



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

March 22, 2021

Ricky Fowble
4228 Osborn Road
Boring, Maryland 21020

Dear Mr. Fowble

RE: 4228 Osborn Road, Spirit and Intent Case No. 2020-0024-SPHA

Pursuant to your provided information and plan you are requesting a zoning S&I "Spirit and Intent" verification for compliance in Zoning Case #2020-00024-SPHA at the above referenced location. In your letter, you requested a small change in the proposed Pole Barn location. The zoning office has reviewed and find your request to be within the spirit and in intent of the final order. A copy of your redline plan will added to your hearing case folder.

Sincerely,

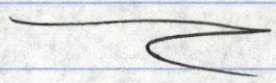
A handwritten signature in dark ink, appearing to read "Gary Hucik".

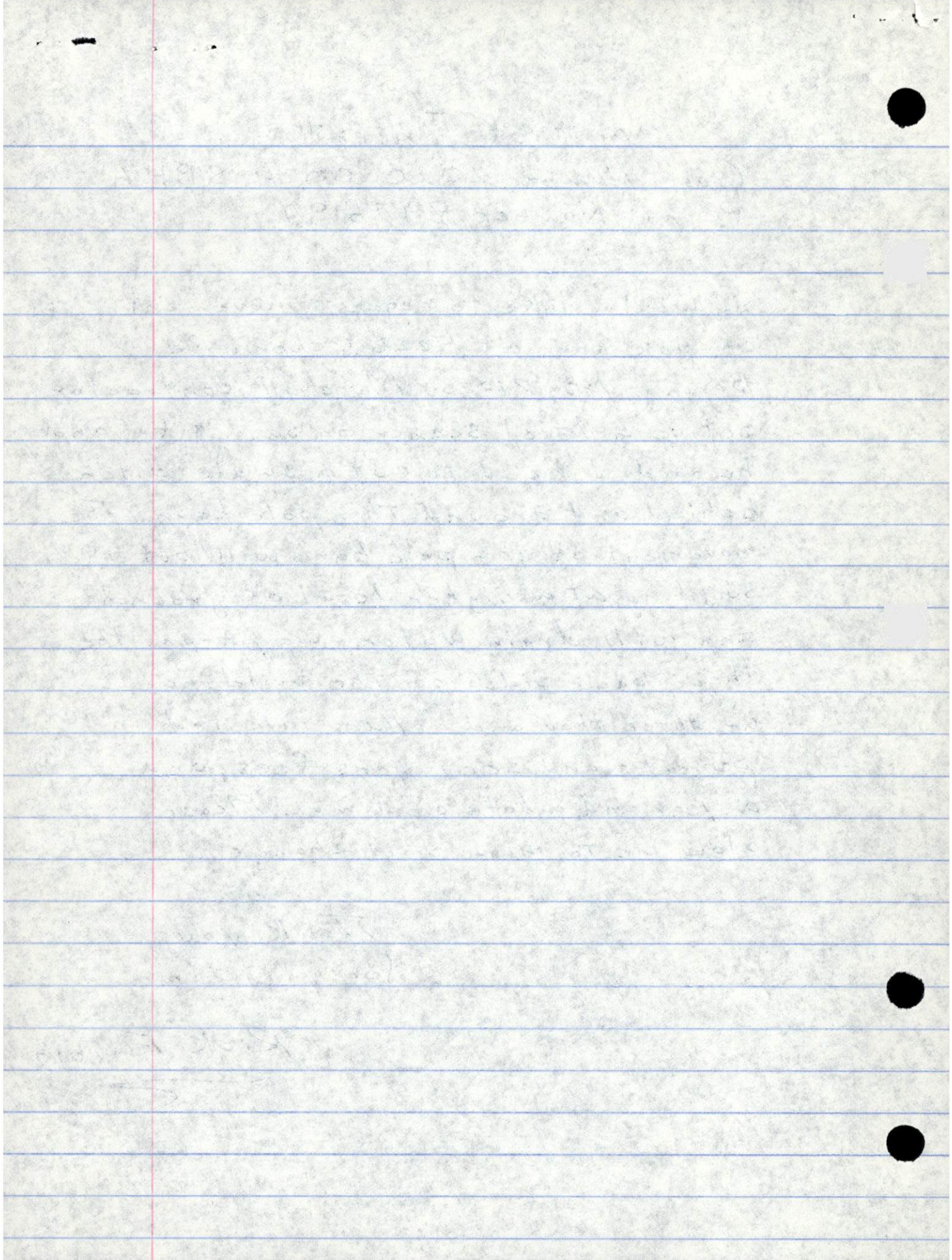
Gary Hucik
Planner II
Zoning Review

Spirit of Intent
Case Number 2020-0024-SPHA
Permit Number B976197

I would like to request movement of pole barn at 4228 Osborn Rd Boring, MO, 21020. My dirt contractor set up a level scanner on said site and he said, I need to cut a swale ditch behind and around this pole barn. The movement of the pole barn will put the building at a higher level of ground and will drain water away from the three back sides of the building. I am three thousand dollars invested in permits and servayers fees, and a year and a half of time. Please allow me to make this change.

Thank you
for your time.

Rick Fowble




IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(4228 Osborn Road)
4th Election District
3rd Council District
Ricky Lee Fowble
Legal Owner

Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2020-0024-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 Ricky Lee Fowble, legal owner (“Petitioner”). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations (“BCZR”), to permit an accessory structure (barn) larger than the principle structure. In addition, a Petition for Variance was filed pursuant to § 400.3, to permit a proposed accessory structure (pole barn) in the side street yard in lieu of the required rear yard in the third of the lot farthest removed from any street and to permit a height of 25 ft. in the lieu of the required 15 ft. A site plan prepared by A.L. Snyder, a licensed property line surveyor, was marked and accepted into evidence as Petitioner’s Exhibit 1.

Due to the COVID-19 pandemic, a WebEx hearing was conducted remotely by computer and/or phone participation.

Ricky Fowble appeared in support of the requests. There were no protestants or interested persons in attendance. The Petition was advertised and posted as required by the BCZR. A Zoning Advisory Committee (“ZAC”) comment was received from the Department of Planning (“DOP”). The agency did not oppose the requested relief but requested certain conditions which will be incorporated into this Order.

ORDER RECEIVED FOR FILING

Date

By

9/1/20

D Mignon

The property is approximately 1.0061 acres and is zoned RC 2. The area is rural residential. There is a residence directly across Osborn Road from where the proposed pole barn will be constructed but Mr. Fowble explained that this portion of his property is well wooded. He also agreed that he would provide a row of evergreen screening along that portion of Osborn Road in order to provide further visual screening from this neighbor. Mr. Fowble explained that he has outgrown the existing shed and that he needs this pole barn structure for storage.

A variance request involves 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 property is irregularly shaped and is on a curve at the end of a dead end road. The property is therefore unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because he would be unable to construct the pole barn he needs for storage. 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. I further find that the Special Hearing relief should also be granted. The proposed pole barn (30 x 40 ft.) will be only marginally larger than the residence (26 x 40 ft.) and will not be incompatible in scale, especially since it will be a good distance from the residence.

THEREFORE, IT IS ORDERED this 1st day of **September, 2020**, by this Administrative

ORDER RECEIVED FOR FILING

Date

9/1/20

By

D. Mignar

Law Judge, that the Petition for Special Hearing seeking relief pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR"), to permit an accessory structure (barn) larger than the principle structure, be and hereby is GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief pursuant to § 400.3, to permit a proposed accessory structure (pole barn) in the side street yard in lieu of the required rear yard in the third of the lot farthest removed from any street and to permit a height of 25 ft. in the lieu of the required 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. The pole barn shall not be used for residential or commercial purposes and shall not have a separate utility meter.
3. Petitioner shall provide evergreen screening along the Osborn Road side of the pole barn in order to screen the structure from the neighbor's property across Osborn Road.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlw

ORDER RECEIVED FOR FILING

Date

9/1/20

By

D. M. M. M. M.



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 4228 Osborn Rd which is presently zoned RC2
Deed References: 09021 / 00716 10 Digit Tax Account # L9 0000 6090
Property Owner(s) Printed Name(s) Ricky LEE Fowble

(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 To permit an accessory structure

(barn) large than the principle structure

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

3. ☒ a Variance from Section(s) 400.1 & 400.3 of the BCZC To permit a proposed accessory structure (pole barn) in the side street yard in lieu of the required rear yard in the hind of the lot farthest removed from any street, and to permit height 25 feet in the lieu of the required 15 feet.
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

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):

Rick Fowble

Name #1 - Type or Print

Name #2 - Type or Print

Ricky L. Fowble

Signature #1

Signature #2

4228 Osborn Rd, Boring, MD

Mailing Address

City

State

21020 / 410-429-2909

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

Zip Code

Telephone #

Email Address

CASE NUMBER 20-0024-SP4A Filing Date 1/27/20 Do Not Schedule Dates:

ZONING PROPERTY DESCRIPTION FOR 4228 OSBORN ROAD
BEGINNING AT A POINT ON THE EAST SIDE OF OSBORN
ROAD WHICH HAS WIDTH OF 10 FEET AND RIGHT OF WAY OF
60 FEET AT A DISTANCE OF 2 MILES MORE OR LESS
SOUTH OF THE CENTERLINE OF THE IMPROVED INTERSECTION
STREET, OLD HANOVER ROAD WHICH HAS A WIDTH OF
20 FEET WIDE. BEING LOT ONE IN THE SUBDIVISION OF
ROBERT LEE FOWBLE AND JOYCE CHRISTINE FOWBLE
PROPERTY AS RECORDED IN BALTIMORE COUNTY PLAT
BOOK 49 FOLIO 3 CONTAINING 1.0061 ACRES OF LAND
MORE OR LESS.

20-60245

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Wednesday, August 26, 2020 11:40 PM
To: Donna Mignon
Cc: Debra Wiley
Subject: Re: 4228 Osborn Road - 2020-0024-SPHA
Attachments: Osborn Rd. Cert. #2.jpeg; Osborn Rd. Photos.docx

CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Donna,

I am attaching the **second Certification** along with background photos for Case # 2020-0024-SPHA @ Osborn Rd. for your records. Mr. Fowble is a very nice man and I hope he can do the virtual hearing okay and has a good outcome.

Best Wishes,

Linda

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



On Monday, August 24, 2020, 1:42:26 PM EDT, Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Dear Ms. O'Keefe:

Please email the second posting recertification. Thank you so much.

Have a great day.

Donna Mignon, Legal Assistant

Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204



Donna Mignon, Legal Assistant

Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

410-887-3868



Practice social distancing and
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

