

**MEMORANDUM**

Dm  
8/18/20

DATE: August 18, 2020  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2020-0038-A-<sup>SPH</sup> Appeal Period Expired

---

The appeal period for the above-referenced case expired on August 17, 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.'

/dlm

cc: Case File  
Office of Administrative Hearings

|                                            |   |                               |
|--------------------------------------------|---|-------------------------------|
| IN RE: <b>PETITION FOR SPECIAL HEARING</b> | * | BEFORE THE                    |
| <b>(15701 Home Road)</b>                   |   |                               |
| 10 <sup>th</sup> Election District         | * | OFFICE OF                     |
| 3 <sup>rd</sup> Council District           |   |                               |
| Michael A. Lang                            | * | ADMINISTRATIVE HEARINGS       |
| <i>Legal Owner</i>                         |   |                               |
|                                            | * | FOR BALTIMORE COUNTY          |
| <b>Petitioner</b>                          |   |                               |
|                                            | * | <b>Case No. 2020-0038-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 Michael A. Lang, legal owner ("Petitioner"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("BCZR") to permit the non-density transfer of 3.600 acres of 58.931 acre parcel of land to the adjoining property. The subject property is zoned RC-7 and the proposed non-density transfer will not affect the density. A site plan was marked and admitted as Petitioner's Exhibit 1.

Todd A. Jones, the son in law of Petitioner Michael A. Lang, appeared in support of the petition. Bruce Doak, a certified land surveyor, assisted in presenting the case. 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 Sustainability ("DEPS") which indicated that the Petitioner must comply with critical area requirements. In addition, a ZAC comment was received from the Department of Planning ("DOP"). Neither agency opposed the requested relief.

The subject property is 63.4100 acres in size and is zoned RC-7. In 2019 Mr. Lang placed the property in a conservation easement by deeding it to the Maryland Department of Natural Resources and the Gunpowder Valley Conservancy, Inc. (Liber 42048, Folio 176). There is only

ORDER RECEIVED FOR FILING

Date 7/17/2020

By D. Mignone

one residential structure on the property and under the terms of the conservation easement no further improvements can be built on the property. The requested lot line adjustment will not alter the terms of the conservation easement in any respect, and there will be no additional residential density created. This is confirmed by correspondence from Shawn Clotworthy of the Maryland Department of Natural Resources. (Petitioner's Exhibit 6). Mr. Jones testified that he and his wife (Mr. Lang's daughter) simply want to obtain this additional acreage at the edge of their property as a visual and noise buffer.

Under BCZR § 500.7 relief can be granted provided that the requested relief does not run counter to the spirit and intent of the BCZR or cause harm to the public health, safety or welfare. In my view, this is such a case and the relief should and will be granted.

THEREFORE, IT IS ORDERED this 17<sup>th</sup> day of **July, 2020** by this Administrative Law Judge that the Petition for Special Hearing for to permit the non-density transfer of 3.600 acres of 58.931 acre parcel of land to the adjoining property, 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.

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:dlm

ORDER RECEIVED FOR FILING

Date 7/17/2020  
By D. Mignon





# 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 15701 HOME ROAD which is presently zoned RC7  
 Deed References: 4214816 10 Digit Tax Account # 1002065225  
 Property Owner(s) Printed Name(s) MICHAEL A. LANG

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

*SEE ATTACHED PAGE*

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

3. ☐ **a Variance** from Section(s)

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

*TO BE PRESENTED AT THE HEARING*

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

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

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

## Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

## Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

## Legal Owners (Petitioners):

MICHAEL A. LANG  
 Name #1 - Type or Print Name #2 - Type or Print

*X* [Signature]  
 Signature #1 Signature #2

15701 HOME ROAD SPARKS MO  
 Mailing Address City State

21152 / 410-591-8493  
 Zip Code Telephone # Email Address

MICHAEL LANG@GMAIL.COM

## Representative to be contacted:

BRUCE E. DOAK  
BRUCE E. DOAK CONSULTING, LLC  
 Name - Type or Print

[Signature]  
 Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MO  
 Mailing Address City State

21053 / 410-419-4906  
 Zip Code Telephone # Email Address

CASE NUMBER 2020-0038-SPH Filing Date 02 10 2020 Do Not Schedule Dates: BDOAK@BRUCEEDOAKCONSULTING.COM Reviewer AT



Case # 2020-0038-SPH

Petition Requested

Special Hearing to permit the non-density transfer of 3.600 acres of a 58.931 acre parcel of land to the adjoining property. The subject property is zoned RC 7 and the proposed non-density transfer will not affect the density.



## **Zoning Description**

**15701 Home Road**

**50.353 Acre Parcel of Land**

**Portion of the 58.931 Acre Michael A. Lang Property**

**Tenth Election District Third Councilmanic District**

**Baltimore County, Maryland**

Beginning for the same at the beginning of the 50.353 acre portion of the subject property, thence running with and binding on the outlines of the subject property as described in liber JLE 42148, folio 1) North 37 degrees 41 minutes 53 seconds East 750.84 feet,

2) North 86 degrees 18 minutes 27 seconds East 658.28 feet,

3) North 12 degrees 06 minutes 13 seconds East 575.09 feet,

4) North 78 degrees 15 minutes 07 seconds West 1942.35 feet,

5) Southwesterly by a line curving to the right with a radius of 1433.00 feet for a distance of 175.57 feet and a chord of South 53 degrees 56 minutes 59 seconds West 175.46 feet,

6) South 57 degrees 27 minutes 35 seconds West 104.56 feet,

7) South 41 degrees 54 minutes 10 seconds East 752.71 feet,

8) South 16 degrees 26 minutes 21 seconds West 554.18 feet,

9) South 56 degrees 01 minute 56 seconds West 643.79 feet,

10) South 26 degrees 43 minutes 21 seconds East 472.31 feet, and

11) North 63 degrees 16 minutes 02 seconds East 974.91 feet to the point of beginning.

Containing 50.353 acres of land, more or less.

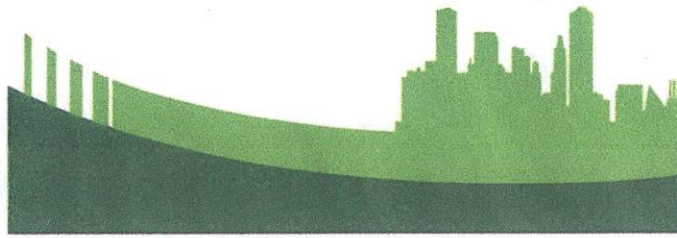
**This description is part of a zoning petition and is not intended for any conveyance purposes.**

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



2020-0038 - SPH





## **Zoning Description**

**15701 Home Road**

**8.578 Acre Parcel of Land**

**Portion of the 58.931 Acre Michael A. Lang Property**

**Tenth Election District Third Councilmanic District**

**Baltimore County, Maryland**

Beginning for the same at the southernmost corner of the 8.578 acre parcel, said point being North 35 degrees West 900 feet, more or less, from the centerline intersection of Home Road and Glencoe Road, thence running with and binding on the outlines of a portion of the subject property

- 1) North 64 degrees 15 minutes 04 seconds East 152.00 feet,
- 2) North 26 degrees 48 minutes 15 seconds West 763.03 feet,
- 3) South 63 degrees 12 minutes 13 seconds West 20.02 feet,
- 4) South 26 degrees 47 minutes 47 seconds East 720.66 feet,
- 5) South 81 degrees 47 minutes 07 seconds East 8.67 feet,
- 6) Southwesterly by a line curving to the left with a radius of 110.00 feet for a distance of 20.00 feet and a chord of South 03 degrees 00 minutes 22 seconds West 19.97 feet,
- 7) South 87 degrees 52 minutes 19 seconds West 18.88 feet,
- 8) North 26 degrees 47 minutes 47 seconds West 785.10 feet,
- 9) North 63 degrees 12 minutes 13 seconds East 40.00 feet,
- 10) North 26 degrees 48 minutes 15 seconds West 349.03 feet,
- 11) Northwesterly by a line curving to the right with a radius of 902.28 feet for a distance of 402.22 feet and a chord of North 14 degrees 01 minute 58 seconds West 398.90 feet,
- 12) Northeasterly by a line curving to the right with a radius of 840.00 feet for a distance of 751.24 feet and a chord of North 24 degrees 21 minutes 33 seconds East 726.45 feet,
- 13) Northeasterly by a line curving to the right with a radius of 1152.43 feet for a distance of 150.45 feet and a chord of North 53 degrees 43 minutes 17 seconds East 150.34 feet,
- 14) North 57 degrees 27 minutes 35 seconds East 79.82 feet,
- 15) North 57 degrees 27 minutes 35 seconds East 104.56 feet,
- 16) Northeasterly by a line curving to the left with a radius of 1367.00 feet for a distance of 113.77 feet and a chord of North 55 degrees 04 minutes 32 seconds East 113.74 feet,
- 17) North 78 degrees 15 minutes 07 seconds West 133.44 feet,
- 18) South 51 degrees 46 minutes 48 seconds West 121.43 feet,

2020-0038-SPH

- 19) South 52 degrees 02 minutes 44 seconds West 108.97 feet,
- 20) South 66 degrees 39 minutes 19 seconds West 144.49 feet,
- 21) South 68 degrees 47 minutes 24 seconds West 128.15 feet,
- 22) South 51 degrees 10 minutes 04 seconds West 145.92 feet,
- 23) South 48 degrees 37 minutes 04 seconds West 92.03 feet,
- 24) South 23 degrees 45 minutes 44 seconds West 105.70 feet,
- 25) South 07 degrees 55 minutes 34 seconds West 158.24 feet,
- 26) South 03 degrees 10 minutes 54 seconds West 254.71 feet,
- 27) South 04 degrees 45 minutes 46 seconds East 174.25 feet,
- 28) South 26 degrees 29 minutes 56 seconds East 330.23 feet,
- 29) South 37 degrees 29 minutes 06 seconds East 166.22 feet,
- 30) South 17 degrees 45 minutes 26 seconds East 184.80 feet,
- 31) South 15 degrees 14 minutes 06 seconds East 176.42 feet,
- 32) South 10 degrees 59 minutes 16 seconds East 114.93 feet,
- 33) South 20 degrees 22 minutes 56 seconds East 86.09 feet and
- 34) South 29 degrees 56 minutes 06 seconds East 445.12 feet to the point of beginning.

