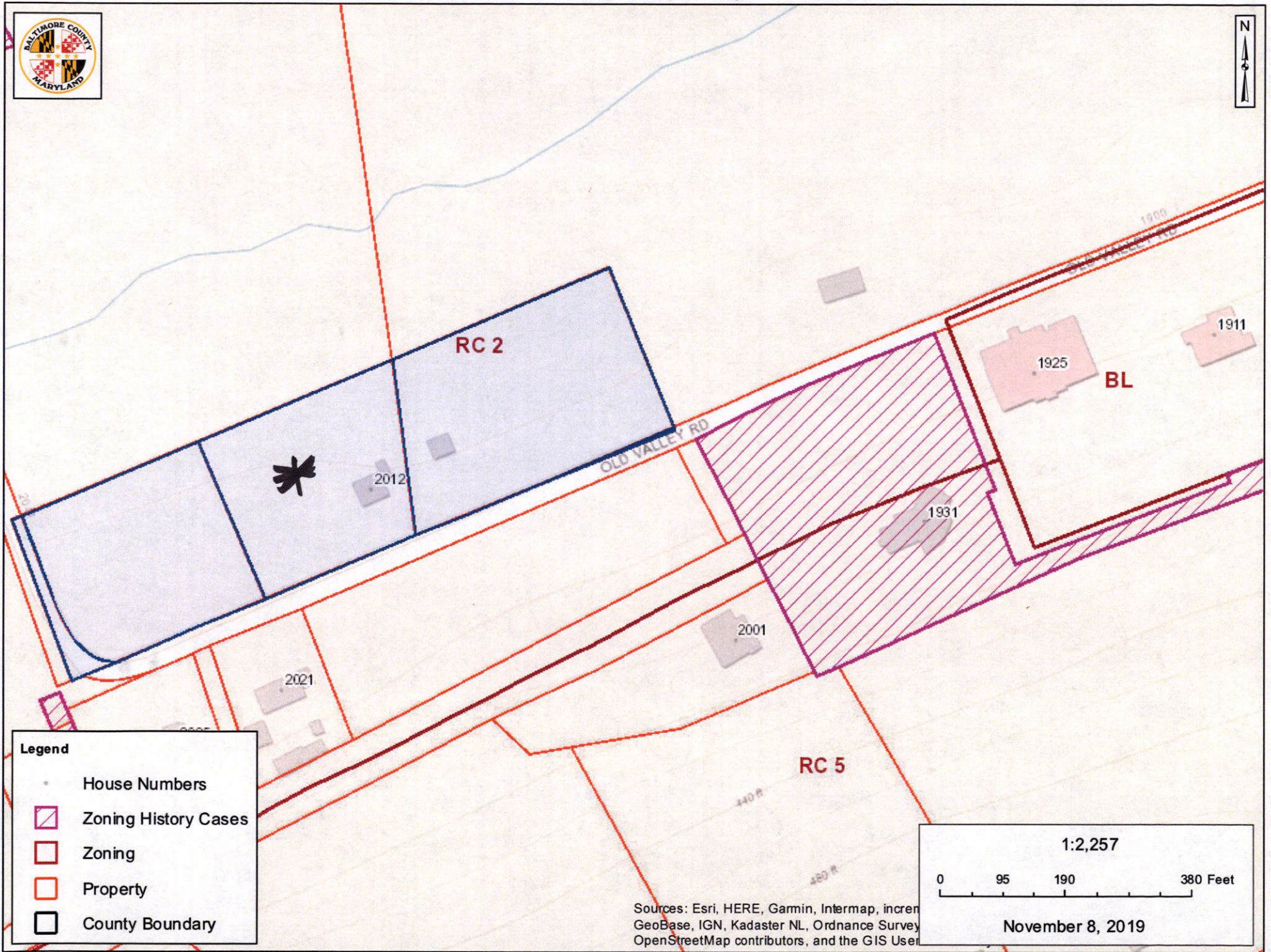
(1988 Code, § 26-172) (Bill No. 18, 1990, § 2, 3-30-1990; Bill No. 1, 1992, § 2, 3-2-1992; Bill No. 173-93, § 3, 11-17-1993; Bill No. 8-96, § 3, 3-23-1996; Bill No. 79-01, § 2, 7-1-2004; Bill No. 75-03, § 8, 7-1-2004; Bill No. 122-10, §§ 12, 30, 1-16-2011)

**§ 32-8-301. - AUTHORIZED.**

- (a) *In general.* As provided in § 32-4-107 of this article, waivers of the provisions of § 32-4-414 of this article or Subtitle 2 of this title and any regulations or codes adopted in accordance with § 32-4-414 of this article or Subtitle 2 of this title may be granted as specified in this subtitle.
- (b) *Hearing Officer.* The Hearing Officer, as defined in § 32-4-101 of this article, shall hear and decide requests for waivers under this subtitle.
- (c) *General standards.* Waiver actions shall be consistent with sound floodplain management and the number of waiver actions shall be kept to a minimum.
- (d) *Specific requirements.* For any waiver issued in a riverine floodplain or tidal floodplain, all applicable conditions of § 32-8-207 of this title and the Building Code shall be met.

(1988 Code, § 26-670) (Bill No. 173-93, § 2, 11-17-1993; Bill No. 112-02, § 2, 7-1-2004; Bill No. 75-03, § 38, 7-1-2004)

# Baltimore County - My Neighborhood



# Belz/Bedell Property

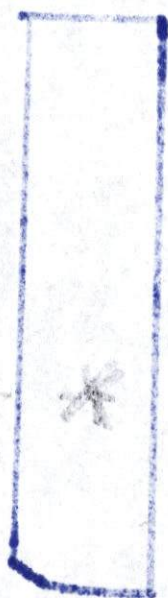
Write a description for your map.