SECOND CERTIFICATE OF POSTING

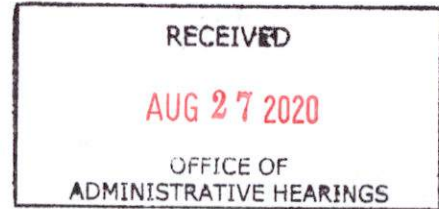
ATTENTION: DONNA MINGON

DATE: 8/26/2020

Case Number: 2020-0024-SPHA

Petitioner / Developer: RICK FOWBLE

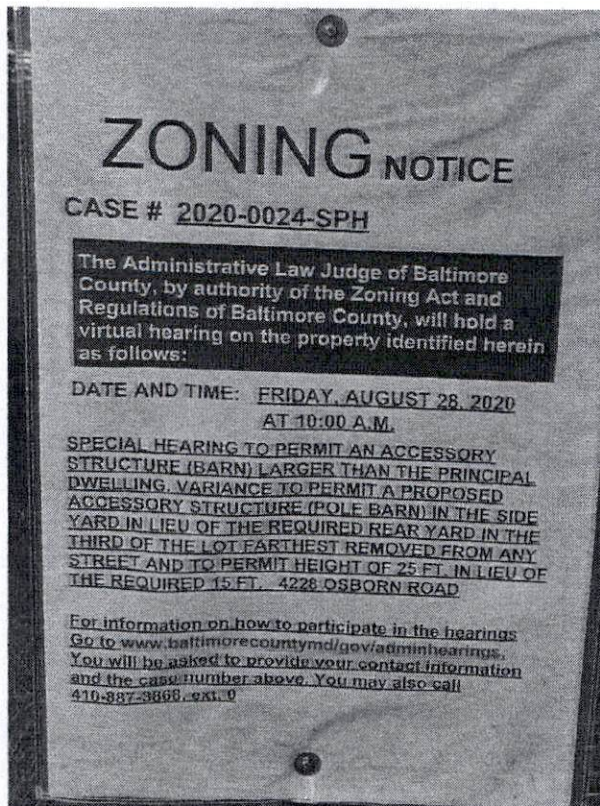
Date of Hearing: AUGUST 28, 2020



This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
4228 OSBORN ROAD

The sign(s) were posted on: **AUGUST 7, 2020**

The sign(s) were re-photographed on: **AUGUST 26, 2020**



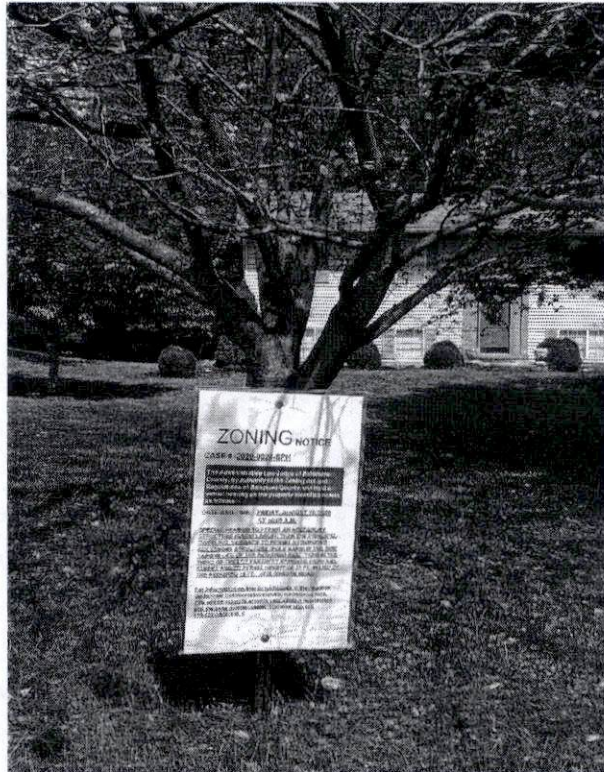
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

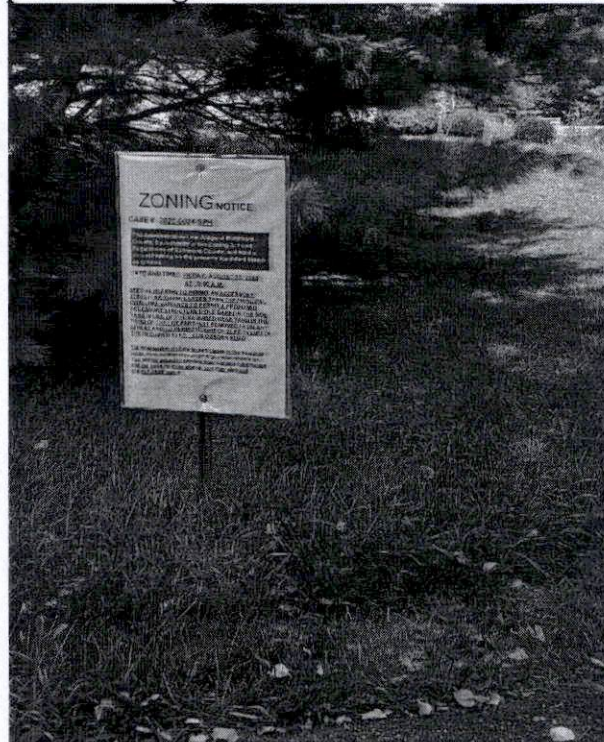


RECEIVED

AUG 27 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

Re-Photographed 1st Sign @ 4228 Osborn Road ~ 8/26/2020



Re-Photographed 2nd Sign @ 4228 Osborn Road ~ 8/26/2020

CASE # 2020-0024-SPHA

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 8/7/2020

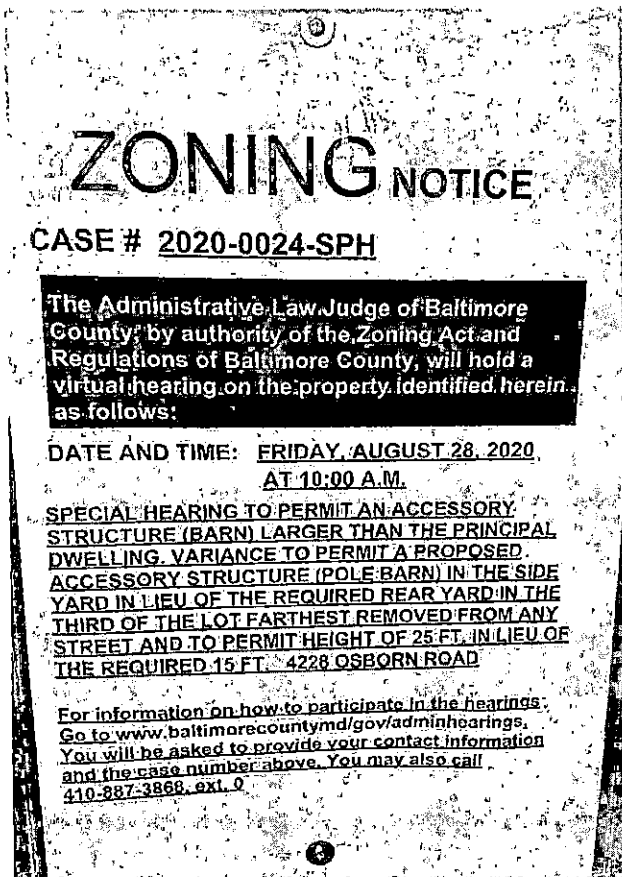
Case Number: 2020-0024-SPHA

Petitioner / Developer: RICK FOWBLE

Date of Hearing: AUGUST 28, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
4228 OSBORN ROAD

The sign(s) were posted on: AUGUST 7, 2020



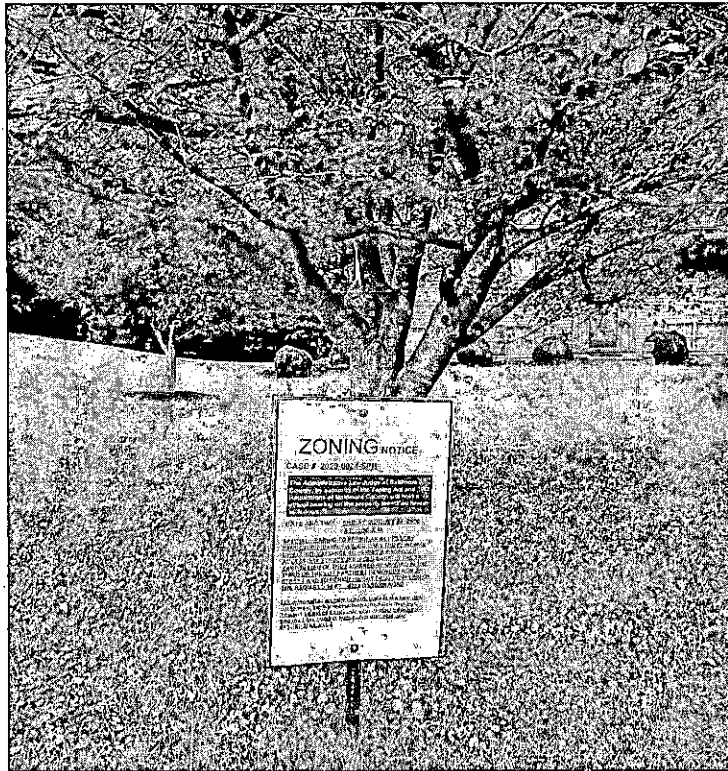
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

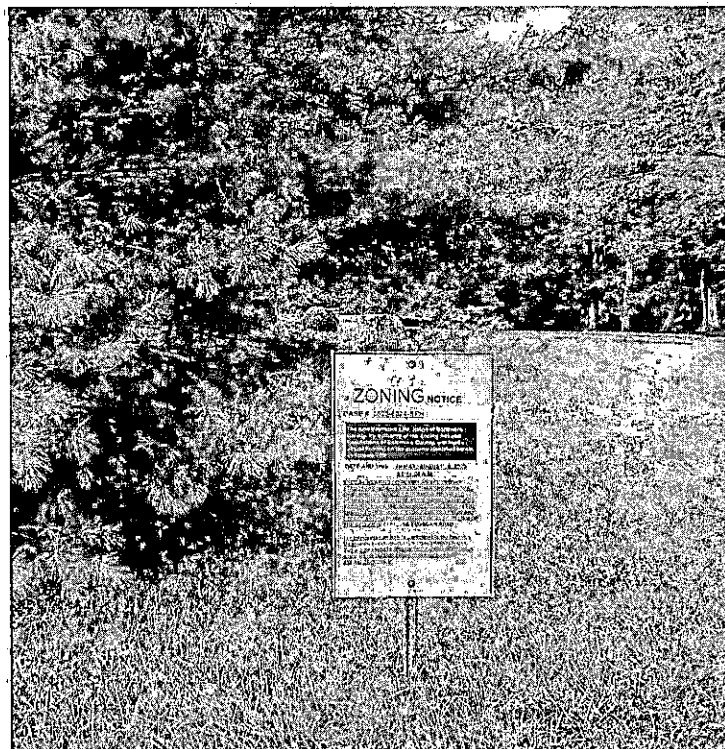
523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 4228 Osborn Road ~ 8/7/2020



Background Photo 2nd Sign @ 4228 Osborn Road ~ 8/7/2020

CASE # 0024-SPHA

Donna Mignon

From: Google Calendar <calendar-notification@google.com> on behalf of bobbpiker@gmail.com
Sent: Monday, July 27, 2020 11:32 AM
To: Donna Mignon
Subject: Accepted: Zoning Hearing - 4228 Osborn Road @ Fri Aug 28, 2020 10am - 11am (EDT) (Donna Mignon)
Attachments: invite.ics

CAUTION: This message from 3X_MeXwkJB8Ahuhvhoqkxmsgor.iusjsomtuthgrzosuxkiu0tz4sj.mu1@calendar-server.bounces.google.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

bobbpiker@gmail.com has accepted this invitation.

Zoning Hearing - 4228 Osborn Road

When Fri Aug 28, 2020 10am – 11am Eastern Time - New York
Where <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=effad008ff1050f606174b44a3>
([map](#))
Calendar Donna Mignon
Who

- Donna Mignon - organizer
- bobbpiker@gmail.com - creator
- Rick Fowble

Hello Rick Fowble,

Donna Mignon invites you to be a panelist in a Web seminar.

Topic: Zoning Hearing - 4228 Osborn Road

Host: Donna Mignon

Friday, August 28, 2020 10:00 am, Eastern Daylight Time (New York, GMT-04:00)

Event number: 160 622 0636

Panelist password: The Event has no Panelist Password

Video Address: 1606220636@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
LAWRENCE M. STAHL
Administrative Law Judge

July 27, 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 virtual hearing on the property identified herein as follows:

Case Number: 2020-0024-SPHA

Property Address: 4228 OSBORN RD.

Location: East side of Osborn Road South 2 mile to the centerline of Old Hanover Road

Election District: 4 Council District: 3

Legal Owner: Ricky Lee Fowble

Contract Purchaser: No Contract Purchaser was set.

SPECIAL HEARING: To permit an accessory structure (barn) larger than the principle structure.

VARIANCE: From BCZR Section 400.0, to permit a proposed accessory structure (pole barn) in the side street yard in lieu of the required rear yard in the third of the lot farthest removed from any street and to permit height 25 ft. in the lieu of the required 15 ft.

Hearing: Friday, August 28, 2020 at 10:00 AM

For information on how to participate in the hearings, please go to www.baltimorecountymd.gov/adminhearings. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, press 0 for operator.

A handwritten signature in black ink, reading "Paul M. Mayhew".

PAUL M. MAYHEW
Managing Administrative Law Judge for Baltimore County
Office of Administrative Hearings

ON AUTHORITY OF: Michael Mallinoff, Director, Department of Permits, Approvals and Inspections

PMM:dln
c: bobpbiker@gmail.com

NOTE: THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 8, 2020



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 5, 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: 2020-0024-SPHA

4228 Osborn Road

E/side of Osborn Road, south of the centerline of Old Hanover Road

4th Election District – 3rd Councilmanic District

Legal Owners: Rick Fowble

Special Hearing to permit an accessory structure (barn) larger than the principle dwelling.
Variance to permit a proposed accessory structure (pole barn) in the side street yard in lieu of the required rear yard in the third of the lot farthest removed from any street and to permit height of 25 ft. in lieu of the required 15 ft.