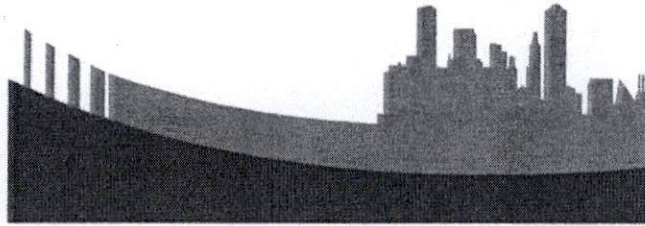
Containing 8.578 acres of land, more or less.

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

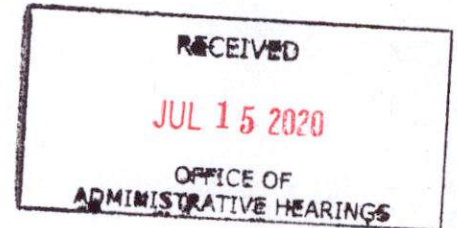


Bruce E. Doak Consulting, LLC  
3801 Baker Schoolhouse Road  
Freeland, MD 21053  
410-419-4906 cell / 443-900-5535 office  
[bdoak@bruceedoakconsulting.com](mailto:bdoak@bruceedoakconsulting.com)





## CERTIFICATE OF POSTING



June 29, 2020  
July 13, 2020 amended for second inspection

Re:  
Zoning Case No. 2020-0038-SPH  
Legal Owner: Michael Lang  
Hearing date: July 17, 2020

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

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **15701 Home Road**.

The signs were initially posted on **June 26, 2020**.

The subject property was also inspected on **July 13, 2020**.

Sincerely,

Bruce E. Doak  
MD Property Line Surveyor #531

**See the attached sheets for the photos of the posted signs**

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



U.S. 12345

NO. 12345

U.S. 12345

# ZONING NOTICE

CASE NO. 2019-0038-SPH

15701 Home Road

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.

DATE & TIME: FRIDAY JULY 17, 2020 11:00 AM

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS  
PLEASE GO TO [WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS](http://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, EXT. 0

REQUESTS: SPECIAL HEARING TO PERMIT THE NON-DENSITY  
TRANSFER OF 3.600 ACRES OF 58.931 ACRE PARCEL OF LAND  
TO THE ADJOINING PROPERTY. THE SUBJECT PROPERTY IS  
ZONED RC-7, AND THE PROPOSED NON-DENSITY TRANSFER  
WILL NOT AFFECT DENSITY.



# ZONING NOTICE

CASE NO. 2019-0038-SPH

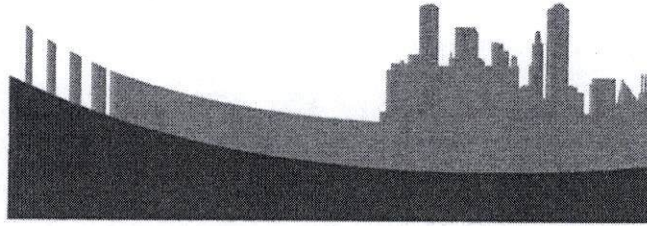
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410-667-3555, EXT. 6.

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\_\_\_\_\_ amended for second inspection

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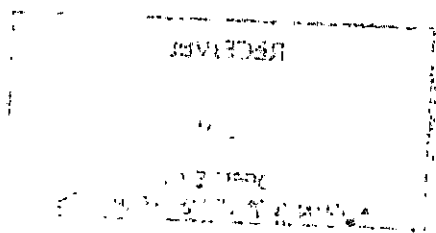
Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Doak".

Bruce E. Doak  
MD Property Line Surveyor #531

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ZONED RC-7 AND THE PROPOSED NON-DENSITY TRANSFER  
WILL NOT AFFECT DENSITY.**

## Donna Mignon

---

**From:** Bruce Doak <doakfarm@gmail.com>  
**Sent:** Monday, June 29, 2020 12:01 PM  
**To:** Administrative Hearings  
**Cc:** Donna Mignon  
**Subject:** Case 2020-038-SPH witnesses & exhibits  
**Attachments:** Exhibit #1 (original).pdf; Exhibit #1.pdf; Exhibit #2.pdf; Exhibit #3.pdf; Exhibit #4.pdf; Exhibit #5.pdf; Exhibit #6.pdf

**CAUTION:** This message from doakfarm@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.

Good morning,

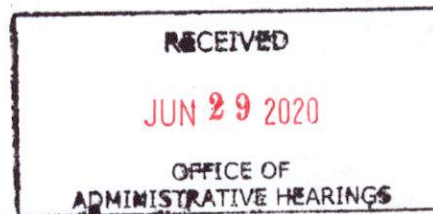
Please allow the three people enclosed the ability to testify.

Michael Lang  
[michaelalang@gmail.com](mailto:michaelalang@gmail.com)

Todd Jones  
[Trjones09@gmail.com](mailto:Trjones09@gmail.com)

Brooke Jones  
[brooke.lang@gmail.com](mailto:brooke.lang@gmail.com)

6/19/2020  
Sent invite  
6/29



My exhibits for the case are enclosed:

Please email me if you need anything more or better.

Thanks.

Bruce  
Bruce E. Doak Consulting, LLC  
3801 Baker Schoolhouse Road  
Freeland, MD 21053  
410-419-4906  
[bdoak@bruceedoakconsulting.com](mailto:bdoak@bruceedoakconsulting.com)

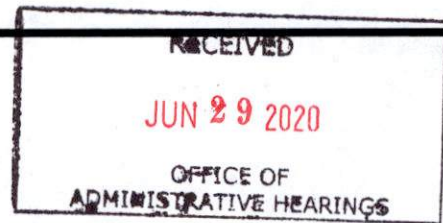


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OFFICE OF THE  
ATTORNEY GENERAL

**Donna Mignon**

**From:** Administrative Hearings  
**Sent:** Monday, June 29, 2020 12:04 PM  
**To:** Bruce Doak  
**Subject:** RE: Case 2020-038-SPH witnesses & exhibits



Hi Bruce,  
Thank you. I will take care of the exhibits as well as inviting your witnesses to the hearing.

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

---

**From:** Bruce Doak <doakfarm@gmail.com>  
**Sent:** Monday, June 29, 2020 12:01 PM  
**To:** Administrative Hearings <administrativehearings@baltimorecountymd.gov>  
**Cc:** Donna Mignon <dmignon@baltimorecountymd.gov>  
**Subject:** Case 2020-038-SPH witnesses & exhibits

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Good morning,

Please allow the three people enclosed the ability to testify.

Michael Lang  
[michaelalang@gmail.com](mailto:michaelalang@gmail.com)

Todd Jones  
[Trjones09@gmail.com](mailto:Trjones09@gmail.com)

Brooke Jones  
[brooke.lang@gmail.com](mailto:brooke.lang@gmail.com)

My exhibits for the case are enclosed:

Please email me if you need anything more or better.

Thanks.