## Legend

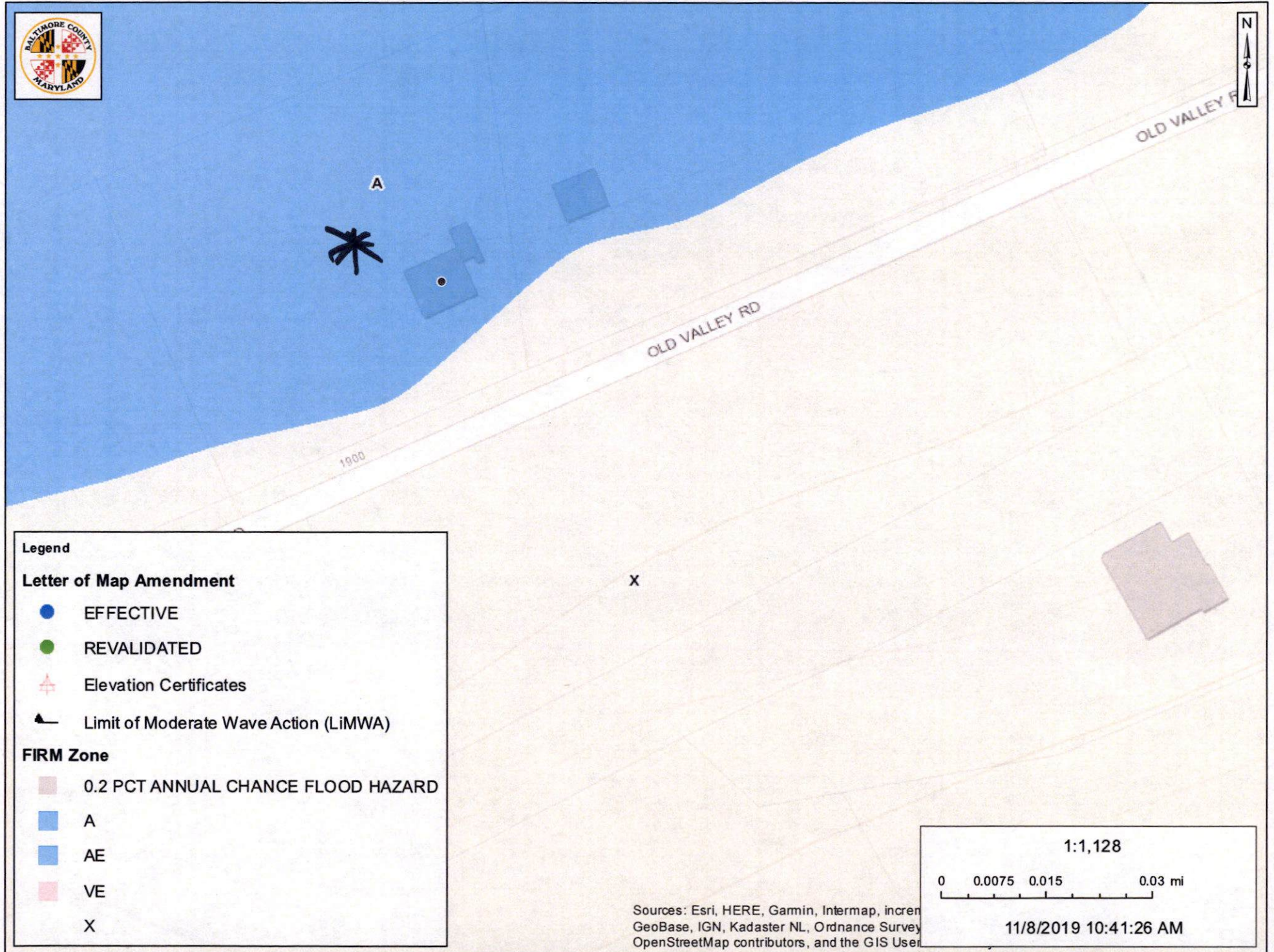
-  2012 Old Valley Rd
-  Berg's Field
-  Coffee with T...an eclectic cafe
-  Joshua P. Weintraub, D. D. S., P. A.
-  Lori K

2012 Old Valley Rd





# ArcGIS Web Map



AFTER RECORDING, PLEASE RETURN TO:

Masters Title & Escrow  
10411 Motor City Drive  
Suite 690  
Bethesda, MD 20817  
File No. M19-5977-PS  
Tax ID # 03-2000006308

|                         |           |
|-------------------------|-----------|
| LR - Deed (w Taxes)     |           |
| Recording only \$120.00 |           |
| Name: berg              |           |
| Ref:                    |           |
| LR - Deed (with Taxes)  |           |
| Surcharge 40.00         |           |
| LR - Deed State         |           |
| Transfer Tax 762.50     |           |
| LR - NR Tax - 1kd       |           |
| 21,221.25               |           |
| SubTotal:               | 22,043.75 |
| Total:                  | 22,103.75 |
| *VOIDED*                |           |
| *VOIDED*                |           |
| 11/27/2019              | 10:27     |

RCpt# 13056211  
Baltimore CO  
Reg 4

**This Deed**, made this 31<sup>st</sup> day of July, 2019, by and between **Richard S. Berg** and **Amy G. Berg**, GRANTORS, and **Mary Belz** and **Brian Bedell**, GRANTEES.