Hearing: Monday, April 13, 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: Rick Fowble, 4228 Osborn Road, Boring 21020

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 24, 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.**

TO: THE DAILY RECORD
Tuesday, March 24, 2020 - Issue

Please forward billing to:
Rick Fowble
4228 Osborn Road
Boring, MD 21020

410-429-2909

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: 2020-0024-SPHA

4228 Osborn Road

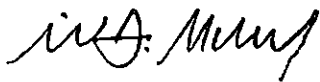
E/side of Osborn Road, south of the centerline of Old Hanover Road

4th Election District – 3rd Councilmanic District

Legal Owners: Rick Fowble

Special Hearing to permit an accessory structure (barn) larger than the principle dwelling.
Variance to permit a proposed accessory structure (pole barn) in the side street yard in lieu of the required rear yard in the third of the lot farthest removed from any street and to permit height of 25 ft. in lieu of the required 15 ft.

Hearing: Monday, April 13, 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.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/24/2020

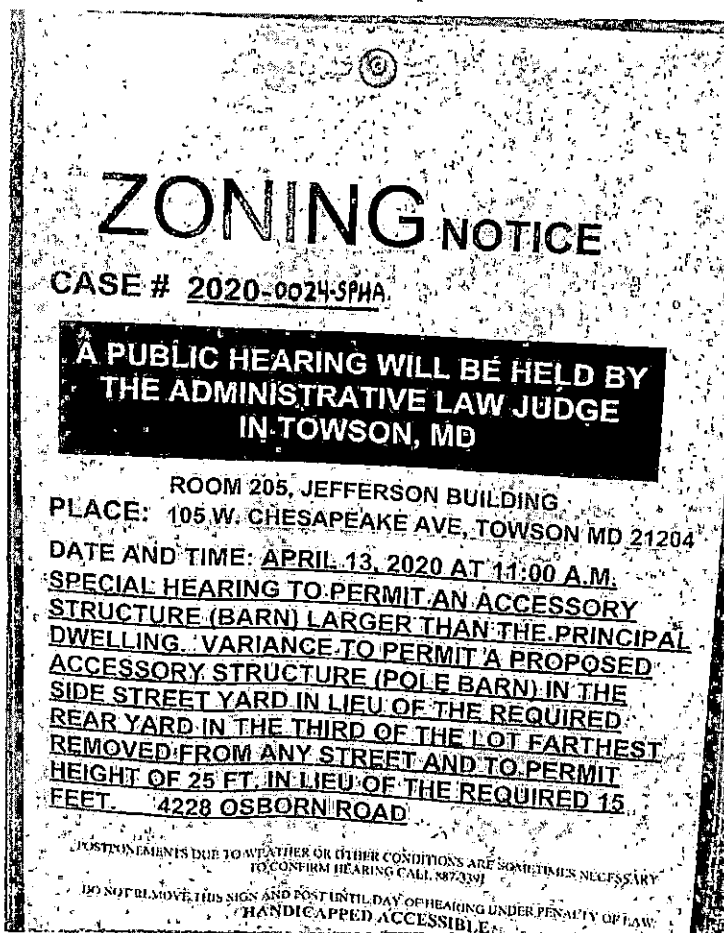
Case Number: 2020-0024-SPHA

Petitioner / Developer: RICK FOWBLE

Date of Hearing: APRIL 13, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
4228 OSBORN ROAD

The sign(s) were posted on: MARCH 24, 2020



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

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:

3/24/2020

Order #: 11869022
Case #: 2020-0024-SPHA
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2020-0024-SPHA

Darlene Miller
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:

CASE NUMBER: 2020-0024-SPHA

4228 Osborn Road

E/side of Osborn Road, south of the centerline of Old Hanover Road

4th Election District - 3rd Councilmanic District

Legal Owners: Rick Fowble

Special Hearing to permit an accessory structure (barn) larger than the principle dwelling. Variance to permit a proposed accessory structure (pole barn) in the side street yard in lieu of the required rear yard in the third of the lot farthest removed from any street and to permit height of 25 ft. in lieu of the required 15 ft.

Hearing: Monday, April 13, 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 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.

mh24

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
4228 Osborn Road; E/S of Osborn Road, S * OF ADMINISTRATIVE
2 miles to c/line of Old Hanover Road *
4th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Rick Lee Fowble *
Petitioner(s) * BALTIMORE COUNTY
* 2020-024-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

FEB 11 2020

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of February, 2020, a copy of the foregoing Entry of Appearance was mailed to Rick Fowble, 4228 Osborn Road, Boring, Maryland 21020, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 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.

For Newspaper Advertising:

Case Number: 20-0024-S04A

Property Address: 4228 Osborn Rd

Property Description: _____

Legal Owners (Petitioners): Rick Fawcett

Contract Purchaser/Lessee: /

PLEASE FORWARD ADVERTISING BILL TO:

Name: Rick Fawcett

Company/Firm (if applicable): /

Address: 4228 Osborn Road
Boring, MD 21020

Telephone Number: 410-429-2909



JOHN A. OLSZEWSKI, JR.
County Executive

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

August 10, 2020

Rick Fowble,
4228 Osborn Road
Boring MD 21020

RE: Case Number: 2020-0024-SPHA, 4228 Osborn 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 January 27, 2020. 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.", written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c:/ People's Counsel

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Gregory Slater
Acting Secretary
Tim Smith, P.E.
Acting Administrator

Date: 2/

City Office of
Development Management
Building, Room 109
Esapeake Avenue
Maryland 21204

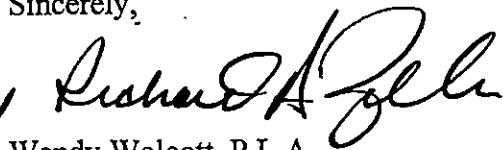
Lewis:

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. **2020-0024-SPHA**

*Special Hearing, Variance
Ricky Lee Fowble
4228 Osborn 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).

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/12/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-024

INFORMATION:

Property Address: 4228 Osborn Road
Petitioner: Rick Fowble
Zoning: RC 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for:

1. Special hearing under Section 500.7 of the Baltimore County Zoning Regulations (BCZR), to determine whether or not the zoning commissioner should permit an accessory structure (barn) larger than the principal structure;
2. Variance from Section 400.1 of the BCZR to permit a proposed accessory structure (pole barn) in the side yard in lieu of the required rear yard, and;
3. Variance from Section 400.3 of the BCZR to permit a height of 25 feet in lieu of the required 15 feet.

A site visit was conducted on March 6, 2020. The surrounding area is rural residential and agricultural. Osborn Road is not a through road and ends less than ¼ mile past this property.

The Department of Planning has reviewed the petition for a special hearing and variances and does not object to the special hearing or variances, with the following conditions:

1. The accessory structure shall not be used for commercial or principal residential purposes.
2. There shall be no second utility meter

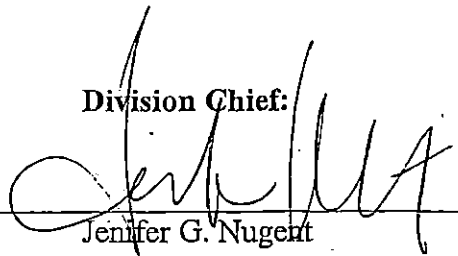
For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

Date: 3/12/2020
Subject: ZAC # 20-024
Page 2

CPG/JGN/KP

c: Megan Benjamin
Rick Fowble
Office of the Administrative Hearings
People's Counsel for Baltimore County

4-13-2020

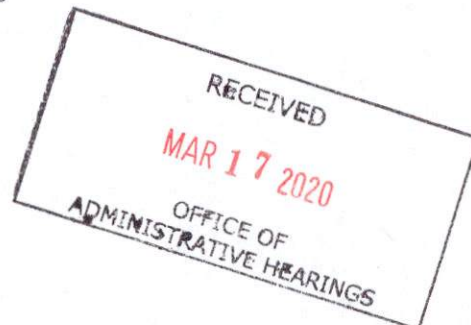
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 3/12/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-024



INFORMATION:

Property Address: 4228 Osborn Road
Petitioner: Rick Fowble
Zoning: RC 2
Requested Action: Special Hearing, Variance

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1. Special hearing under Section 500.7 of the Baltimore County Zoning Regulations (BCZR), to determine whether or not the zoning commissioner should permit an accessory structure (barn) larger than the principal structure;
2. Variance from Section 400.1 of the BCZR to permit a proposed accessory structure (pole barn) in the side yard in lieu of the required rear yard, and;
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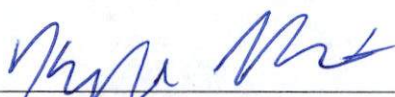
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For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

Date: 3/12/2020
Subject: ZAC # 20-024
Page 2

CPG/JGN/KP

c: Megan Benjamin
Rick Fowble
Office of the Administrative Hearings
People's Counsel for Baltimore County

Panelist numeric password: 993433

To join as a panelist

1. Go to <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e34bfc4a6f7c58015fe47310496ddc>
2. Click "Join Now".

If you experience a problem joining the event as a panelist, you can join as an attendee.

Event password: 1234

To join the event as an attendee

1. Go to <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e1a5aa6fb9efebe005489a940119a>
 2. Click "Join Now".
-

Join the audio conference only

US Toll: +1-415-655-0001

Global call-in numbers:

<https://baltimorecountymd.webex.com/baltimorecountymd/globalcallin.php?MTID=e617f3e842ee7bf5db3a8bb975389f36e>

Access code: 160 622 0636

For assistance

To contact your host, Donna Mignon, send a message to dmignon@baltimorecountymd.gov

The playback of UCF (Universal Communications Format) rich media files requires appropriate players. To view this type of rich media files in the meeting, please check whether you have the players installed on your computer by going to <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/systemdiagnosis.php>

<https://www.webex.com>

IMPORTANT NOTICE: This Webex service includes a feature that allows audio and any documents and other materials exchanged during the session to be recorded. By joining this session, you automatically consent to such recordings. If you do not wish to be recorded, discuss your concerns with the meeting host prior to the start of the recording or do not join the session. Please note that any such recordings may be subject to discovery in the event of litigation.

Invitation from [Google Calendar](#)

You are receiving this courtesy email at the account dmignon@baltimorecountymd.gov because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively you can sign up for a Google account at <https://www.google.com/cal> to control your notification settings for your entire calendar.

Forwarding this invitation could allow any recipient to send a response to the organizer and be added to the guest list, or invite others regardless of invitation status, or to modify your RSVP. [Learn More](#).

Donna Mignon

From: Donna Mignon
Sent: Monday, July 27, 2020 11:35 AM
To: 'bobpbiker@gmail.com'
Subject: Ricky Lee Fowble - 4228 Osbourn Road, Case Number: 2020 0024 SPHA
Attachments: 2020 07 27 - hearing notice - 2020 0024 SPHA - 4228 Osborn Road - Ricky Lee Fowble.pdf

Dear Mr. Fowble:

Please find attached the hearing notice for your case.

Please make sure you email any exhibits you wish to present 48 hours before the hearing date to

: administrativehearings@baltimorecountymd.gov

If you have any further questions or concerns, please feel free to contact our office.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

July 27, 2020 –

Note to File

I spoke to Mr. Fowble at 410-429-2909.

He does not wish to have a virtual hearing, he wants it in front of the Judge and he does not have a computer. I did tell him if he changed his mind to please call us or Kristen to set up. I asked him if maybe a friend could help him. I explained the process to him regarding a virtual hearing.

He wishes all communication to be done through letters as he works night work and sleeps during the day.

Donna Mignon
Office of Administrative Hearings

– bdpplbiker@gmail.com

Donna Mignon

From: Donna Mignon
Sent: Thursday, August 20, 2020 1:25 PM
To: 'bobpbiker@gmail.com'
Subject: 4228 Osborn Road - Hearing date: 8/28/2020 @ 10:00

Dear Mr. Fowble:

Please be advised that your hearing is coming up next Friday, August 28, 2020 at 10:00 a.m.