Bruce  
Bruce E. Doak Consulting, LLC

REVISED

1971

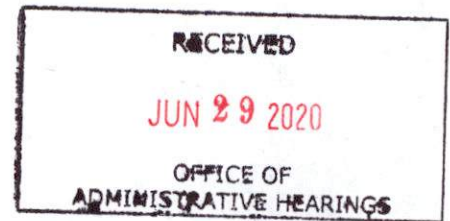
NO. 211760

RECEIVED BY THE NATIONAL ARCHIVES



## Donna Mignon

**From:** Administrative Hearings  
**Sent:** Monday, June 29, 2020 12:17 PM  
**To:** Bruce Doak  
**Subject:** RE: Case 2020-038-SPH witnesses & exhibits



Hi Bruce,

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

Thanks,  
Donna

---

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3801 Baker Schoolhouse Road  
Freeland, MD 21053  
410-419-4906  
[bdoak@bruceedoakconsulting.com](mailto:bdoak@bruceedoakconsulting.com)

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RECEIVED

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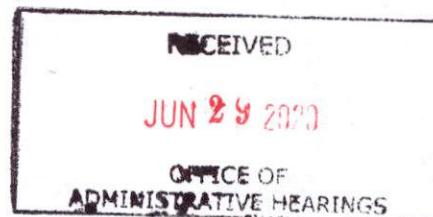
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Brooke Jones  
[brooke.lang@gmail.com](mailto:brooke.lang@gmail.com)



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[bdoak@bruceedoakconsulting.com](mailto:bdoak@bruceedoakconsulting.com)



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

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

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

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

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

---

---

**For Newspaper Advertising:**

Case Number: 2020-0038-SPH  
Property Address: 15701 HOME ROAD  
Property Description: 58.931 AC. PARCEL OF LAND  
  
Legal Owners (Petitioners): MICHAEL A. LANG  
Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL A. LANG  
Company/Firm (if applicable): \_\_\_\_\_  
Address: 15701 HOME ROAD  
SPARKS MD 21152  
  
Telephone Number: 410-591-8493

Revised 5/20/2014

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

No. **195434**

**PAID RECEIPT**

Date:

**02/10/2020**

BUSINESS ACTUAL TIME  
 02/10/2020 10:39:02

REG 1503 WALKIN CAM

RECEIPT 051714 2/10/2020

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|-----------------|------------------|----------|---------|--------|
| 001  | 806  | 0000 |          | 6150            |                  |          |         | \$ 75  |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |

528 ZONING VERIFICATION

CR NO 119434

Rec t Tot \$ 75.00

75.00 OK 00 CA

Bal more County, Maryland

Total:

**\$ 75**

Rec From:

**BRUCE E DOAK**

For:

**15701 HOME ROAD**

**2020-0038-SPH**

**DISTRIBUTION**

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

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**

## Debra Wiley

---

**From:** Google Calendar <calendar-notification@google.com> on behalf of michaelalang@gmail.com  
**Sent:** Wednesday, June 24, 2020 3:00 PM  
**To:** Debra Wiley  
**Subject:** Accepted: Zoning Hearing - 15701 Home Road @ Fri Jul 17, 2020 11am - 12pm (EDT) (Debra Wiley)  
**Attachments:** invite.ics

**CAUTION:** This message from 3y6LzXgwJBtwKGAF8CJ8J8LEEK8GJ.AMKBUGJCW98JRGKMPCAMSLRWKB.EMT@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.

---

**michaelalang@gmail.com has accepted this invitation.**

---

### **Zoning Hearing - 15701 Home Road**

**When** Fri Jul 17, 2020 11am – 12pm Eastern Time - New York  
**Where** <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e02069a0aabcf11e13c45dfb1> ([map](#))  
**Calendar** Debra Wiley  
**Who**

- Debra Wiley - organizer
- michaelalang@gmail.com - creator
- Michael Lang

Hello Michael Lang,

Debra Wiley invites you to be a panelist in a Web seminar.

**Topic:** Zoning Hearing - 15701 Home Road

**Host:** Debra Wiley

Friday, July 17, 2020 11:00 am, Eastern Daylight Time (New York, GMT-04:00)

Event number: 160 784 4990

Panelist password: The Event has no Panelist Password

Video Address: [1607844990@baltimorecountymd.webex.com](https://1607844990@baltimorecountymd.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.



JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

June 24, 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: 2020-0038-SPH**

15701 Home Road

N/west of Home Road, n/west side of Upper Glencoe Road and Glencoe Road

10<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Michael Lang

Special Hearing to permit the non-density transfer of 3.600 acres of 58.931 acre parcel of land to the adjoining property. The subject property is zoned RC-7 and the proposed non-density transfer will not affect the density.

**Hearing:** Friday, July 17, 2020 at 11:00 a.m.

For information on how to participate in the hearings please go to [www.baltimorecountymd.gov/adminhearings](http://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, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

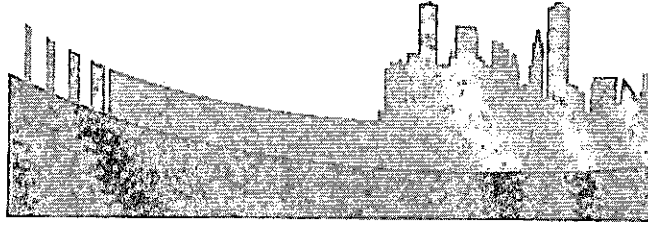
Michael Mallinoff  
Director

MM:kl

C: Michael Lang, 15701 Home Road, Sparks 21152  
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

**NOTE: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 27, 2020**





## CERTIFICATE OF POSTING

March 20, 2020 (amended \_\_\_\_\_ )

Re:

Zoning Case No. 2020-0038-SPH

Legal Owner: Michael Lang

Hearing date: April 9, 2020

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

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **15701 Home Road**.

The signs were posted on **March 18, 2020**.

The signs were inspected again on \_\_\_\_\_.

Sincerely,

Bruce E. Doak  
MD Property Line Surveyor #531

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

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

DATE & TIME

# ZONING NOTICE

CASE NO. 2020-0038-SPH

15701 Home Road

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

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

DATE & TIME: Thursday April 9 2020 11:00 AM

## REQUEST:

SPECIAL HEARING TO PERMIT THE NON-DENSITY  
TRANSFER OF 3.600 ACRES OF 55.931 ACRE PARCEL  
OF LAND TO THE ADJOINING PROPERTY. THE  
SUBJECT PROPERTY IS ZONED R-1. THE  
PROPOSED NON-DENSITY TRANSFER WILL NOT  
AFFECT THE DENSITY.

POSTPONEMENTS DUE TO WEATHER OR OTHER CAUSES WILL BE MADE NECESSARY TO CONFIRM THE HEARING DATE AND TIME.

DO NOT REMOVE THIS SIGN AND POST UNTIL THE DATE OF THE HEARING. PENALTY OF \$100.

THE HEARING IS REQUESTED AND ACCESSIBLE.

NEW DATE & TIME

# ZONING NOTICE

**CASE NO. 2020-0038-SPH**

**15701 Home Road**

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

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

**DATE & TIME: Thursday April 9, 2020 11:00 AM**

**REQUEST:**

**SPECIAL HEARING TO PERMIT THE NON-DENSITY  
TRANSFER OF 3.600 ACRES OF 58.900 ACRE PARCEL  
OF LAND TO THE ADJOINING PROPERTY. THE  
SUBJECT PROPERTY IS ZONED RCH-1. THE  
PROPOSED NON-DENSITY TRANSFER WILL  
AFFECT THE DENSITY.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS WILL BE  
NECESSARY TO CONFIRM THE HEARING CALLING CARD.**

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

**THE HEARING IS WHEELCHAIR ACCESSIBLE**

TO: THE DAILY RECORD  
Friday, March 20, 2020 – Issue

Please forward billing to:  
Michael Lang  
15701 Home Road  
Sparks, MD 21152

410-591-8493

---

*New* **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: 2020-0038-SPH**

15701 Home Road

N/west of Home Road, n/west side of Upper Glencoe Road and Glencoe Road

10<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Michael Lang

Special Hearing to permit the non-density transfer of 3.600 acres of 58.931 acre parcel of land to the adjoining property. The subject property is zoned RC-7 and the proposed non-density transfer will not affect the density.

Hearing: Thursday, April 9, 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.



TO: THE DAILY RECORD  
Friday, March 13, 2020 – Issue

Please forward billing to:  
Michael Lang  
15701 Home Road  
Sparks, MD 21152

410-591-8493

---

## 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: 2020-0038-SPH**

15701 Home Road

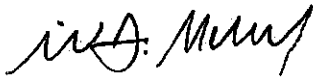
N/west of Home Road, n/west side of Upper Glencoe Road and Glencoe Road

10<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Michael Lang

Special Hearing to permit the non-density transfer of 3.600 acres of 58.931 acre parcel of land to the adjoining property. The subject property is zoned RC-7 and the proposed non-density transfer will not affect the density.

Hearing: Thursday, April 2, 2020 at 10:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



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

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



JOHN A. OLSZEWSKI, JR.  
County Executive

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

March 3, 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: 2020-0038-SPH**

15701 Home Road

N/west of Home Road, n/west side of Upper Glencoe Road and Glencoe Road

10<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Michael Lang

Special Hearing to permit the non-density transfer of 3.600 acres of 58.931 acre parcel of land to the adjoining property. The subject property is zoned RC-7 and the proposed non-density transfer will not affect the density.