**Witnesseth -**

**That in consideration** of the sum of Three Hundred Five Thousand and 00/100 Dollars (\$305,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, as joint tenants unto the survivor of them, their heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

Beginning for the same at a pin and cap marked "property mark Grim 354" set on the southwest side of the paving of Old Valley Road, said point of beginning being the beginning of the parcel of land described in a deed dated March 31, 1995 and recorded in the land records of Baltimore County in Liber SM 11013, folio 386 which was conveyed by F. Jeannette Berg to Gerald W. Berg and Elayne J. Berg, thence leaving said point of beginning and running in or near the center of the paving of Old Valley Road and also running with and binding on the first line of the first herein mentioned deed and also running with and binding on a part of the first line of the second herein mentioned deed, referring the courses of this description to the meridian of the second herein mentioned deed, 1) North 13 degrees 42 minutes 06 seconds West 200.20 feet to a large mag spike set in the paving, thence leaving said paving and the outlines of the second herein mentioned deed and running with and binding on the second line of the first herein mentioned deed, 2) North 73 degrees 45 minutes 00 seconds East 235.67 feet to a one inch pipe and cap found at the end of the twelfth or South 73 degrees 45 minutes 00 seconds West 245.00 foot line of the second herein mentioned deed, said pipe and cap also being the beginning of the third or North 73 degrees 45 minutes 00 seconds East 245.00 foot line of the parcel of land described in a deed dated January 3, 1986 and recorded in the land records of Baltimore County in Liber EHK Jr. 7099, folio 668 which was conveyed by F. Jeannette Berg to Richard S. Berg and Amy G. Berg, thence leaving the outlines of the first herein mentioned deed and running reversely and binding on said twelfth line of the second herein mentioned deed and also running with and binding on said third line of the third herein mentioned deed, 3) North 73 degrees 45 minutes 00 seconds East 245.00 feet to a point within a large wood post at the beginning of the second or North 73 degrees 45 minutes 00 seconds East 274.76 foot line of the 1.398 acre parcel of land conveyed to Richard S. Berg by Gerald W. Berg and Elayne J. Berg by a deed intended to be recorded immediately prior hereto in the land records of Baltimore County and also in the fifteenth or South 00 degrees 49 minutes 00 seconds East 364.75 foot line of the parcel of land described in a deed dated April 17, 2008 and recorded in the land records of Baltimore County in Liber SM 26982, folio 524 which

192  
AFTER RECORDING, PLEASE RETURN TO:

Masters Title & Escrow  
10411 Motor City Drive  
Suite 690

Bethesda, MD 20817

File No. M19-5977-PS

Tax ID # 03-2000006308

|                         |           |
|-------------------------|-----------|
| LR - Deed (w Taxes)     |           |
| Recording only \$120.00 |           |
| Name: berg              |           |
| Ref:                    |           |
| LR - Deed (with Taxes)  |           |
| Surcharge               | 40.00     |
| LR - Deed State         |           |
| Transfer Tax            | 762.50    |
| LR - NR Tax - 1kd       | 21,221.25 |
| SubTotal:               | 22,043.75 |
| Total:                  | 22,103.75 |
| *VOIDED*                |           |
| *VOIDED*                |           |
| 11/27/2019              | 10:27     |

RCpt# 13056211  
Baltimore Co  
Reg 4

**This Deed**, made this 31<sup>st</sup> day of July, 2019, by and between **Richard S. Berg** and **Amy G. Berg**, GRANTORS, and **Mary Belz** and **Brian Bedell**, GRANTEES.

**Witnesseth -**

**That in consideration** of the sum of Three Hundred Five Thousand and 00/100 Dollars (\$305,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, as joint tenants unto the survivor of them, their heirs and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

Beginning for the same at a pin and cap marked "property mark Grim 354" set on the southwest side of the paving of Old Valley Road, said point of beginning being the beginning of the parcel of land described in a deed dated March 31, 1995 and recorded in the land records of Baltimore County in Liber SM 11013, folio 386 which was conveyed by F. Jeannette Berg to Gerald W. Berg and Elayne J. Berg, thence leaving said point of beginning and running in or near the center of the paving of Old Valley Road and also running with and binding on the first line of the first herein mentioned deed and also running with and binding on a part of the first line of the second herein mentioned deed, referring the courses of this description to the meridian of the second herein mentioned deed, 1) North 13 degrees 42 minutes 06 seconds West 200.20 feet to a large mag spike set in the paving, thence leaving said paving and the outlines of the second herein mentioned deed and running with and binding on the second line of the first herein mentioned deed, 2) North 73 degrees 45 minutes 00 seconds East 235.67 feet to a one inch pipe and cap found at the end of the twelfth or South 73 degrees 45 minutes 00 seconds West 245.00 foot line of the second herein mentioned deed, said pipe and cap also being the beginning of the third or North 73 degrees 45 minutes 00 seconds East 245.00 foot line of the parcel of land described in a deed dated January 3, 1986 and recorded in the land records of Baltimore County in Liber EHK Jr. 7099, folio 668 which was conveyed by F. Jeannette Berg to Richard S. Berg and Amy G. Berg, thence leaving the outlines of the first herein mentioned deed and running reversely and binding on said twelfth line of the second herein mentioned deed and also running with and binding on said third line of the third herein mentioned deed, 3) North 73 degrees 45 minutes 00 seconds East 245.00 feet to a point within a large wood post at the beginning of the second or North 73 degrees 45 minutes 00 seconds East 274.76 foot line of the 1.398 acre parcel of land conveyed to Richard S. Berg by Gerald W. Berg and Elayne J. Berg by a deed intended to be recorded immediately prior hereto in the land records of Baltimore County and also in the fifteenth or South 00 degrees 49 minutes 00 seconds East 364.75 foot line of the parcel of land described in a deed dated April 17, 2008 and recorded in the land records of Baltimore County in Liber SM 26982, folio 524 which