Please email any exhibits you wish to present for the hearing in PDF form and email to: administrativehearings@baltimorecountymd.gov

If you have any questions or concerns, please feel free to contact our office.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: HOMEOWNERS TAX CREDIT		
Account Identifier: District - 04 Account Number - 1900006040		
Owner Information		
Owner Name:	FOWBLE RICKY LEE	Use: RESIDENTIAL
Mailing Address:	4228 OSBORN RD BORING MD 21020	Principal Residence: YES
		Deed Reference: /09021/ 00716
Location & Structure Information		
Premises Address:	4228 OSBORN RD 0-0000	Legal Description: 1.0061 AC
ROBT L&JOYCE C FOWBLE		
Map:	Grid:	Parcel:
0032	0014	0078
Neighborhood:	Subdivision:	Section:
4020022.04	0000	
Block:	Lot:	Assessment Year:
	1	2019
Plat No:	Plat Ref: 0049/ 0003	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1986	1,040 SF	693 SF
Property Land Area	County Use	
1.0100 AC	04	
Stories	Basement	Type
Split Foyer	YES	SPLIT FOYER
Exterior	Quality	Full/Half Bath
FRAME/	4	1 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of
		01/01/2019
Land:	90,000	90,000
Improvements	122,800	148,400
Total:	212,800	238,400
Preferential Land:	0	221,333
		229,867
		0
Transfer Information		
Seller: FOWBLE RICKY L	Date: 01/09/1992	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09021/ 00716	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2019
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: HOMEOWNERS TAX CREDIT		
Homestead Application Information		
Homestead Application Status: Approved 08/25/2014		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: Application Received		
Date: 03/26/2020		



PETITION FOR ZONING HEARING

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 4228 Osborn Rd which is presently zoned RC2
Deed References: 69021 / 00716 10 Digit Tax Account # 190000 6040
Property Owner(s) Printed Name(s) Ricky Lee Fowble

(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 To permit an accessory structure (barn) large than the principle structure

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

3. ☒ a Variance from Section(s) 400.1 & 400.3 of the BCZR To permit a proposed accessory structure (pole barn) in the side street yard in lieu of the required rear yard in the kind of the lot Farthest removed from any street, and to permit height 28 feet in the lieu of the required 15 feet 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

Legal Owners (Petitioners):

Rick Fowble

Name #1 - Type or Print

Name #2 - Type or Print

Ricky Lee Fowble

Signature #1

Signature #2

4228 Osborn Rd, Boring, MD

Mailing Address

City

State

21020, 410-429-2909

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 20-0024-SPWA Filing Date 1/27/20

Do Not Schedule Dates:

Reviewer gh

REV. 10/4/11

4/13 @ 11 AM

3-30 3:12
Texted Pet.
w/ info.

3/30 2:28 pm
No answer
No opportunity
to leave
msg.

2:46 pm

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: February 12, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0024-SPHA
Address 4228 Osborn Road
(Fowble Property)

Zoning Advisory Committee Meeting of **February 10, 2020.**

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

Reviewer: Steve Ford

Donna Mignon

From: Donna Mignon
Sent: Monday, August 24, 2020 9:03 AM
To: 'luckystarsinfo1@gmail.com'
Subject: 4228 Osborn Road - Hearing date: 8/28/2020 10:00 a.m.

Dear Ms. O'Keefe:
Please email the second posting recertification. Thank you so much.

Have a great day.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

ZAC AGENDA

Case Number: 2020-0024-SPHA **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: SPECIAL HEARING, VARIANCE
Legal Owner: Ricky Lee Fowble
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 4 **Council Dist:** 3

Property Address: 4228 OSBORN RD

Location: East side of Osborn Road South 2 mile to the center line of Old Hanover Road.

Existing Zoning: RC 2

Area: 1.0061 AC

Proposed Zoning:

SPECIAL HEARING:

To permit an accessory structure (barn) larger than the principle structure.

VARIANCE:

400.0 Of the BCZR To permit an proposed accessory structure (pole barn) in the side street yard in lieu of the required rear yard in the third of the lot farthest removed from any street and to permit height 25 feet in the lieu of the required 15 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

Donna Mignon

From: Bob Pfeiffer <bobpbiker@gmail.com>
Sent: Friday, August 21, 2020 11:16 AM
To: Donna Mignon
Subject: Re: Ricky

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

Many thanks for confirming receipt of the scans.

ps - Number 4 was a mistake & was deleted

On Fri, Aug 21, 2020 at 11:13 AM Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Received #20-25

Thanks.

From: Bob Pfeiffer <bobpbiker@gmail.com>
Sent: Friday, August 21, 2020 11:11 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Re: Ricky

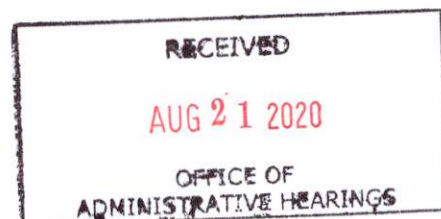
CAUTION: This message from bobpbiker@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Batch #4

On Fri, Aug 21, 2020 at 9:24 AM Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

I am sorry to say we cannot open these. You have to have a google account or gmail and we do not.

Please send a different way. Thank you.



Donna Mignon, Legal Assistant

Baltimore County Office of Administrative Hearings

105 West Chesapeake Avenue, Suite 103

Towson, Maryland 21204

410-887-3868

From: Bob Pfeiffer <bobpbiker@gmail.com>
Sent: Thursday, August 20, 2020 5:45 PM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: Fwd: Ricky

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

4228 Osborn Road - Hearing date: 8/28/2020 @ 10:00 RE: Ricky Fowble

 [Plat\(Part 1\).pdf](#)

 [Plat\(Part 2\).pdf](#)

 [Scan_20200820 \(3\).pdf](#)

 [Scan_20200820 \(5\).pdf](#)

 [Scan_20200820 \(6\).pdf](#)

 [Scan_20200820 \(7\).pdf](#)

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Practice social distancing and
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

8/28/20
@10-

(4-13-20)
H Am

✓

CASE NO. 2020- 0024-SPHA

C H E C K L I S T

SDAT ✓

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>2-12</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
<u>3-17</u>	PLANNING (if not received, date e-mail sent _____)	<u>C - no object</u>
<u>2/3</u>	STATE HIGHWAY ADMINISTRATION	<u>N/C</u>
_____	TRAFFIC ENGINEERING	_____

_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

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

NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>8/7/20</u>	by <u>O'Keefe</u>
SIGN POSTING (2 nd)	Date: <u>8-26-20</u>	by <u>"</u>

PEOPLE'S COUNSEL APPEARANCE	Yes	☒	No	☐
PEOPLE'S COUNSEL COMMENT LETTER	Yes	☐	No	☒

Comments, if any: _____

Case No.: 2020-0024-SPHA

Exhibit Sheet

Petitioner/Developer

Protestants

9/1/20
D.M.
10/5/20
D.M.

No. 1	Plat	
No. 2	Plat	
No. 3	Receipt	
No. 4	Receipt from Daily Record	
No. 5	Approved Sign Posters Sheet	
No. 6	Zoning Property Descrip	
No. 7	Publication	
No. 8	Notice of Zoning Hearing	
No. 9	DOP Comment	
No. 10	Site Vicinity Map	
No. 11	Cert. of Posting March	
No. 12	Posting in March	

Case No.: 2020-0024-SPHA

Exhibit Sheet

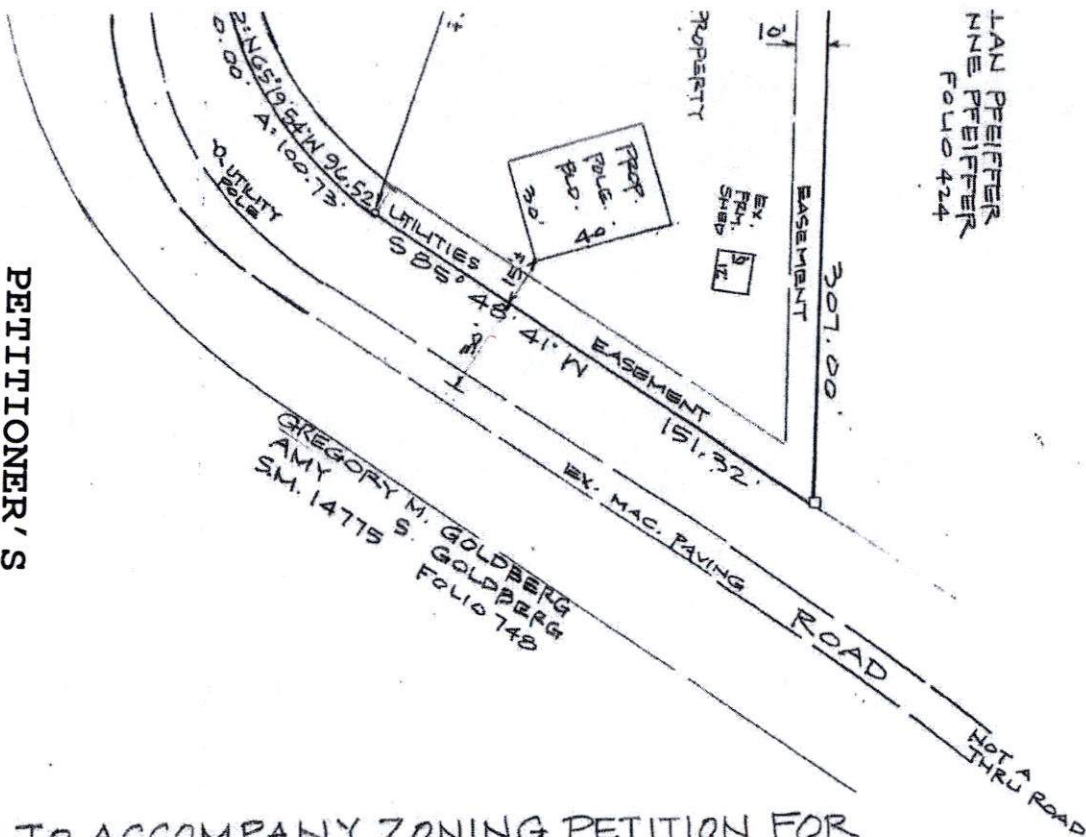
Petitioner/Developer

Protestants

No. 13	Posting in March (2)	
No. 2 14	Posting Notice	
No. 3 15	Zoning Petition	
No. 4 16	Invoice from Surveyor	
No. 5 17	Photo - Farm shed near property line	
No. 6 18	Photo where structure will be	
No. 7 19	photo of property from Northwest corner	
No. 8 20	Photo from driveway	
No. 9		
No. 10		
No. 11		
No. 12		

EXHIBIT NO.

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PLAN TO ACCOMPANY ZONING PETITION FOR
ADMINISTRATIVE VARIANCE OF
THE RICKY LEE FOWBLE PROPERTY

4TH ELECTION DISTRICT

DATE: DECEMBER 10, 2019

TAX MAP: 32

GRID: 14

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

PARCEL: 78

OWNER & PETITIONER: RICKY LEE FOWBLE
ADDRESS: 4228 OSBORN RD.

4228 OSBORN RD.

BORING, MP. 21020

410-429-2909

SUBDIVISION NAME: ROBERT LEE AND JOYCE CHRISTINE FOWBLE PROPERTY

LOT 1 PLATBOOK 49 FOLIO 3

DEED REFERENCE: S.M. 9021 FOLIO 716

TAX ACCOUNT NO.: 19000006040



A.L.SNYDER
SURVEYOR, INC.

1911 HANOVER PIKE
HAMPSTEAD, MARYLAND 21074

PHONE: 410-289-7744

FAX: 410-374-9695

EMAIL: alssurveyor@verizon.net

JOB NO. 19017



Department of Permits, Approvals and Inspections
Zoning
111 West Chesapeake Avenue, Room 111
Towson, Maryland, 21204

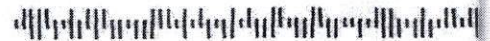
Hasler
01/28/2020
US POSTAGE \$0.00
ZIP 01101

Receipt for Court Cost

Return Service Requested

Ricky Lee Fowble
4228 Osborn Road
Boring, Maryland 21020

21020



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

No. 194708

Date:

1/27/20

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	900	0000		6130				150.00

Total:

150.00

Rec From:

Rick Fowble

For:

4228 Osborn Rd

20-0024-SPHA

DISTRIBUTION

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

CASHIER'S
VALIDATION

PETITIONER'S

EXHIBIT NO.