Hearing: Thursday, April 2, 2020 at 10:00 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: Michael Lang, 15701 Home Road, Sparks 21152  
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, MARCH 13, 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.**

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE OFFICE  
15701 Home Road; NW of Home Road, \*  
NW/S of Upper Glencoe Road & Glencoe Rd \* OF ADMINISTRATIVE  
10<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts \*  
Legal Owner(s): Michael A. Lang \* HEARINGS FOR  
Petitioner(s) \* BALTIMORE COUNTY  
\* 2020-038-SPH

\* \* \* \* \*

**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.

*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

RECEIVED  
FEB 20 2020

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 20<sup>th</sup> day of February, 2020, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

**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:

3/20/2020

Order #: 11867554  
 Case #: 2020-0038-SPH  
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER:  
 2020-0038-SPH

  
 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: 2020-0038-SPH**

15701 Horne Road

N/west of Horne Road, n/west side of Upper Glencoe Road and Glencoe Road  
 10th Election District - 3rd Councilmanic District

Legal Owners: Michael Lang

Special Hearing to permit the non-density transfer of 3.600 acres of 58.931 acre parcel of land to the adjoining property. The subject property is zoned RC-7 and the proposed non-density transfer will not affect the density.

Hearing: Thursday, April 9, 2020 at 1:00 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.

mh20





JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

July 6, 2020

Bruce E. Doak,  
3801 Baker Schoolhouse Road  
Freeland MD 21053

RE: Case Number: 2020-0038-SPH, 15701 Home Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 10, 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 dark 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



12

4-9-2020  
11 Am

## 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: 20-038

**INFORMATION:**

**Property Address:** 15701 Home Road  
**Petitioner:** Michael A. Lang  
**Zoning:** RC 7  
**Requested Action:** Special Hearing

The Department of Planning has reviewed the petition for special hearing under Section 500.7 of the Baltimore County Zoning Regulations (BCZR), to determine whether or not the zoning commissioner should approve a non-density transfer of 3.6 acres of a 58.931 acre parcel of land to the adjoining property. The subject property is zoned RC 7 and the proposed non-density transfer will not affect the density.

The surrounding area is rural residential and agricultural. The property borders Gunpowder State Park. The property is subject to the terms of a conservation easement held by MD Department of Natural Resources and the Gunpowder Valley Conservancy, Inc (Liber 42048, Folio 176). A provision of this easement (Article III, paragraph H), limits division of the property as follows:

"The division, partition or subdivision ("Division") of the property, including the lease of any portion less than one hundred percent (100%) of the property for a term in excess of twenty (20) years, into more than the one (1) parcel of land that constitutes the property, for any purpose, is prohibited. The property may not be consolidated into a larger parcel, and the boundary lines of the property may not be adjusted. Notwithstanding the two previous sentences, with at least sixty (60) days written notice to grantees, grantors may:

Divide or subdivide the property, either through the county subdivision process or via a lot line adjustment, into one (1) agricultural lot (plus the original parcel from which the one (1) agricultural lot was created), which may be separately owned. Such agricultural lot shall not contain any dwelling units. Transfers to the adjacent Gunpowder Falls State Park shall be considered an agricultural lot.

The Department of Planning has requested the petitioner to provide written acknowledgement from both MD Department of Natural Resources and the Gunpowder Valley Conservancy, Inc. that the proposed non-density transfer is allowable under the provisions of the conservation easement.

Pending the response of the easement Grantees, The Department of Planning has no other objections/comments.

Date: 3/12/2020  
Subject: ZAC # 20-038  
Page 2

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

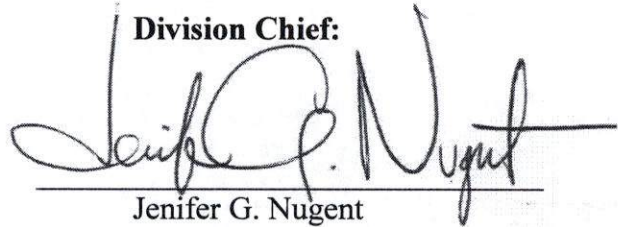
**Prepared by:**



---

Krystle Patchak

**Division Chief:**



---

Jenifer G. Nugent

CPG/JGN/KP

c: Megan Benjamin  
Bruce E. Doak, Bruce E. Doak Consulting, LLC  
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: March 19, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0038-SPH  
Address 15701 Home Road  
(Lang Property)

Zoning Advisory Committee Meeting of **February 24, 2020**.

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

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

### Additional Comments:

1. The approved Forest Buffer Easements are not shown on the subject lot. These easements must be recorded in the Land Records of Baltimore County.
2. Show the recorded Forest Buffer/Forest Conservation Easements on the Stevenson/Jones lot, located to the south/southwest of the "Parcel to be conveyed", and state to whom the parcel is to be conveyed.
3. Recent (2019), proposed minor subdivision comments have been provided by EIR pertaining to the lot that is subject of this Zoning Petition.

Reviewer: Thomas Panzarella (EIR)

**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: **2/20/20**

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. **2020-0038-SPH**

**Special Hearing  
Michael A. Long  
15701 Home 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,



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

WW/RAZ

Order ✓

ltr ✓

7/17/20  
@ 11:30

4-9 @ 11 AM

CASE NO. 2020- 0038-SPH

## CHECKLIST

| <u>Comment Received</u>                                                                             | <u>Department</u>                                                     | <u>Support/Oppose/ Conditions/ Comments/ No Comment</u> |
|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------|
| _____                                                                                               | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | _____                                                   |
| <u>3-19</u>                                                                                         | DEPS<br>(if not received, date e-mail sent _____)                     | <u>C</u>                                                |
| _____                                                                                               | FIRE DEPARTMENT                                                       | _____                                                   |
| <u>3-12</u>                                                                                         | PLANNING<br>(if not received, date e-mail sent _____)                 | <u>C</u>                                                |
| <u>2/20</u>                                                                                         | STATE HIGHWAY ADMINISTRATION                                          | <u>No objection</u>                                     |
| _____                                                                                               | TRAFFIC ENGINEERING                                                   | _____                                                   |
| _____                                                                                               | COMMUNITY ASSOCIATION                                                 | _____                                                   |
| _____                                                                                               | ADJACENT PROPERTY OWNERS                                              | _____                                                   |
| ZONING VIOLATION (Case No. _____)                                                                   |                                                                       |                                                         |
| PRIOR ZONING (Case No. _____)                                                                       |                                                                       |                                                         |
| NEWSPAPER ADVERTISEMENT Date: _____                                                                 |                                                                       |                                                         |
| SIGN POSTING (1 <sup>st</sup> ) Date: <u>6/26/20</u> by <u>Bruce Doak</u>                           |                                                                       |                                                         |
| SIGN POSTING (2 <sup>nd</sup> ) Date: <u>7/13/20</u> by <u>" "</u>                                  |                                                                       |                                                         |
| PEOPLE'S COUNSEL APPEARANCE Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>     |                                                                       |                                                         |
| PEOPLE'S COUNSEL COMMENT LETTER Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |                                                                       |                                                         |

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

## Donna Mignon

---

**Subject:** Invitation to Web seminar: Zoning Hearing - 15701 Home Road  
**Location:** <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e02069a0aabc11e13c45dfb11dff0c42>  
**Start:** Fri 7/17/2020 11:00 AM  
**End:** Fri 7/17/2020 12:00 PM  
**Show Time As:** Tentative  
**Recurrence:** (none)  
**Meeting Status:** Not yet responded  
**Organizer:** Debra Wiley

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

### **You are an alternate host for this Web seminar.**

Host: Debra Wiley (dwiley@baltimorecountymd.gov)  
Event number: 160 784 4990  
Event password: 1234

Friday, July 17, 2020 11:00 am, Eastern Daylight Time (New York, GMT-04:00)

**Start event**

#### **Join the audio conference only**

+1-415-655-0001 US Toll

Global call-in numbers

#### **Join from a video system or application**

Dial 1607844990@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 585221



# ZAC AGENDA

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**Case Number:** 2020-0038-SPH      **Reviewer:** Aaron Tsui  
**Existng Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** SPECIAL HEARING  
**Legal Owner:** Michael A. Lang  
**Contract Purchaser:** No Contract Purchaser was set.