was conveyed by The Berg Brothers Company of Maryland to Gerald W. Berg and Elayne J. Berg, thence leaving the outlines of the parcels of land described in the second and third herein mentioned deeds and also leaving the outlines of the parcel of land described in the fifth herein mentioned deed and running with and binding on the second and third lines of the fourth herein mentioned deed, the two following course and distances viz., 4) North 73 degrees 45 minutes 00 seconds East 274.76 feet to a pin and cap marked "property mark Grim 354" set and 5) South, 15 degrees 31 minutes 23 seconds East 204.17 feet to a large mag spike set in the paving of Old Valley Road and in the sixteenth line of the fifth herein mentioned deed, thence running in or near the center of the paving of Old Valley Road and running with and binding on the fourth line of the fourth herein mentioned deed and running reversely and binding on a part of said sixteenth line of the fifth herein mentioned deed, 6) South 74 degrees 28 minutes 37 seconds West 327.59 feet to a large mag spike set in the paving of Old Valley Road at the beginning of the third herein mentioned deed, thence leaving the outlines of the fourth and fifth herein mentioned deeds and continuing to run in or near the center of the paving of Old Valley Road and running with and binding on the first line of the third herein mentioned deed, 7) South 73 degrees 45 minutes 00 seconds West 190.10 feet to a large mag spike set in the paving of Old Valley Road at the beginning of the fourteenth or South 73 degrees 45 minutes 00 seconds West 244.02 foot line of the parcel of land described in the second herein mentioned deed, thence leaving the outlines of the third herein mentioned deed and continuing to run in or near the center of the paving of Old Valley Road and running with and binding on the fourth line of the first herein mentioned deed and also running with and binding on said fourteenth line of the second herein mentioned deed, 8) South 73 degrees 45 minutes 00 seconds West 244.58 feet to the point of beginning.

Containing 3.501 acres of land, more or less.

Being and comprising 1) A part of the parcel of land described in a deed dated March 31, 1995 and recorded in the Land Records of Baltimore County in Liber SM 11013, folio 386 which was conveyed by F. Jeannette Berg to Gerald W. Berg and Elayne J. Berg, 2) All of the parcel of land described in a deed dated January 3, 1986 and recorded in the land records of Baltimore County in Liber EHK Jr. 7099, folio 668 which was conveyed by F. Jeannette Berg to Richard S. Berg and Amy G. Berg, and 3) A part of the parcel of land described in a deed dated April 17, 2008 and recorded in the Land Records of Baltimore County in Liber SM 26982, folio 524 which was conveyed by The Berg Brothers Company of Maryland to Gerald W. Berg and Elayne J. Berg.

**Together with** the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

**To Have and To Hold** the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Mary Belz and Brian Bedell, as joint tenants unto the survivor of them, their heirs and assigns, in fee simple.

~~And~~ the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

**In Witness Whereof**, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.

Tammy Hamilton  
Tammy Hamilton

Sonia Esposito  
SONIA ESPOSITO

Richard S. Berg (SEAL)  
Richard S. Berg

Amy G. Berg (SEAL)  
Amy G. Berg

STATE OF Florida } ss  
COUNTY OF Palm Beach }

I hereby certify that on this 29 day of July, 2019, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Richard S. Berg and Amy G. Berg, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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



Michelle Izzo Chirichigno  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG215897  
Expires 6/20/2022

Michelle Izzo Chirichigno  
Notary Public  
My Commission Expires: \_\_\_\_\_

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Daniel P. Murphy  
Daniel P. Murphy, Esq.

AFTER RECORDING, PLEASE RETURN TO:  
Masters Title & Escrow  
10411 Motor City Drive  
Suite 690  
Bethesda, MD 20817