3

The Daily Record

200 St. Paul Place
Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

Rick Fowble
4228 Osborn Road
Boring, MD 21020

Account #
10121825
Order Date
3/6/2020
Order #
11869022
PO/Case #
2020-0024-SPHA
Salesperson

Days	Description	Size/Qty	Unit Price	Amount
1	NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0024-SPHA Daily Record (MD) Government - Baltimore Co / Hearings and Minutes 3/24/2020 -Affidavit -Base Charge 3/24/2020 <i>ACH payments can be made to: The Daily Record Company - US BANK, ABA#123000848, Acct#153910282430 Or call 1-866-802-8214 to setup payments. NET TERMS: 30 DAYS</i>	2 col x 2.59in 190 words/25 ln		9.00 125.50 -134.50
	Anchor Rate: 125.5 Subsequent Rate: \$0.00			
TOTAL DUE				0.00

✂ DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

The Daily Record
SDS 12-2790
PO Box 86
Minneapolis, MN 55486-2790

Account #	Customer	Order #	Order Date	Total Due
10121825	Rick Fowble	11869022	3/6/2020	0.00



M M Y Y

CARD NUMBER

EXP. DATE

Security Code: _____

Charge My Credit Card \$ _____

CUSTOMER SIGNATURE _____

PETITIONER'S

EXHIBIT NO. 4

BALTIMORE COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

APPROVED SIGN POSTERS

John Altmeyer
Cell: 410-382-6580
jaltmeyer@aol.com

J. Lawrence Pilson, R.S.
Cell: 443-834-8162
lpilson@hotmail.com

Richard Hoffman
Cell: 443-243-7360
dick_e@comcast.net

Linda O'Keefe
Work: 410-666-5366
Cell: 443-604-6431
lucky linda1954@yahoo.com

Mitch Kellman
Work: 410-296-3333
mkellman@dmw.com

Bruce E. Doak
Work: 443-900-5535
Cell: 410-419-4906
bdoak@bruceedoakconsulting.com

David Billingsley
Work: 410-679-8719
dwb0209@yahoo.com

Martin Ogle
Cell: 443-629-3411
mert1114@aol.com

Sgt. Robert A. Black
Cell: 410-499-7940
1opie@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.

PDM GA11w

Rev 7/29/19

PETITIONER'S

EXHIBIT NO.

5

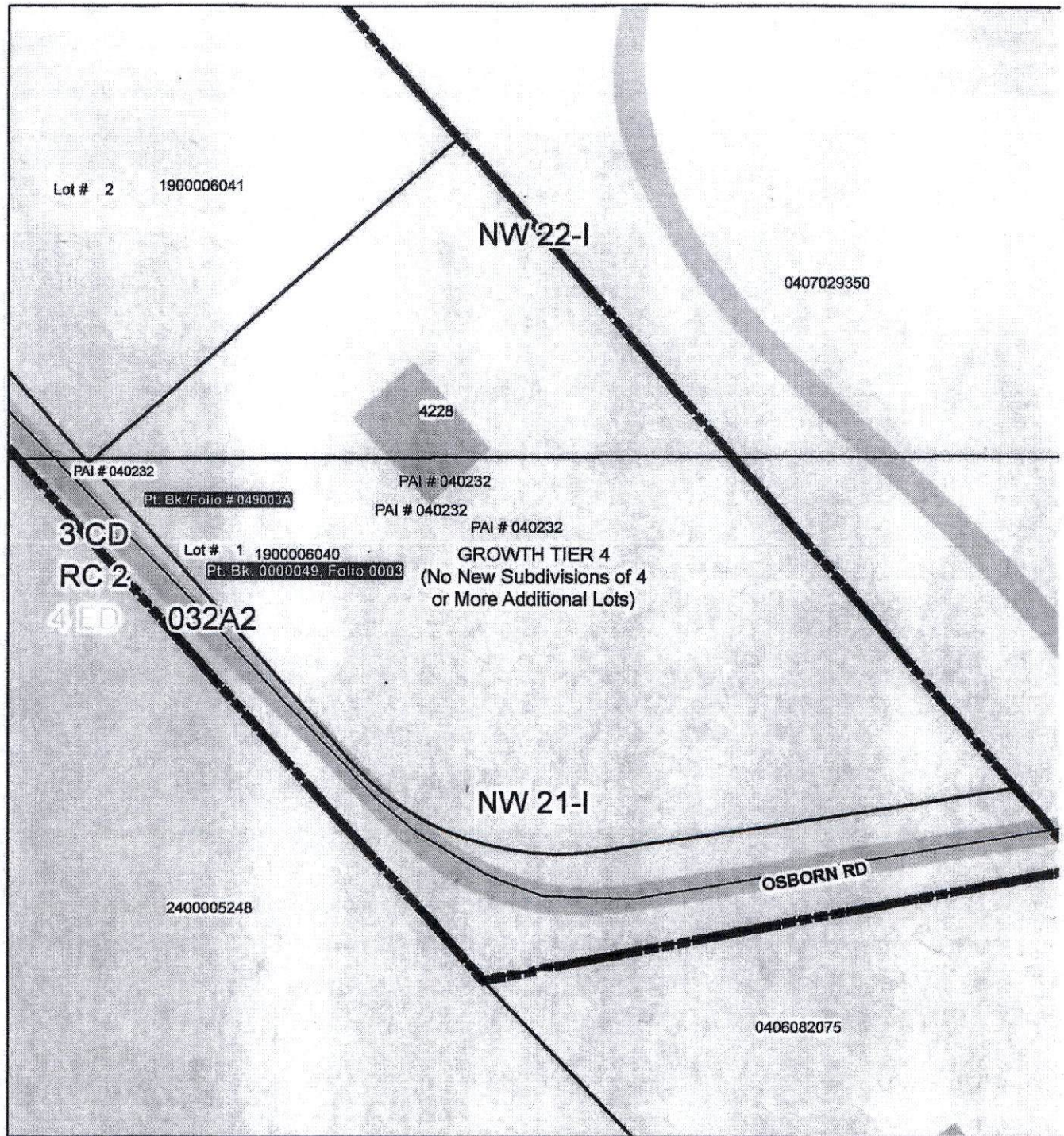
ZONING PROPERTY DESCRIPTION FOR 4228 OSBORN ROAD
BEGINNING AT A POINT ON THE EAST SIDE OF OSBORN
ROAD WHICH HAS WIDTH OF 10 FEET AND RIGHT OF WAY OF
60 FEET AT A DISTANCE OF 2 MILES MORE OR LESS
SOUTH OF THE CENTERLINE OF THE IMPROVED INTERSECTION
STREET, OLD HANOVER ROAD WHICH HAS A WIDTH OF
20 FEET WIDE. BANG LOT ONE IN THE SUBDIVISION OF
ROBERT LEE FOWBLE AND JOYCE CHRISTINE FOWBLE
PROPERTY AS RECORDED IN BALTIMORE COUNTY PLAT
BOOK 49 FOLIO 3 CONTAINING 1.0001 ACRES OF LAND
MORE OR LESS.

PETITIONER'S

EXHIBIT NO.

6

Enter Property Address Here



Publication Date: 9/11/2019



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



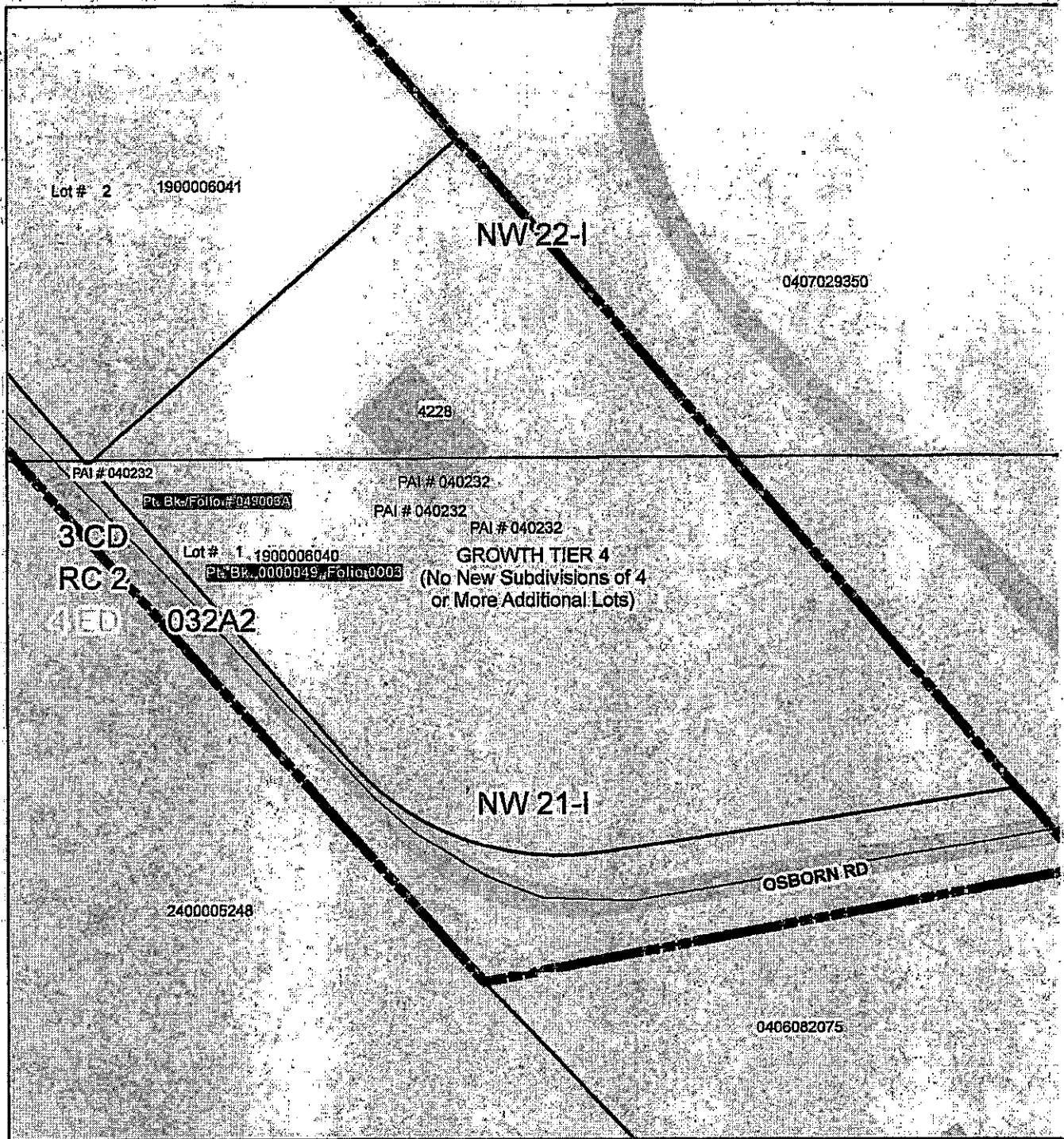
0 12.525 50 75 100 Feet

1 inch = 50 feet

PETITIONER'S

EXHIBIT NO. 7

Enter Property Address Here



Publication Date: 9/11/2019



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



0 12.525 50 75 100 Feet

1 inch = 50 feet



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 5, 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: 2020-0024-SPHA

4228 Osborn Road

E/side of Osborn Road, south of the centerline of Old Hanover Road

4th Election District – 3rd Councilmanic District

Legal Owners: Rick Fowble

Special Hearing to permit an accessory structure (barn) larger than the principle dwelling.
Variance to permit a proposed accessory structure (pole barn) in the side street yard in lieu of the required rear yard in the third of the lot farthest removed from any street and to permit height of 25 ft. in lieu of the required 15 ft.

Hearing: Monday, April 13, 2020 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
Director

MM:kl

C: Rick Fowble, 4228 Osborn Road, Boring 21020

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 24, 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.

PETITIONER'S

EXHIBIT NO. 8

**BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM**

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

DATE: 3/12/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-024

INFORMATION:

Property Address: 4228 Osborn Road
Petitioner: Rick Fowble
Zoning: RC 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for:

1. Special hearing under Section 500.7 of the Baltimore County Zoning Regulations (BCZR), to determine whether or not the zoning commissioner should permit an accessory structure (barn) larger than the principal structure;
2. Variance from Section 400.1 of the BCZR to permit a proposed accessory structure (pole barn) in the side yard in lieu of the required rear yard, and;
3. Variance from Section 400.3 of the BCZR to permit a height of 25 feet in lieu of the required 15 feet.