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

**Property Address:** 15701 HOME RD

**Location:** N/w of Home Road; N/w side of Upper Glencoe Road and Glencoe Road

**Existing Zoning:** RC7      **Area:** 58.8 AC

**Proposed Zoning:**

SPECIAL HEARING:

To permit the non-density transfer of 3.600 acres of 58.931 acre parcel of land to the adjoining property. The subject property is zoned RC-7 and the proposed non-density transfer will not affect the density.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

---

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| <a href="#">View Map</a>                                             | <a href="#">View GroundRent Redemption</a> | <a href="#">View GroundRent Registration</a>                                              |
|----------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------|
| <b>Special Tax Recapture:</b> None                                   |                                            |                                                                                           |
| <b>Account Identifier:</b> District - 10 Account Number - 1002065225 |                                            |                                                                                           |
| Owner Information                                                    |                                            |                                                                                           |
| <b>Owner Name:</b>                                                   | LANG MICHAEL A                             | <b>Use:</b> RESIDENTIAL                                                                   |
| <b>Mailing Address:</b>                                              | 15701 HOME RD<br>SPARKS MD 21152-9359      | <b>Principal Residence:</b> YES<br><b>Deed Reference:</b> /26296/ 00464                   |
| Location & Structure Information                                     |                                            |                                                                                           |
| <b>Premises Address:</b>                                             | 15701 HOME RD<br>SPARKS 21152-9359         | <b>Legal Description:</b> 63.405 AC NS HOME RD<br>15701 HOME RD<br>1100FT N OF GLENCOE RD |
| <b>Map:</b> 0028                                                     | <b>Grid:</b> 0017                          | <b>Parcel:</b> 0163                                                                       |
| <b>Neighborhood:</b> 10020020.04                                     | <b>Subdivision:</b> 0000                   | <b>Section:</b>                                                                           |
| <b>Block:</b>                                                        | <b>Lot:</b>                                | <b>Assessment Year:</b> 2020                                                              |
| <b>Town:</b> None                                                    |                                            | <b>Plat No:</b>                                                                           |
|                                                                      |                                            | <b>Plat Ref:</b>                                                                          |
| <b>Primary Structure Built</b> 1995                                  | <b>Above Grade Living Area</b> 6,255 SF    | <b>Finished Basement Area</b>                                                             |
|                                                                      |                                            | <b>Property Land Area</b> 63.4100 AC                                                      |
|                                                                      |                                            | <b>County Use</b> 04                                                                      |
| <b>Stories</b> 2 1/2                                                 | <b>Basement</b> NO                         | <b>Type</b> SPLIT LEVEL                                                                   |
| <b>Exterior</b> STUCCO/                                              | <b>Quality</b> 6                           | <b>Full/Half Bath</b> 4 full/ 2 half                                                      |
| <b>Garage</b> 1 Attached                                             | <b>Last Notice of Major Improvements</b>   |                                                                                           |
| Value Information                                                    |                                            |                                                                                           |
|                                                                      | <b>Base Value</b>                          | <b>Value</b>                                                                              |
|                                                                      |                                            | As of 01/01/2020                                                                          |
| <b>Land:</b>                                                         | 432,000                                    | 432,000                                                                                   |
| <b>Improvements</b>                                                  | 668,000                                    | 754,600                                                                                   |
| <b>Total:</b>                                                        | 1,100,000                                  | 1,186,600                                                                                 |
| <b>Preferential Land:</b>                                            | 0                                          | 0                                                                                         |
|                                                                      |                                            | <b>Phase-in Assessments</b>                                                               |
|                                                                      |                                            | As of 07/01/2019                                                                          |
|                                                                      |                                            | As of 07/01/2020                                                                          |
|                                                                      |                                            | 1,100,000                                                                                 |
|                                                                      |                                            | 1,128,867                                                                                 |
| Transfer Information                                                 |                                            |                                                                                           |
| <b>Seller:</b> LANG MICHAEL A                                        | <b>Date:</b> 10/22/2007                    | <b>Price:</b> \$0                                                                         |
| <b>Type:</b> NON-ARMS LENGTH OTHER                                   | <b>Deed1:</b> /26296/ 00464                | <b>Deed2:</b>                                                                             |
| <b>Seller:</b> BRUNING OLGA M A G USE 89-90                          | <b>Date:</b> 11/22/1985                    | <b>Price:</b> \$0                                                                         |
| <b>Type:</b> NON-ARMS LENGTH OTHER                                   | <b>Deed1:</b> /07039/ 00780                | <b>Deed2:</b>                                                                             |
| <b>Seller:</b>                                                       | <b>Date:</b>                               | <b>Price:</b>                                                                             |
| <b>Type:</b>                                                         | <b>Deed1:</b>                              | <b>Deed2:</b>                                                                             |
| Exemption Information                                                |                                            |                                                                                           |
| <b>Partial Exempt Assessments:</b>                                   | <b>Class</b>                               | <b>07/01/2019</b>                                                                         |
| <b>County:</b> 000                                                   |                                            | <b>07/01/2020</b>                                                                         |
| <b>State:</b> 000                                                    |                                            | <b>0.00</b>                                                                               |
| <b>Municipal:</b> 000                                                |                                            | <b>0.00</b>                                                                               |
|                                                                      |                                            | <b>0.00 0.00</b>                                                                          |
|                                                                      |                                            | <b>0.00 0.00</b>                                                                          |
| <b>Special Tax Recapture:</b> None                                   |                                            |                                                                                           |
| Homestead Application Information                                    |                                            |                                                                                           |
| <b>Homestead Application Status:</b> Approved 06/19/2008             |                                            |                                                                                           |
| Homeowners' Tax Credit Application Information                       |                                            |                                                                                           |
| <b>Homeowners' Tax Credit Application Status:</b> No Application     |                                            |                                                                                           |
| <b>Date:</b>                                                         |                                            |                                                                                           |



# 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 15701 HOME ROAD which is presently zoned RC7  
 Deed References: 4214816 10 Digit Tax Account # 1002065225  
 Property Owner(s) Printed Name(s) MICHAEL A. LANG

(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

SEE ATTACHED PAGE

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

3. ☐ a Variance from Section(s)

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

TO BE PRESENTED AT THE HEARING

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

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

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

## Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

## Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

## Legal Owners (Petitioners):

MICHAEL A. LANG

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

15701 HOME ROAD SPARKS MD

Mailing Address City State

211521910-591-84931

Zip Code Telephone # Email Address

## Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING, LLC

Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address City State

210531410-419-49061

Zip Code Telephone # Email Address

CASE NUMBER

2020-0038-SPH

Filing Date

02 10 2020

Do Not Schedule Dates:

Reviewer

REV. 10/4/11

4-2 4-9-20  
H Am

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: March 19, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0038-SPH  
Address 15701 Home Road  
(Lang Property)

Zoning Advisory Committee Meeting of **February 24, 2020.**

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

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

1. The approved Forest Buffer Easements are not shown on the subject lot. These easements must be recorded in the Land Records of Baltimore County.
2. Show the recorded Forest Buffer/Forest Conservation Easements on the Stevenson/Jones lot, located to the south/southwest of the "Parcel to be conveyed", and state to whom the parcel is to be conveyed.
3. Recent (2019), proposed minor subdivision comments have been provided by EIR pertaining to the lot that is subject of this Zoning Petition.

Reviewer: Thomas Panzarella (EIR)





PETITIONER'S

EXHIBIT NO.

4

1/2

NOTICE: THIS DEED OF CONSERVATION EASEMENT CONTAINS COVENANTS THAT INCLUDE RESTRICTIONS ON USE, SUBDIVISION, AND SALE OF LAND AND REQUIRES SPECIFIC REFERENCE IN A SEPARATE PARAGRAPH OF ANY SUBSEQUENT DEED OR OTHER LEGAL INSTRUMENT BY WHICH ANY INTEREST IN THE PROPERTY IS CONVEYED.

### DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") made this 27 day of September, 2019, by and between MICHAEL A. LANG having an address at 15701 Home Road, Sparks, MD 21151 ("Grantor") and the STATE OF MARYLAND, TO THE USE OF THE DEPARTMENT OF NATURAL RESOURCES and THE GUNPOWDER VALLEY CONSERVANCY, INC., a Maryland nonprofit corporation, (collectively, "Grantees").

WHEREAS, this Conservation Easement is based upon a form that assumes there are multiple Grantors and multiple Grantees. In the event that this assumption is wrong for this Conservation Easement, then, as appropriate, any Provision assuming multiple Grantors or Grantees shall be interpreted to mean only one Grantor or Grantee, as the case may be;

WHEREAS, the Department of Natural Resources is a body corporate and an instrumentality of the state of Maryland created pursuant to the Natural Resources Article of the Annotated Code of Maryland (2000 Replacement Volume as amended) for the purpose generally of preserving and maintaining the natural resources of the State;

WHEREAS, the Gunpowder Valley Conservancy Inc. is an organization determined to be exempt under section 501 (c) (3) of the Internal Revenue Code of 1986, as amended (the "Code"), whose purposes include the preservation and protection of scenic, natural, recreational, productive, and open space lands;

WHEREAS, the Grantor owns in fee simple 58.931 acres, more or less, of certain real property in Baltimore County, Maryland, and more particularly described in Exhibit A attached hereto, which was conveyed to Michael A. Lang by Deed dated July 16, 2007 and recorded among the Land Records of Baltimore County, Maryland in Liber 26296, Folio 464 (the "Property"). The address of the Property is 15701 Home Road, Sparks, MD 21152. The Property is identified on tax map 28, parcel 163;

WHEREAS, the Property consists of 58.931 acres of woodland and fields, more than 4,600 feet of streams and includes significant common border with the North Central Railroad Trail;

WHEREAS, in recognition of the Conservation Attributes defined below, Grantor intends hereby to grant a perpetual Conservation Easement over the Property, thereby restricting and

Return to:  
 Attn: Lee Snyder  
 Mid-Atlantic Settlement Services  
 10 North Park Drive  
 Suite 100  
 Hunt Valley, MD 21030  
 1114019

LR - Deed (No-Taxes)  
 Recording Fee 20.00  
 Name: LANG  
 Ref: Deed (No-Taxes)  
 Lurchange 40.00  
 Total: 60.00  
 09/28/2019 11:15  
 12913482 CC03-01-02 -  
 Baltimore County/CC03-01-02 -  
 Register 02  
 CC03-ML

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 42048, p. 0176, MSA\_CE62\_41905. Date available 10/30/2019. Printed 01/29/2020.