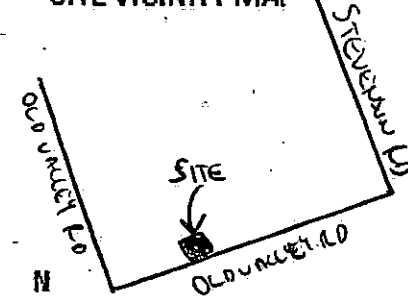
## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                         |          |                                           | View GroundRent Redemption                |                        |                              | View GroundRent Registration |                                                                 |                  |           |
|----------------------------------|----------|-------------------------------------------|-------------------------------------------|------------------------|------------------------------|------------------------------|-----------------------------------------------------------------|------------------|-----------|
| Tax Exempt: None                 |          |                                           | Special Tax Recapture: None               |                        |                              |                              |                                                                 |                  |           |
| Exempt Class: None               |          |                                           |                                           |                        |                              |                              |                                                                 |                  |           |
| Account Identifier:              |          |                                           | District - 03 Account Number - 2000006308 |                        |                              |                              |                                                                 |                  |           |
| Owner Information                |          |                                           |                                           |                        |                              |                              |                                                                 |                  |           |
| Owner Name:                      |          | BELZ MARY<br>BEDELL BRIAN                 |                                           |                        | Use:<br>Principal Residence: |                              | RESIDENTIAL<br>YES                                              |                  |           |
| Mailing Address:                 |          | 2012 OLD VALLEY RD<br>STEVENSON MD 21153- |                                           |                        | Deed Reference:              |                              | /42165/ 00500                                                   |                  |           |
| Location & Structure Information |          |                                           |                                           |                        |                              |                              |                                                                 |                  |           |
| Premises Address:                |          | 2012 OLD VALLEY RD<br>STEVENSON 21153-    |                                           |                        | Legal Description:           |                              | IMPS 3.501 AC<br>2012 OLD VALLEY RD NS<br>800 FT W STEVENSON RD |                  |           |
| Map:                             | Grid:    | Parcel:                                   | Neighborhood:                             | Subdivision:           | Section:                     | Block:                       | Lot:                                                            | Assessment Year: | Plat No:  |
| 0068                             | 0003     | 0533                                      | 3010005.04                                | 0000                   |                              |                              |                                                                 | 2020             | Plat Ref: |
| Special Tax Areas: None          |          |                                           |                                           |                        |                              | Town:                        |                                                                 | None             |           |
|                                  |          |                                           |                                           |                        |                              | Ad Valorem:                  |                                                                 | None             |           |
|                                  |          |                                           |                                           |                        |                              | Tax Class:                   |                                                                 | None             |           |
| Primary Structure Built          |          | Above Grade Living Area                   |                                           | Finished Basement Area |                              | Property Land Area           |                                                                 | County Use       |           |
| 1950                             |          | 2,001 SF                                  |                                           |                        |                              | 3.5000 AC                    |                                                                 | 04               |           |
| Stories                          | Basement | Type                                      | Exterior                                  | Quality                | Full/Half Bath               | Garage                       | Last Notice of Major Improvements                               |                  |           |
| 2                                | NO       | STANDARD UNIT                             | 1/2 BRICK SIDING/<br>SIDING               | 4                      | 2 full                       | 1 Detached                   |                                                                 |                  |           |
| Value Information                |          |                                           |                                           |                        |                              |                              |                                                                 |                  |           |
|                                  |          |                                           | Base Value                                | Value                  |                              | Phase-in Assessments         |                                                                 |                  |           |
|                                  |          |                                           |                                           | As of                  |                              | As of                        |                                                                 | As of            |           |
|                                  |          |                                           |                                           | 01/01/2017             |                              | 07/01/2019                   |                                                                 | 07/01/2020       |           |
| Land:                            |          |                                           | 209,200                                   | 209,200                |                              |                              |                                                                 |                  |           |
| Improvements                     |          |                                           | 150,500                                   | 150,500                |                              |                              |                                                                 |                  |           |
| Total:                           |          |                                           | 359,700                                   | 359,700                |                              | 359,700                      |                                                                 |                  |           |
| Preferential Land:               |          |                                           | 0                                         |                        |                              |                              |                                                                 |                  |           |
| Transfer Information             |          |                                           |                                           |                        |                              |                              |                                                                 |                  |           |
| Seller: BERG RICHARD S           |          |                                           |                                           | Date: 11/27/2019       |                              |                              | Price: \$305,000                                                |                  |           |
| Type: ARMS LENGTH IMPROVED       |          |                                           |                                           | Deed1: /42165/ 00500   |                              |                              | Deed2:                                                          |                  |           |
| Seller: BERG RICHARD S           |          |                                           |                                           | Date: 02/24/2017       |                              |                              | Price: \$0                                                      |                  |           |
| Type: NON-ARMS LENGTH OTHER      |          |                                           |                                           | Deed1: /38666/ 00386   |                              |                              | Deed2:                                                          |                  |           |
| Seller: BERG F JEANNETTE         |          |                                           |                                           | Date: 02/18/1986       |                              |                              | Price: \$0                                                      |                  |           |
| Type: NON-ARMS LENGTH OTHER      |          |                                           |                                           | Deed1: /07099/ 00668   |                              |                              | Deed2:                                                          |                  |           |
| Exemption Information            |          |                                           |                                           |                        |                              |                              |                                                                 |                  |           |
| Partial Exempt Assessments:      |          | Class                                     | 07/01/2019                                |                        |                              |                              | 07/01/2020                                                      |                  |           |
| County:                          |          | 000                                       | 0.00                                      |                        |                              |                              |                                                                 |                  |           |
| State:                           |          | 000                                       | 0.00                                      |                        |                              |                              |                                                                 |                  |           |
| Municipal:                       |          | 000                                       | 0.00                                      |                        |                              |                              | 0.00                                                            |                  |           |
| Tax Exempt: None                 |          |                                           | Special Tax Recapture: None               |                        |                              |                              |                                                                 |                  |           |
| Exempt Class: None               |          |                                           |                                           |                        |                              |                              |                                                                 |                  |           |