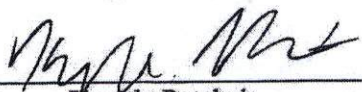
A site visit was conducted on March 6, 2020. The surrounding area is rural residential and agricultural. Osborn Road is not a through road and ends less than ¼ mile past this property.

The Department of Planning has reviewed the petition for a special hearing and variances and does not object to the special hearing or variances, with the following conditions:

1. The accessory structure shall not be used for commercial or principal residential purposes.
2. There shall be no second utility meter

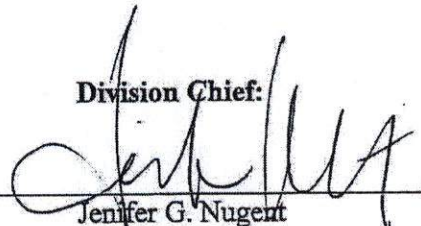
For further information concerning the matters stated herein, please contact Megan Benjamin at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



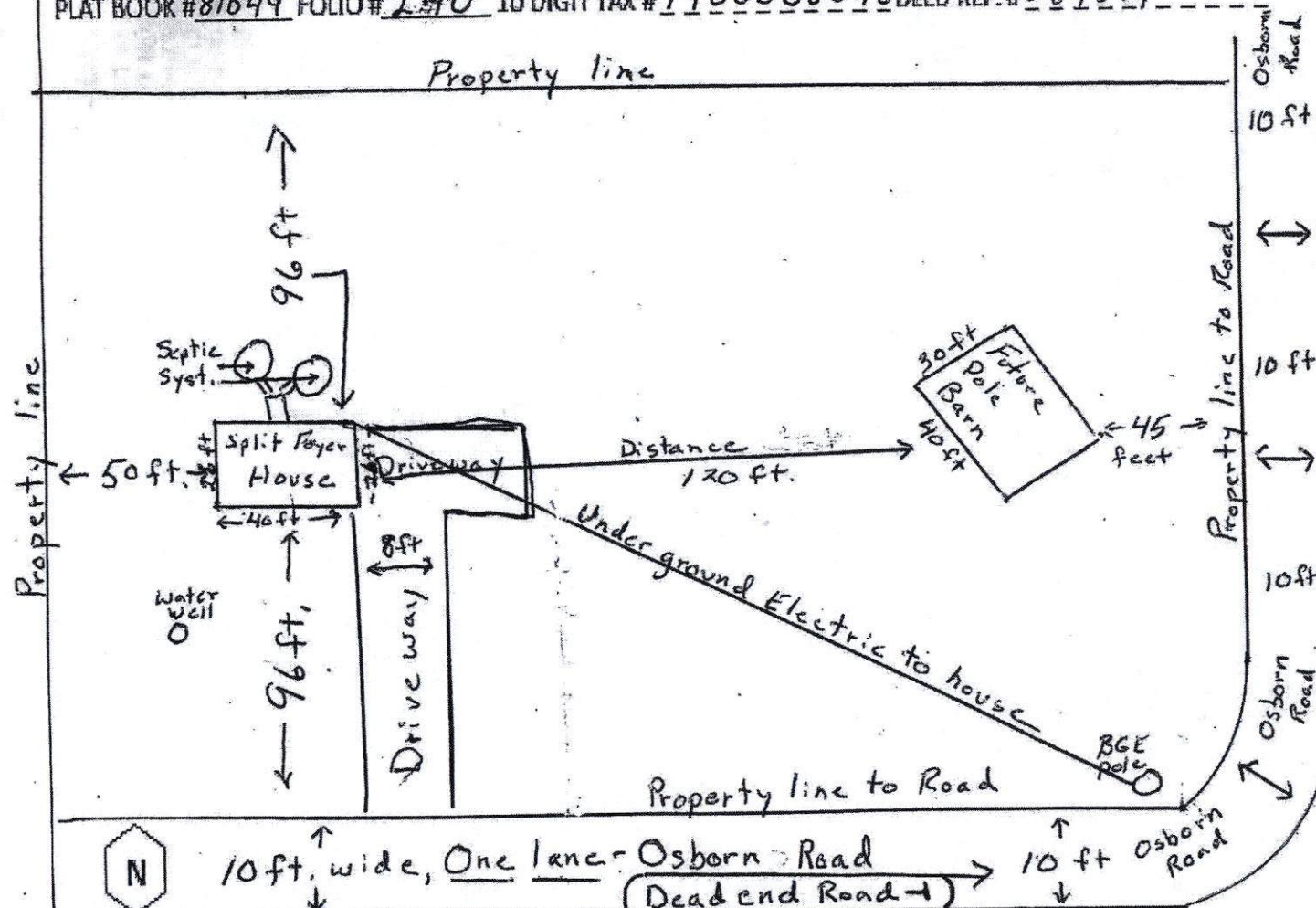
Jennifer G. Nugent

HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING (MARK TYPE REQUESTED WITH X)

ADDRESS 4228 Osborn Rd, Baring, MO OWNER(S) NAME(S) Ricky Lee Fowble

SUBDIVISION NAME Robert L. and Joyce G. Fowble LOT # 1 BLOCK # N/A SECTION # N/A

PLAT BOOK # 81049 FOLIO # 240 10 DIGIT TAX # 1900006040 DEED REF. # 089321



PLAN DRAWN BY Ricky L. Fowble DATE _____ SCALE: 1 INCH = 30 FEET

SITE VICINITY MAP

N
MAP IS NOT TO SCALE

ZONING MAP# 81049

SITE ZONED RC-2

ELECTION DISTRICT 04

COUNCIL DISTRICT _____

LOT AREA ACREAGE 1/8 acres

OR SQUARE FEET 1,006.06

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

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

VIOLATION CASE INFO:

PETITIONER'S
EXHIBIT NO. 10

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 4/8/2020

Case Number: 2020-0024-SPHA

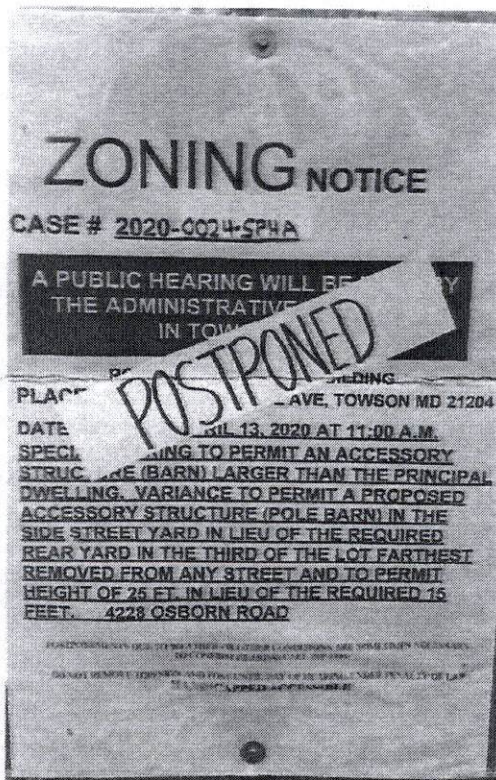
Petitioner / Developer: RICK FOWBLE

Date of Hearing: APRIL 13, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
4228 OSBORN ROAD

The sign(s) were posted on: **MARCH 24, 2020**

The sign(s) were re-photographed on: **APRIL 8, 2020**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

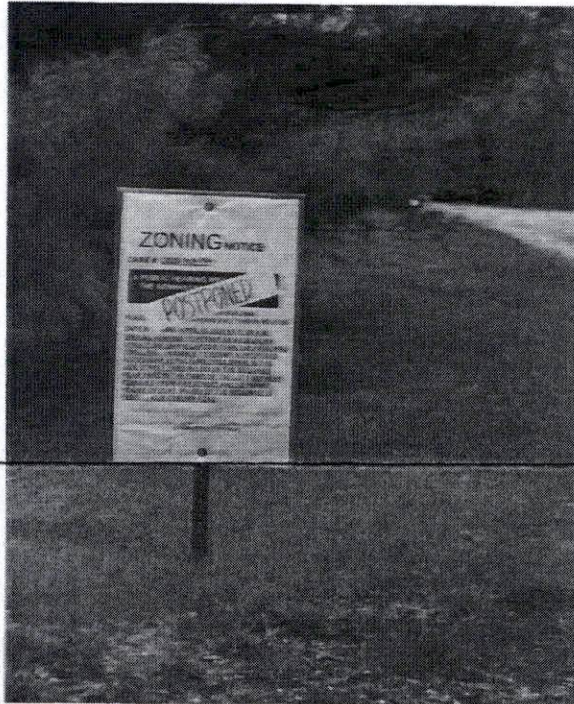
523 Penny Lane
(Street Address of Sign Poster)

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

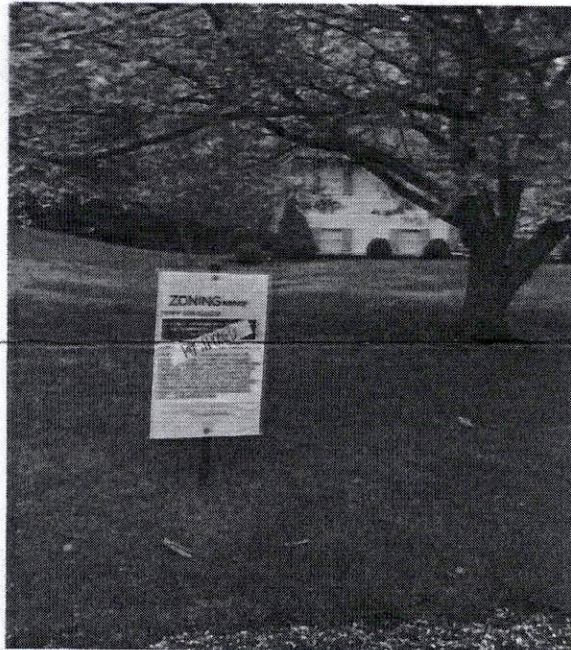
410 - 666 - 5366
(Telephone Number of Sign Poster)

PETITIONER'S

EXHIBIT NO. 11



Re-Photographed 1st Sign @ 4228 Osborn Road ~ 4/8/2020



Re-Photographed 2nd Sign @ 4228 Osborn Rd. ~ 4/8/2020

CASE # 2020-0024-SPHA

PETITIONER' S

EXHIBIT NO.

12

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/24/2020

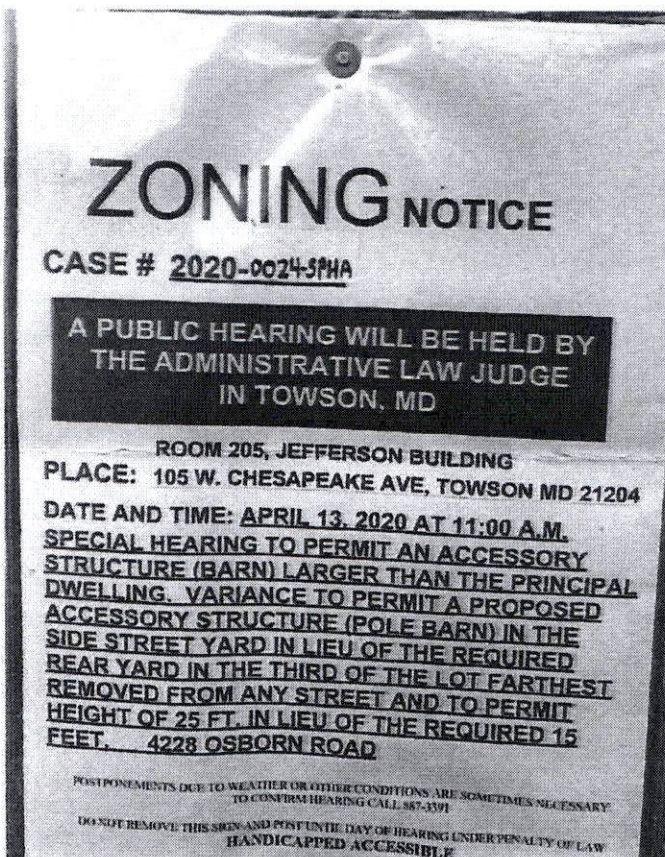
Case Number: 2020-0024-SPHA

Petitioner / Developer: RICK FOWBLE

Date of Hearing: APRIL 13, 2020

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
4228 OSBORN ROAD

The sign(s) were posted on: MARCH 24, 2020



Linda O'Keefe
(Signature of Sign Poster)

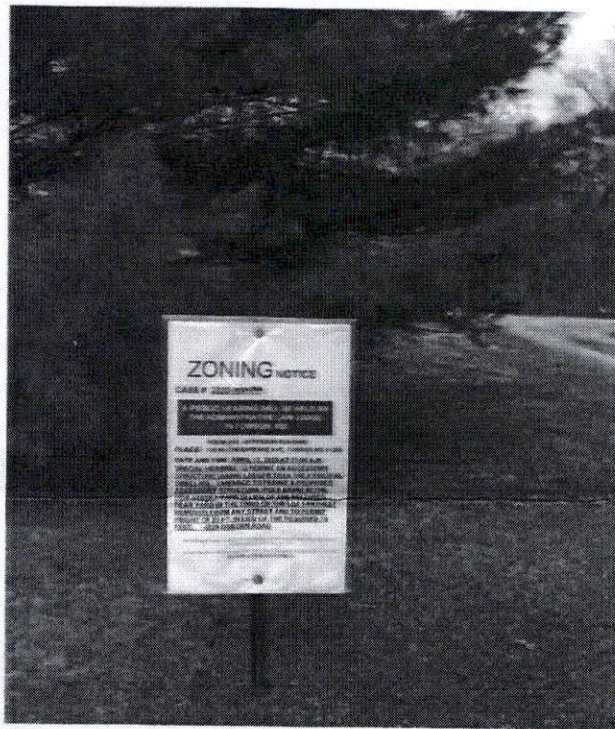
Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

PETITIONER'S
EXHIBIT NO. 13



Background Photo 1st Sign @ 4228 Osborn Road ~ 3/24/2018



Background Photo 2nd Sign @ 4228 Osborn Road ~ 3/24/2020
CASE # 2020-0024-SPHA

PETITIONER' S

EXHIBIT NO.