PETITIONER'S

EXHIBIT NO.

5

From: Ann Jones [annholmesjones@gmail.com](mailto:annholmesjones@gmail.com)

Subject: Fwd: Lang Subdivision RL Staff Approval

Date: April 28, 2020 at 12:18 PM

To: Bruce Doak [doakfarm@gmail.com](mailto:doakfarm@gmail.com), Michael Lang [michaelalang@gmail.com](mailto:michaelalang@gmail.com), Todd Jones [Tjones09@gmail.com](mailto:Tjones09@gmail.com)



Sorry - I thought this had been forwarded to you.

Hope all are well  
Ann

----- Forwarded message -----

From: Shawn Clotworthy -DNR- <[shawn.clotworthy@maryland.gov](mailto:shawn.clotworthy@maryland.gov)>

Date: Thu, Apr 23, 2020 at 10:31 AM

Subject: Lang Subdivision RL Staff Approval

To: Ann Jones <[annholmesjones@gmail.com](mailto:annholmesjones@gmail.com)>

Hello Ann,

I have reviewed the subdivision proposal whereby 3.6 acres of land along the northeast corner of the property would be transferred to his daughter's neighboring tract.  
Hello Ann,

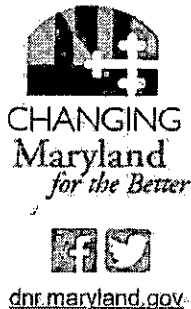
As stated in the proposed Lang zoning sheets, the proposed 3.6 acre subdivision will not include density rights and will remain encumbered by the RL easement.

The proposed subdivision is approved by the Rural Legacy staff of the MD Department of Natural Resources.

Please make sure the additional Grantor has reviewed and understands the easement language. Any type of management on the 3.6 acres cannot compromise the conservation values as shown on Exhibit B of the easement. Furthermore, as per the Forest Management provision, conversion of forest to non-forest is not permitted

Please get back to me if you have any questions.

--



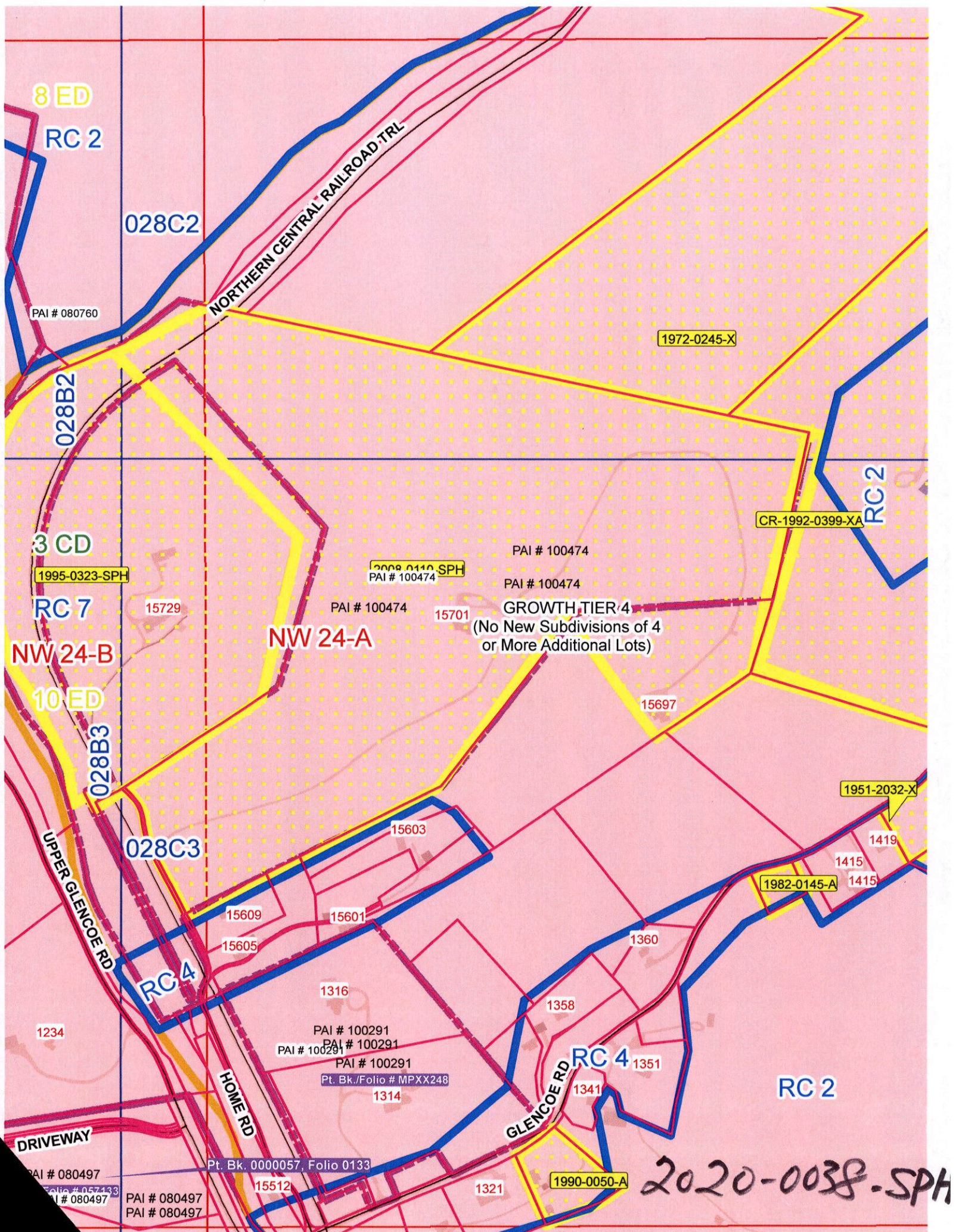
Shawn Clotworthy  
Program Manager, Land Acquisition &  
Planning  
Department of Natural Resources  
580 Taylor Avenue  
Annapolis, Maryland 21401  
410-260-8421 (office)  
410-271-4486 (cell)  
[shawn.clotworthy@maryland.gov](mailto:shawn.clotworthy@maryland.gov)

Ann H. Jones  
2921 Greenway Drive  
Ellicott City, MD 21042  
443-690-8420 (cell)  
410-461-6869 (home)

PETITIONER'S

EXHIBIT NO. 10







1. OWNERSHIP: MICHAEL A. LAKE  
ADDRESS: 1708 HOWE ROAD, SPANIS, MD 20684-9050-8495  
2. DEED REFERENCE: SA, No. 24-20 989-44  
3. PROPERTY AREA: 3.68 AC.  
4. ELECTION DISTRICT: 10 CONGRESSIONAL DISTRICT 3  
TAX MAP CODE: 0002 CODE PARCEL CODE TAX AC: 00-00-00000  
5. NATURED STATE: LOCAL RARE SPECIES, SUGGESTED NAME: SUPERIOR FALLS  
6. LOCAL LAND TYPE: I  
7. SPECIES: DISTRICT 3 SPANIS IS, HEREFORD MD, HEREFORD MD  
8. THE ELEGANT SHOWN HEREIN IS FROM A SURVEY PERFORMED BY GORDON, GROSS & ETZEL, LTD IN 2001.  
9. TOPOGRAHY SHOWN HEREIN IS FROM BALTIMORE COUNTY SD  
10. THIS MAP IS NOT REQUIRED BY ANY LAW OR CODE FOR HOOK SLEEPING.  
11. NO SIGNAGE IS PROVIDED ON THE SUBJECT PROPERTY