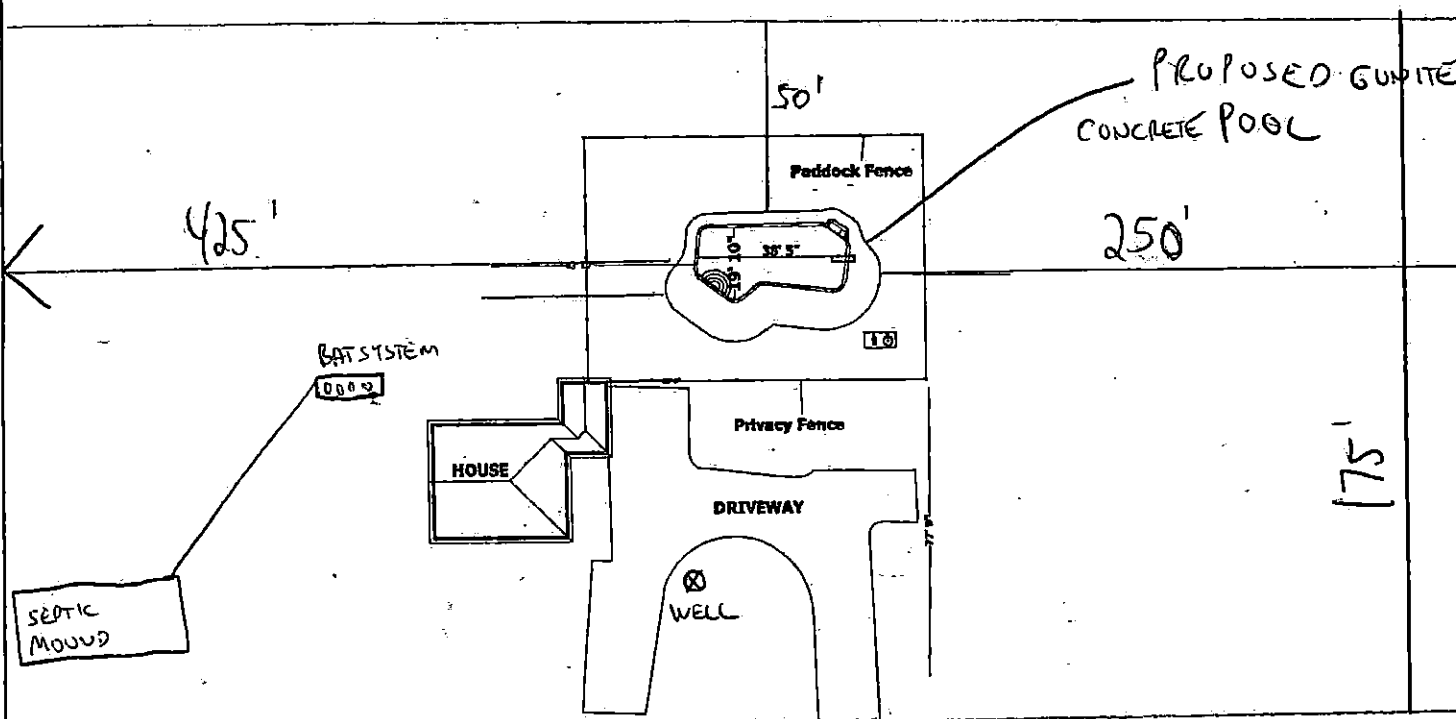
ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING ☒ (MARK TYPE REQUESTED WITH X)  
 ADDRESS 2012 OLD VALLEY ROAD OWNER(S) NAME(S) BRIAN PEDRELL & MARY DELZ  
 SUBDIVISION NAME N/A LOT # N/A BLOCK # N/A SECTION # N/A  
 PLAT BOOK #        FOLIO # 524 10 DIGIT TAX # 2 0 0 0 0 6 3 0 8 DEED REF. # 42165 / 00500

SITE VICINITY MAP



MAP IS NOT TO SCALE

ZONING MAP# 068B1  
 SITE ZONED RC 2  
 ELECTION DISTRICT 3  
 COUNCIL DISTRICT 3  
 LOT AREA ACREAGE 3.50  
 OR SQUARE FEET         
 HISTORIC? NO  
 IN CBCA? NO  
 IN FLOOD PLAIN? YES  
 UTILITIES? MARK WITH X  
 WATER IS: PUBLIC        PRIVATE X  
 SEWER IS: PUBLIC        PRIVATE X  
 PRIOR HEARING?         
 IF SO GIVE CASE NUMBER  
 AND ORDER RESULT BELOW