14



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

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

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

Address 4228 Osborn Rd, Boring, MD, Zip 21020 Currently zoned RC-2
Deed Reference S.M 90211 FOLIO 716 10 Digit Tax Account # 1900006040
Owner(s) Printed Name(s) Ricky Lee Fowble

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

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

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

1. ☒ ADMINISTRATIVE VARIANCE from Section(s)

To build pole barn.

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

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

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

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

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

Owner(s)/Petitioner(s):

RICKY LEE FOWBLE

Name #1 - Type or Print Name #2 - Type or Print

Ricky Lee Fowble

Signature #1

Signature #2

4228 OSBORN RD. BORING MD.

Mailing Address

City

State

21020 / 410-429-2909 /

Zip Code

Telephone #

Email Address

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

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

A.L. SNYDER, SURVEYOR, INC.

Name - Type or Print

E. Stephen Snyder

Signature

1911 HANOVER PIKE HAMPSTEAD MD.

Mailing Address

City

State

21074 / 410-239-7744 / alsurveyor@verizon.net

Zip Code

Telephone #

Email Address

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

Administrative Law Judge for Baltimore County

CASE NUMBER _____ Filing Date ____/____/____ Estimated Posting Date ____/____/____ Reviewer _____

Rev 5/5/2016

PETITIONER'S

EXHIBIT NO.

15

INVOICE

A. L. Snyder
Surveyor, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074
tel: 410 239 7744 fax: 410 374 9695
e-mail: alssurveyor@verizon.net

Job No.: 19017

Date: December 12, 2019

Terms: Due upon receipt

Mr. Ricky Fowble
4228 Osborne Rd.
Boring, MD 21020

Re: 4228 Osborne Rd.

Zoning petition, Zoning Plat and description.

Amount due: \$1,500.00

RECEIVED IN FULL \$1,500.00
E. Stephen Snyder

TERMS: Invoice is due when received 1 ½% interest per month is charged on delinquent accounts. An additional amount equal to 25% of the total amount due shall be charged if this account is placed in the hands of an attorney for collection. This matter is subject to referral to an attorney for collection 30 days after billing date.

PETITIONER'S

EXHIBIT NO. 16



Existing farm shed near rear property line, showing two marked stakes indicating rear of new structure.

PETITIONER'S

EXHIBIT NO.

17

4228 Osborn Rd, Boring, MD

Ricky L. Fowble



View north showing front stakes of proposed structure.

PETITIONER'S

EXHIBIT NO.

18

228 Osborn Rd, Boring, MD, Ricky L. Fowble



Property from north west corner (see marker in foreground, right of bush). Existing farm shed to right of house corner (approx location of new structure).

PETITIONER'S

EXHIBIT NO.

19

4228 Osborn Rd, Boring, MD

Ricky L. Fowble



View from driveway showing all four stakes for new structure.

PETITIONER'S

EXHIBIT NO.

20

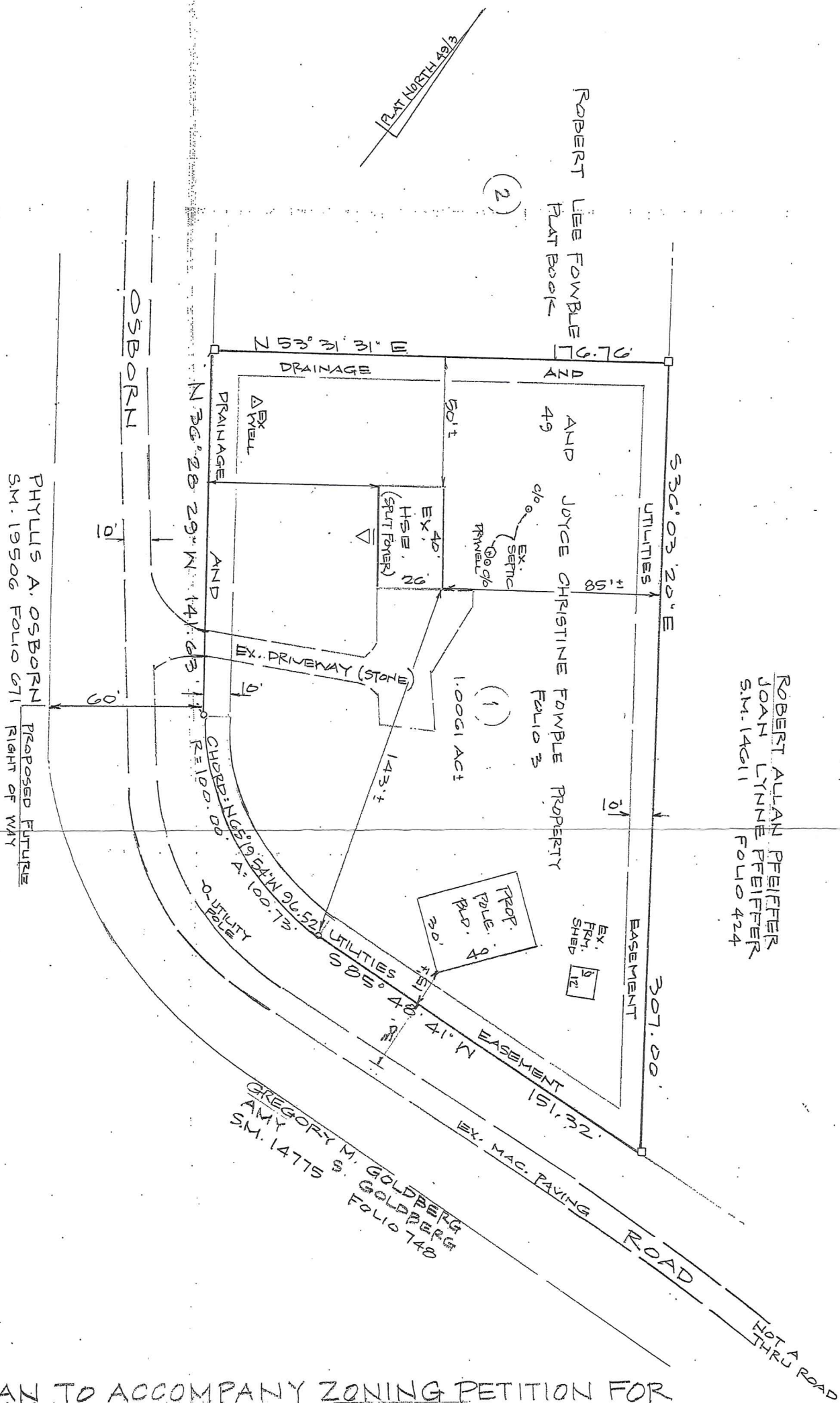
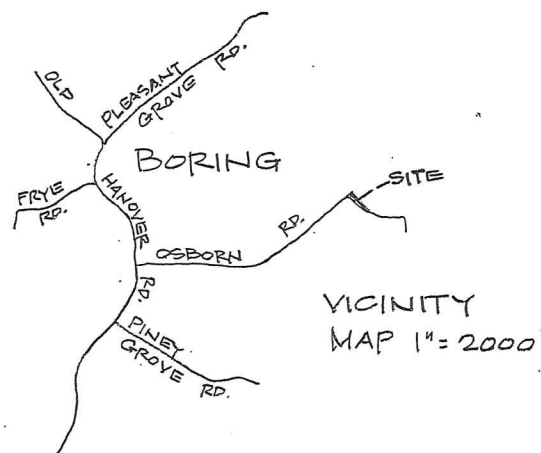
4228 Osborn Rd, Boring, MD. Ricky L. Fowble

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: HOMEOWNERS TAX CREDIT		
Account Identifier:		District - 04 Account Number - 1900006040
Owner Information		
Owner Name:	FOWBLE RICKY LEE	Use: RESIDENTIAL
Mailing Address:	4228 OSBORN RD BORING MD 21020	Principal Residence: YES Deed Reference: /09021/ 00716
Location & Structure Information		
Premises Address:	4228 OSBORN RD 0-0000	Legal Description: 1.0061 AC ROBT L&JOYCE C FOWBLE
Map:	Grid:	Parcel:
0032	0014	0078
Neighborhood:	Subdivision:	Section:
4020022.04	0000	
Block:	Lot:	Assessment Year:
	1	2019
Plat No:	Plat Ref:	
	0049/ 0003	
Special Tax Areas: None		Town: None
		Ad Valorem: None
		Tax Class: None
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1986	1,040 SF	693 SF
Property Land Area	County Use	
1.0100 AC	04	
Stories	Basement	Type
Split Foyer	YES	SPLIT FOYER
Exterior	Quality	Full/Half Bath
FRAME/	4	1 full
Garage	Last Notice of Major Improvements	
Value Information		
	Base Value	Value
		As of 01/01/2019
Land:	90,000	90,000
Improvements	122,800	148,400
Total:	212,800	238,400
Preferential Land:	0	
		Phase-in Assessments
		As of 07/01/2019
		As of 07/01/2020
		221,333
		229,867
		0
Transfer Information		
Seller: FOWBLE RICKY L	Date: 01/09/1992	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09021/ 00716	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: HOMEOWNERS TAX CREDIT		
Homestead Application Information		
Homestead Application Status: Approved 08/25/2014		

20-0024 SPK



NOTES

1. ZONING MAP: 032A2
2. SITE ZONED: RC-2
3. ELECTION DISTRICT: 4TH
4. COUNCIL DISTRICT: 3RD
5. LOT AREA: 1.0001 AC±
6. HISTORIC: NO
7. IN CBCA: NO
8. UTILITIES:

WATER IS: PUBLIC	PRIVATE X
SEWER IS: PUBLIC	PRIVATE X
9. PRIOR HEARING: NO

PLAN TO ACCOMPANY ZONING PETITION FOR ADMINISTRATIVE VARIANCE OF THE RICKY LEE FOWBLE PROPERTY

4TH ELECTION DISTRICT: BALTIMORE COUNTY, MARYLAND
 DATE: DECEMBER 10, 2019
 TAX MAP: 32 GRID: 14 SCALE: 1"=50'
 PARCEL: 78

OWNER & PETITIONER: RICKY LEE FOWBLE
 ADDRESS: 4228 OSBORN RD.
 BORING, MD. 21020
 410-429-2909

SUBDIVISION NAME: ROBERT LEE AND JOYCE CHRISTINE FOWBLE PROPERTY
 LOT 1 PLATBOOK 49 FOLIO 3
 DEED REFERENCE: S.M. 9021 FOLIO 716
 TAX ACCOUNT NO.: 1900006040



A.L. SNYDER
 SURVEYOR, INC.
 1911 HANOVER PIKE
 HAMPSTEAD, MARYLAND 21074
 PHONE: 410-239-7744
 FAX: 410-374-9695
 EMAIL: alssurveyor@verizon.net
 JOB No. 19017

20-0024-SP4A

Notes:

1) Highway and Highway Widening, Slope, Drainage, and Utility Easements shown hereon are reserved unto the Developer and are hereby offered for dedication to Baltimore County, Maryland. The Developer his personal representatives, and assigns, shall convey said areas by deed, to Baltimore County, Maryland at no cost.