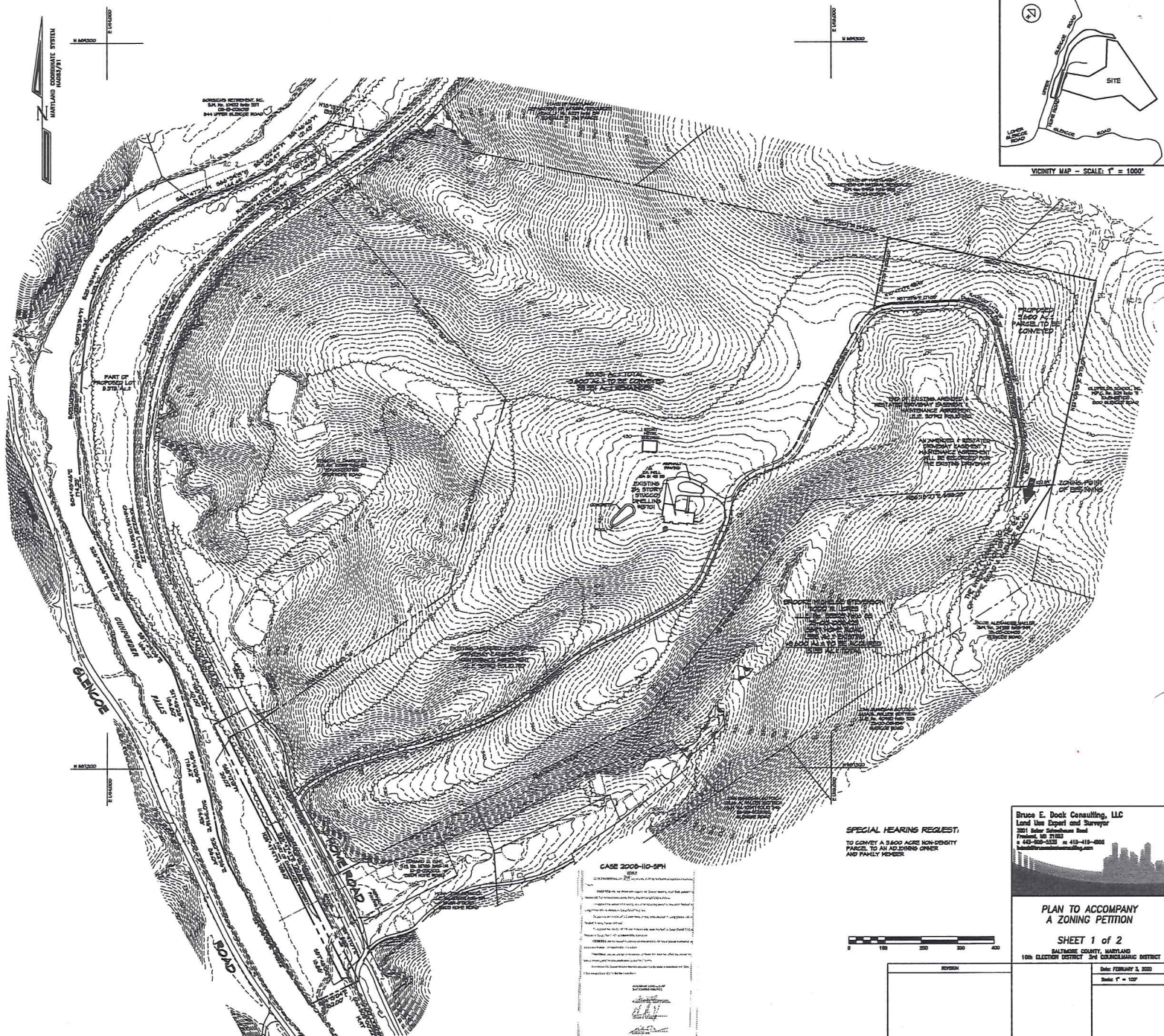


Exhibit #1



1. Geometrische Figuren (10 Punkte)
2. Algebra (10 Punkte)
3. Trigonometrie (10 Punkte)
4. Komplexe Zahlen (10 Punkte)
5. Mathematische Beweismethoden (10 Punkte)
6. Lineare Algebra (10 Punkte)
7. Mathematische Logik (10 Punkte)
8. Mathematische Beweismethoden (10 Punkte)
9. Mathematische Beweismethoden (10 Punkte)
10. Mathematische Beweismethoden (10 Punkte)

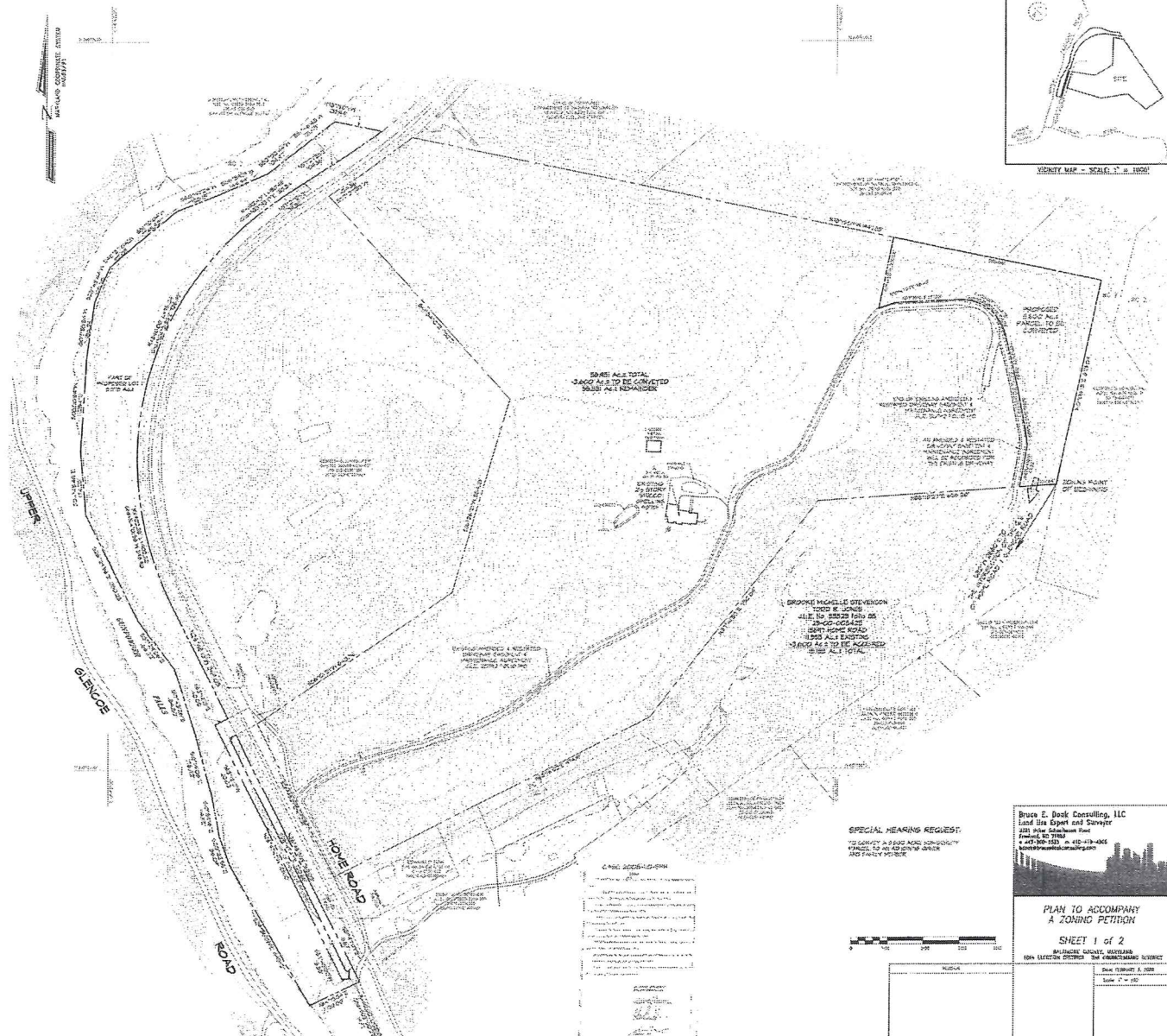
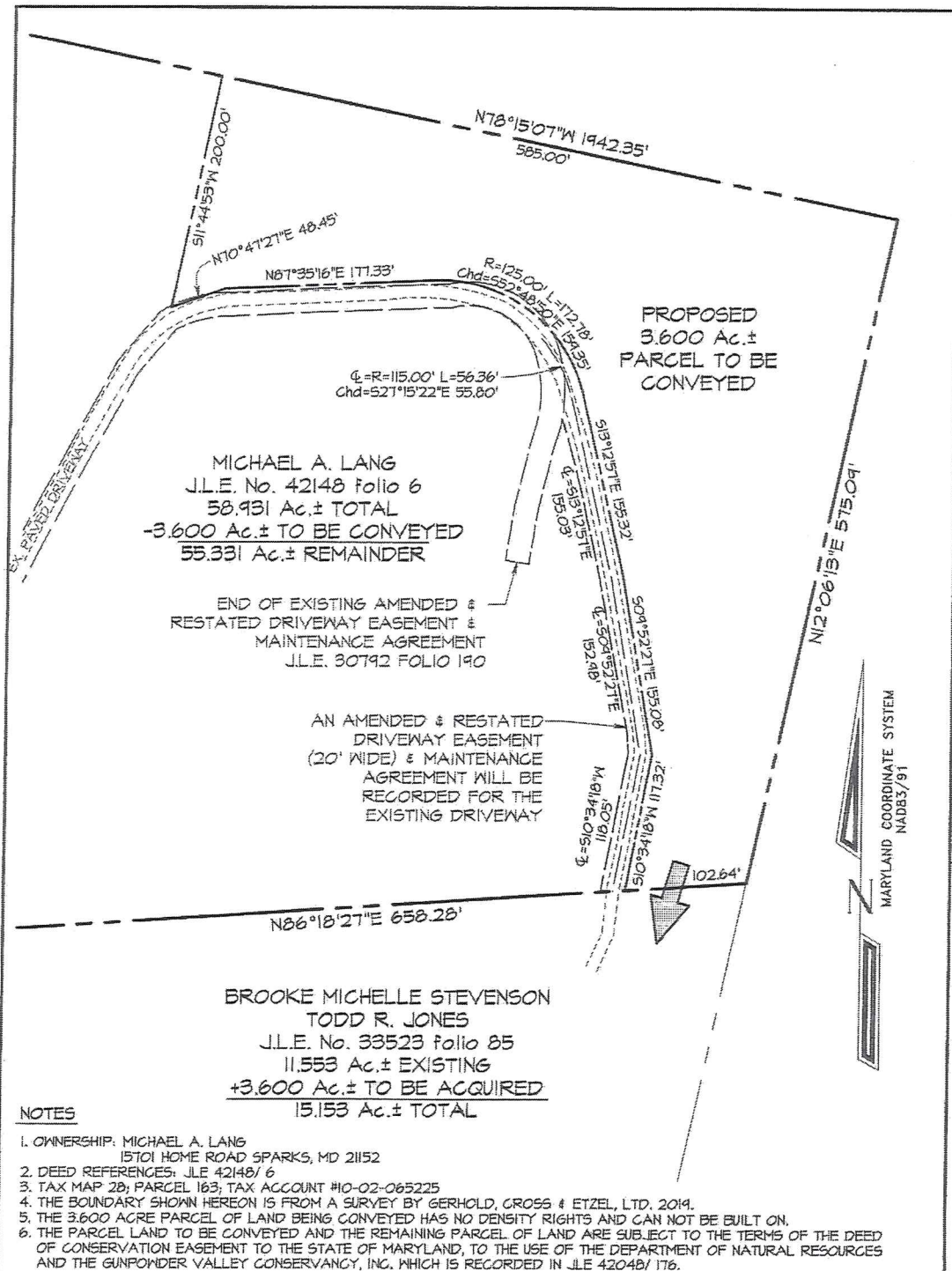