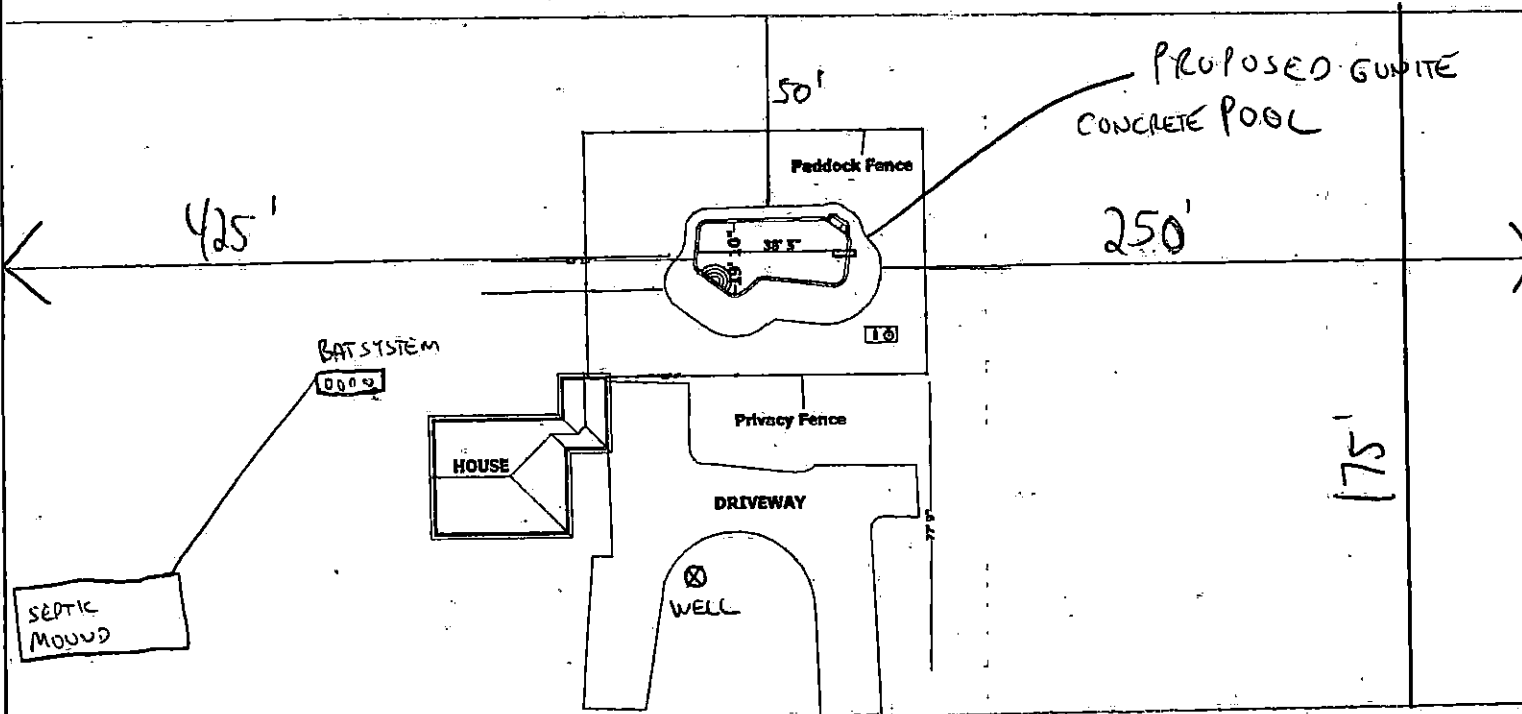


PLAN DRAWN BY BRIAN PEDRELL DATE 11/8/19 SCALE: 1 INCH = 50 FEET

VIOLATION CASE INFO:

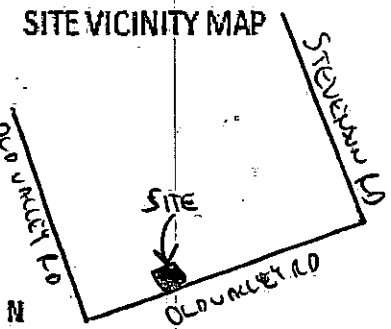
2019-0549-SPH

ZONING HEARING PLAN FOR VARIANCE \_\_\_\_\_ FOR SPECIAL HEARING ☒ (MARK TYPE REQUESTED WITH X)  
 ADDRESS 2012 OLD VALLEY ROAD OWNER(S) NAME(S) BRIAN DEDELL & MARY DELZ  
 SUBDIVISION NAME N/A LOT # N/A BLOCK # N/A SECTION # N/A  
 PLAT BOOK # \_\_\_\_\_ FOLIO # 524 10 DIGIT TAX # 2000006308 DEED REF. # 42165/00500



OLD VALLEY RD

PLAN DRAWN BY BRIAN DEDELL DATE 11/8/19 SCALE: 1 INCH = 50 FEET



MAP IS NOT TO SCALE

ZONING MAP# 06881  
 SITE ZONED RC 2  
 ELECTION DISTRICT 3  
 COUNCIL DISTRICT 3  
 LOT AREA ACREAGE 3.50  
 OR SQUARE FEET \_\_\_\_\_  
 HISTORIC? NO  
 IN CBCA? NO  
 IN FLOOD PLAIN? YES  
 UTILITIES? MARK WITH X  
 WATER IS:  
 PUBLIC \_\_\_\_\_ PRIVATE ☒  
 SEWER IS:  
 PUBLIC \_\_\_\_\_ PRIVATE ☒  
 PRIOR HEARING? \_\_\_\_\_  
 IF SO GIVE CASE NUMBER  
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

2019-0549-SPH

## Certification of Posting

Case No 2019-0549-SPH



2012 Old Valley Road (SW side of property – 1 of 2)

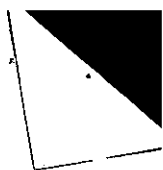
*Richard E. Hoffman* 2/5/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360



1. 10-11-12 (10-11-12)

1. 10-11-12 (10-11-12)

1. 10-11-12

1. 10-11-12 (10-11-12)

1. 10-11-12 (10-11-12)

1. 10-11-12 (10-11-12)

1. 10-11-12 (10-11-12)

1. 10-11-12 (10-11-12)

1. 10-11-12 (10-11-12)