2) Streets and or roads shown hereon and the mention thereof in deeds are for the purposes of description only, and the same are not intended to be dedicated to public use. The fee simple title to the beds thereof is expressly reserved in the Grantors of the deed to which this plat is attached, their heirs and assigns.

3) This Record Plat may not be honored by Baltimore County after five years from the recording date. See Baltimore County Bill No. 61-79 (Section 22-39-1).

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and sewerage systems must be complied with prior to approval of building applications.

Highways Department of Baltimore County approved for Street Alignment and Location.

Roads Engineer

5/5/82
Date

Approved for Baltimore County Health Department

Deputy State and County Health Officer Date

Approved for Baltimore County Planning Board

Director

5/7/82
Date

TABULATIONS:

Gross Area - 3.5097 Acres ±
Net Area - 2.8453 Acres ±
Number of Lots - 2
Present Zoning - RC-2
Density - 0.57
Waterstreet - McGill Run, Loch Raven

TITLE REFERENCE:

Robert Lee Fowble
Joyce Christine Fowble
O.T.G. 4523-485

Note: Coordinates shown hereon are based on an assumed datum.

Owners Certificate

The requirements of Sections 59 to 62 Article 17 of the Annotated Code of Maryland, 1957 Edition (Title Clerks of the Court, Sub-Title Clerks of the Circuit Court) as far as they relate to the making of this plat and the setting of markers, have been complied with.

Robert L. Fowble 3/4/82

Joyce Christine Fowble 3/4/82

Surveyors Certificate

I, Albert LeRoy Snyder a Registered Property Line Surveyor of the State of Maryland do hereby Certify that the land shown hereon has been laid out and that the plat thereof prepared in accordance with the provisions of the law relating to House Bill No. 459 Chapter 1016 of the Acts of 1945 and subsequent Acts amendatory thereto.

Albert LeRoy Snyder
Registered Property Line Surveyor No. 26

3/6/82
Date

NOTICE: THIS PLAT IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE THE RECORD IS FILED IN THE DEPARTMENT OF HEALTH AND COUNTY HEALTH OFFICE. AT THE EXPIRATION OF THIS PERIOD NEW TESTS MAY BE REQUIRED.

P. E. A. Completed
Final Plat Checked
Plat No. 49-3
Registered
Surveyor's Name: A.L. Snyder
House No. 1911

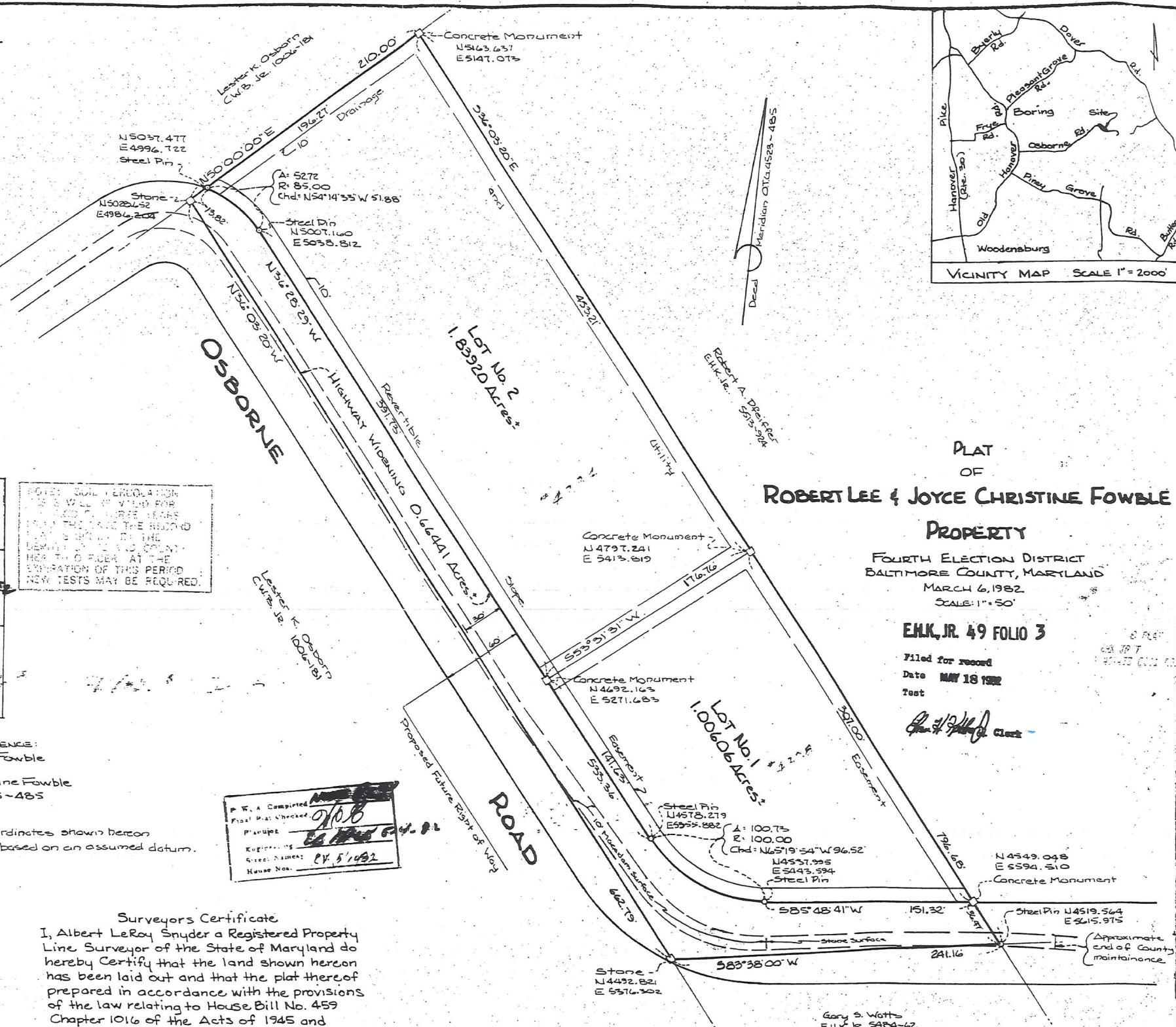
PLAT OF
ROBERT LEE & JOYCE CHRISTINE FOWBLE

PROPERTY
FOURTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
MARCH 6, 1982
SCALE: 1" = 50'

ENK, JR. 49 FOLIO 3

Filed for record
Date MAY 18 1982
Test

3/12/82

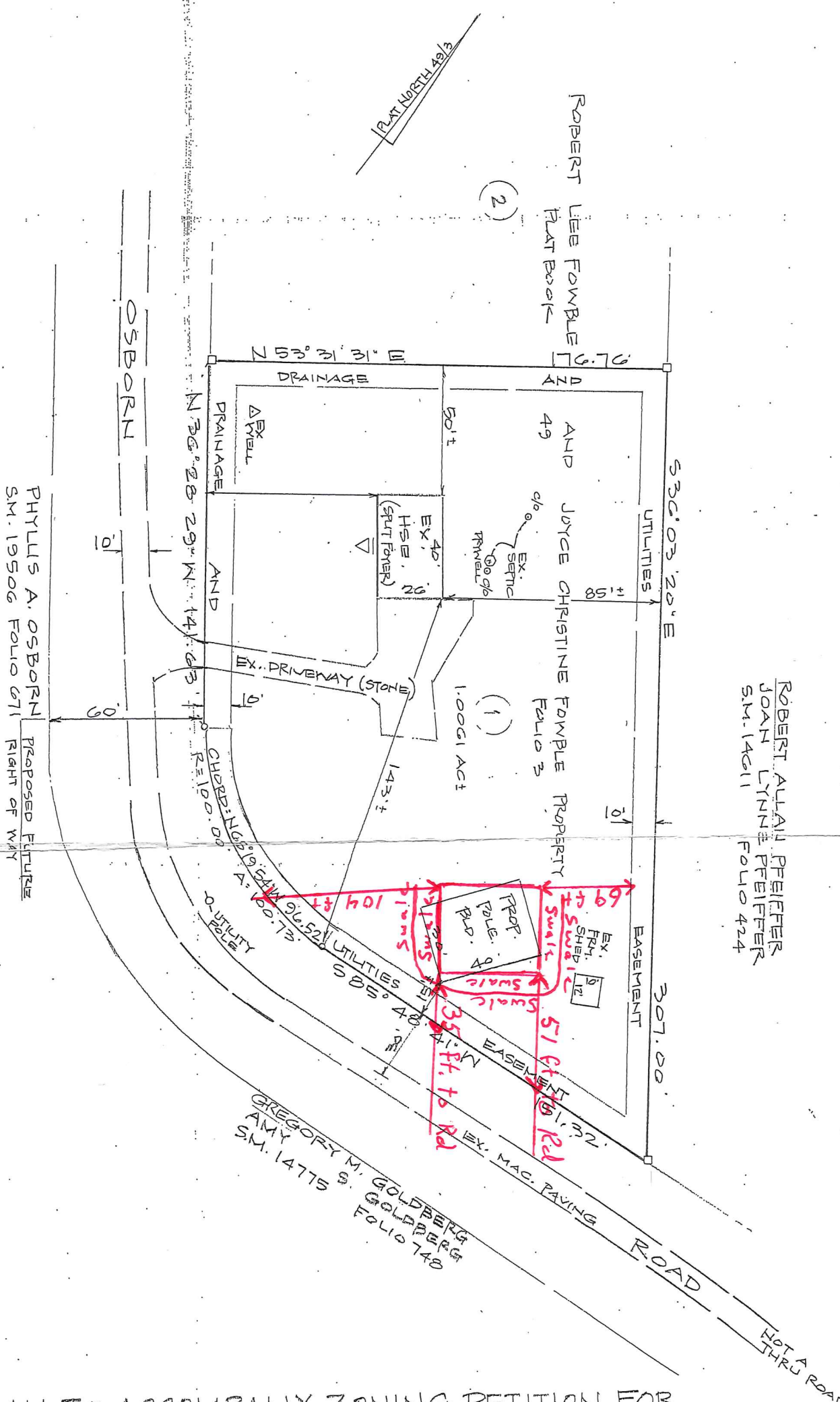
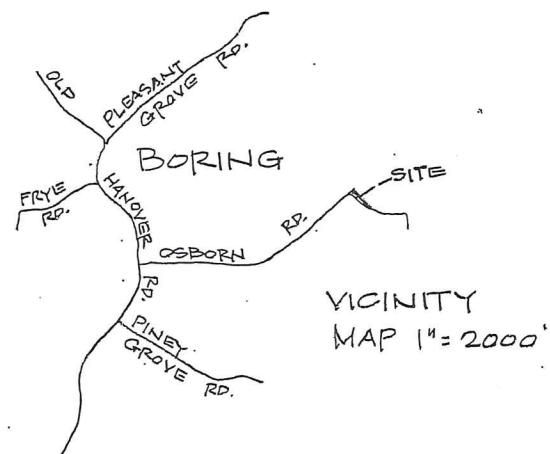


A.L. SNYDER
SURVEYOR
1911 HANOVER PIKE
HAMPSTEAD, MARYLAND 21074
(301) 239-7744
Job No. 81049
DWG No. 2

20-0024-SP4A

MSA SSU 1236-7187 49-3

20-0024-SP4A



- NOTES—
1. ZONING MAP: 032A2
 2. SITE ZONED: RC-2
 3. ELECTION DISTRICT: 4TH
 4. COUNCIL DISTRICT: 3RD
 5. LOT AREA: 1.0061 AC±
 6. HISTORIC: NO
 7. IN CBCA: NO
 8. UTILITIES:

WATER IS: PUBLIC	PRIVATE ☒
SEWER IS: PUBLIC	PRIVATE ☒
 9. PRIOR HEARING: NO

ROBERT ALAN PFEIFFER
JOAN LYNN PFEIFFER
S.M. 14611
FOLIO 424

This plan is approved to be in the
spirit and intent of Zoning Case
2020-0024-SPHA

C. P. R. 3/22/2021
(Director of PAT) gh



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