## Certification of Posting

Case No 2019-0549-SPH



2012 Old Valley Road (NE side of property – 2 of 2)

*Richard E. Hoffman* 2/5/20

Richard E. Hoffman

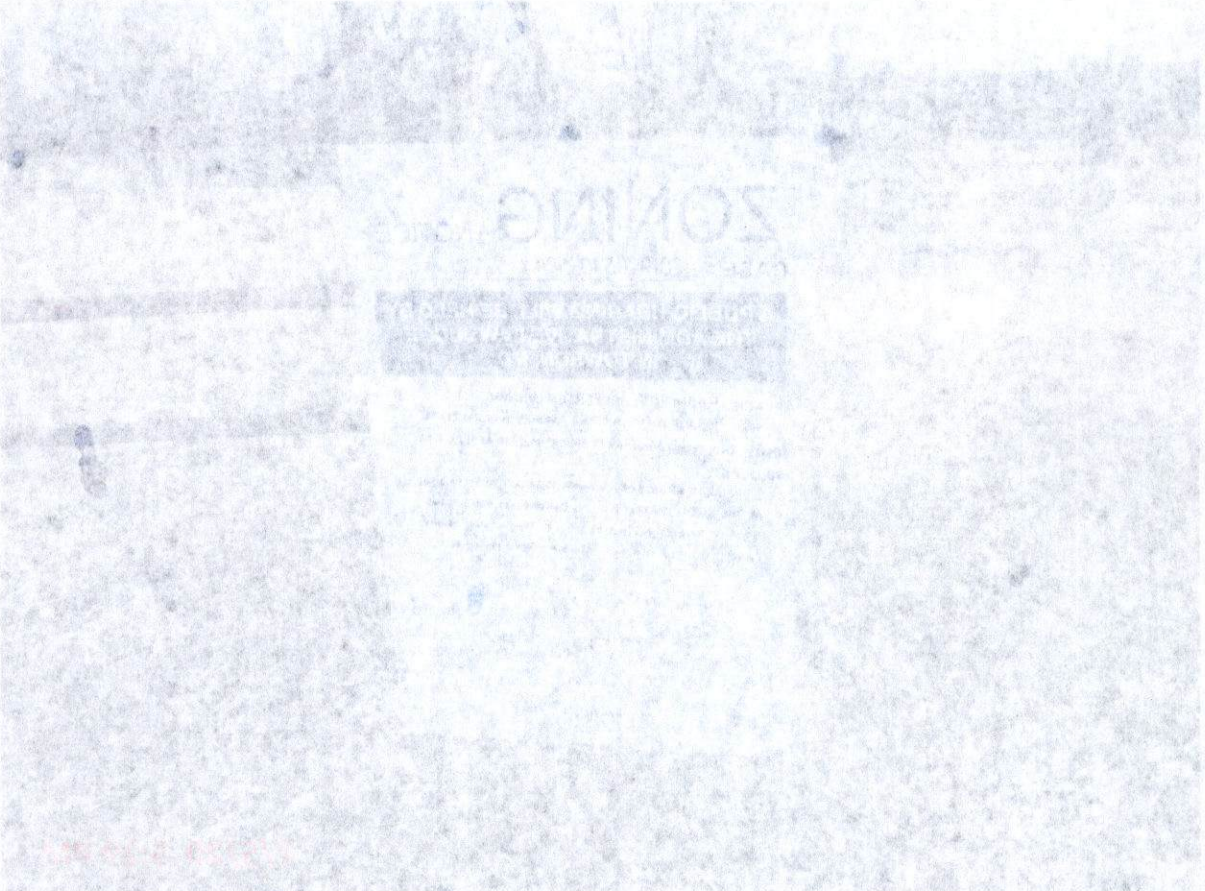
904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certification of Posting

Case No 2019-0249-SPH



2012 Old Valley Road (NE side of property - 2 of 2)



Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360



PETITIONER' S

EXHIBIT NO.

2







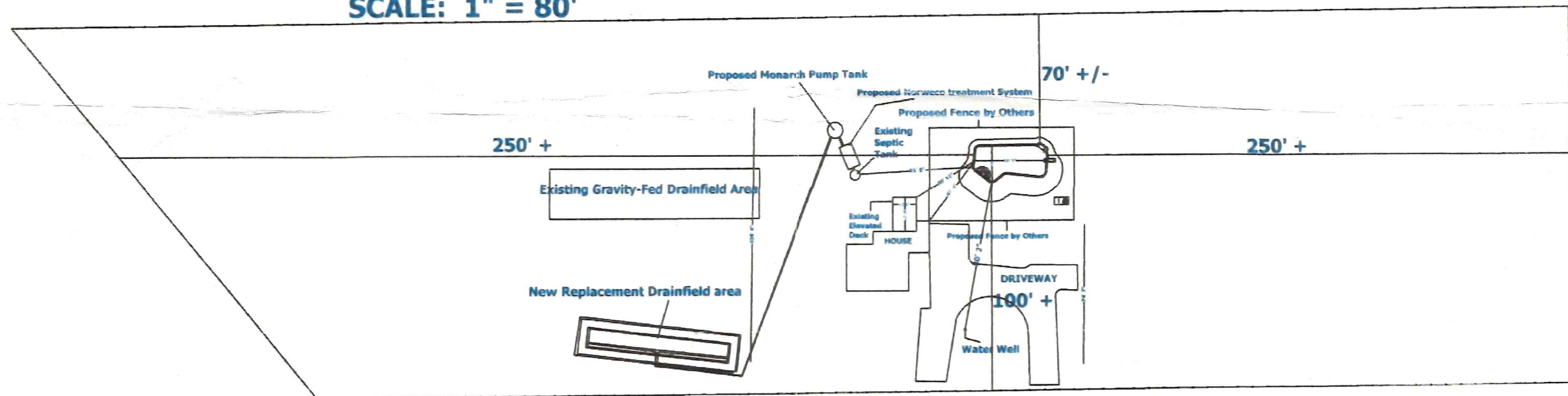




Leisure Contracting, LLC  
210 Clyde Ave.  
Baltimore, MD 21227  
MHIC #85655  
410-242-2264  
Gunite Concrete Pool

Brian Bedell  
2012 Old Valley Road  
Stevenson, MD 21153  
3.51 Acres  
Septic & Well  
516-404-6183  
Pool Depth: 3.5' to 8'

SCALE: 1" = 80'



PETITIONER'S

EXHIBIT NO.

1

0.01 in. = 1 ft