EXHIBIT #1



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

**PLAN TO ACCOMPANY  
A ZONING PETITION  
SHEET 2 of 2**

FOR THE PROPERTIES OF  
MICHAEL A. LANG  
J.L.E. No. 42148 Folio 6  
15701 HOME ROAD  
&  
BROOKE MICHELLE STEVENSON  
TODD R. JONES  
J.L.E. No. 33523 Folio 85  
15647 HOME ROAD  
10th ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

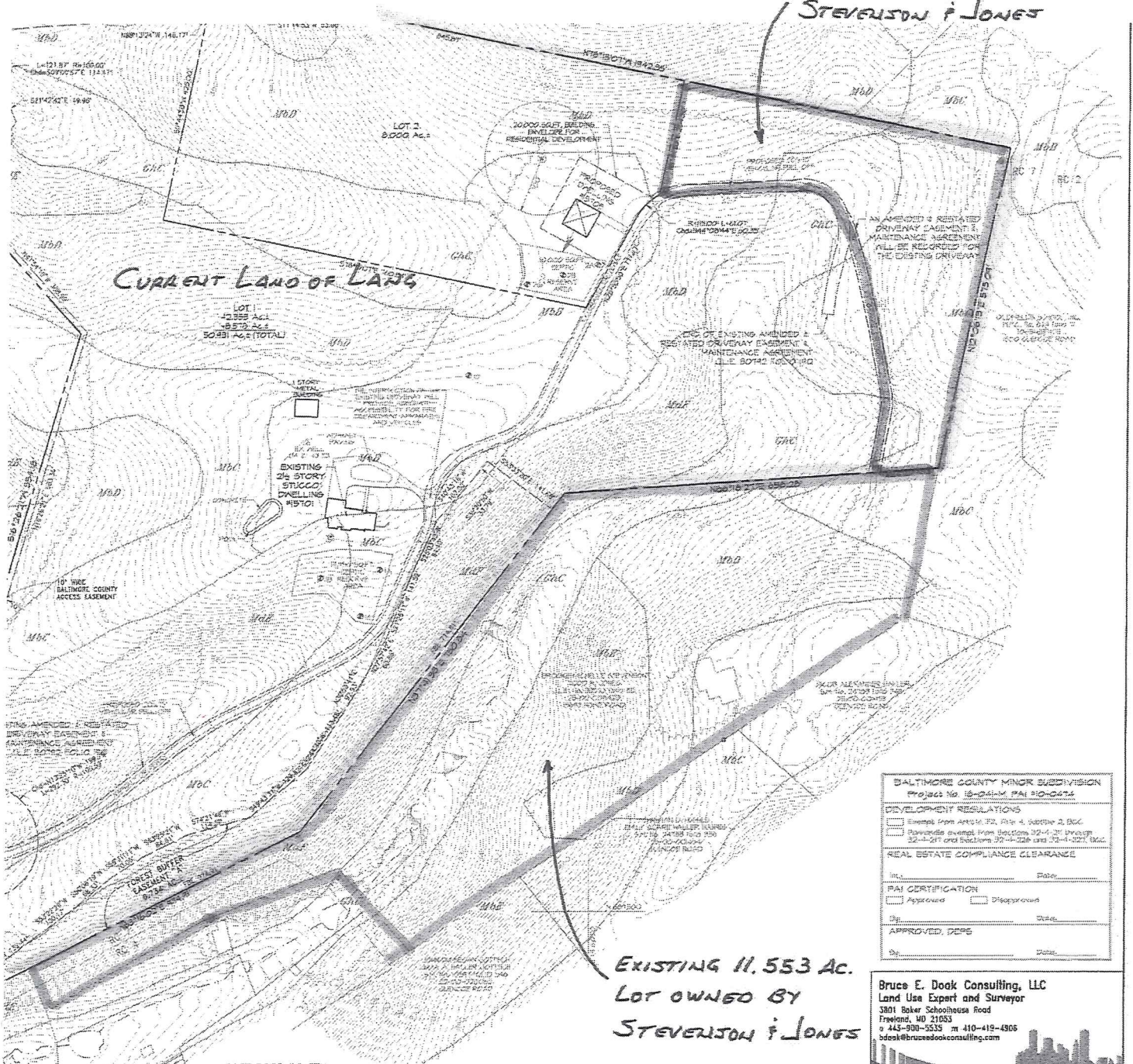
FIELD WORK: DR/RO      DRAWN: SL      DATE: 0

**PETITIONER'S**

**EXHIBIT NO. 2**



PROPOSED CONVEYANCE OF  
3.60 AC PARCEL OF LAND TO  
STEVENSON & JONES



CURRENT LAND OF LANG

EXISTING 11.553 AC.  
LOT OWNED BY  
STEVENSON & JONES

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BALTIMORE COUNTY MINOR SUBDIVISION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| Project No. 18-041-M PAI 10-0474                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| DEVELOPMENT REGULATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| <input type="checkbox"/> Exempt from Article 32, Title 4, Subtitle 2, B&C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| <input type="checkbox"/> Exempt from Sections 32-4-1, 32-4-2, 32-4-3, 32-4-4, 32-4-5, 32-4-6, 32-4-7, 32-4-8, 32-4-9, 32-4-10, 32-4-11, 32-4-12, 32-4-13, 32-4-14, 32-4-15, 32-4-16, 32-4-17, 32-4-18, 32-4-19, 32-4-20, 32-4-21, 32-4-22, 32-4-23, 32-4-24, 32-4-25, 32-4-26, 32-4-27, 32-4-28, 32-4-29, 32-4-30, 32-4-31, 32-4-32, 32-4-33, 32-4-34, 32-4-35, 32-4-36, 32-4-37, 32-4-38, 32-4-39, 32-4-40, 32-4-41, 32-4-42, 32-4-43, 32-4-44, 32-4-45, 32-4-46, 32-4-47, 32-4-48, 32-4-49, 32-4-50, 32-4-51, 32-4-52, 32-4-53, 32-4-54, 32-4-55, 32-4-56, 32-4-57, 32-4-58, 32-4-59, 32-4-60, 32-4-61, 32-4-62, 32-4-63, 32-4-64, 32-4-65, 32-4-66, 32-4-67, 32-4-68, 32-4-69, 32-4-70, 32-4-71, 32-4-72, 32-4-73, 32-4-74, 32-4-75, 32-4-76, 32-4-77, 32-4-78, 32-4-79, 32-4-80, 32-4-81, 32-4-82, 32-4-83, 32-4-84, 32-4-85, 32-4-86, 32-4-87, 32-4-88, 32-4-89, 32-4-90, 32-4-91, 32-4-92, 32-4-93, 32-4-94, 32-4-95, 32-4-96, 32-4-97, 32-4-98, 32-4-99, 32-4-100 |  |
| REAL ESTATE COMPLIANCE CLEARANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| PAI CERTIFICATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| APPROVED, DEPS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |

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



MINOR SUB #18-041-M  
PAI #10-0474  
MINOR SUBDIVISION  
LANG PROPERTY  
15701 HOME ROAD  
BALTIMORE COUNTY, MARYLAND  
10th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT



REVISION  
02/14/19 - ADDRESS FIRST REVIEW COMMENTS

Date: SEPTEMBER 25, 2019  
Scale: 1" = 100'

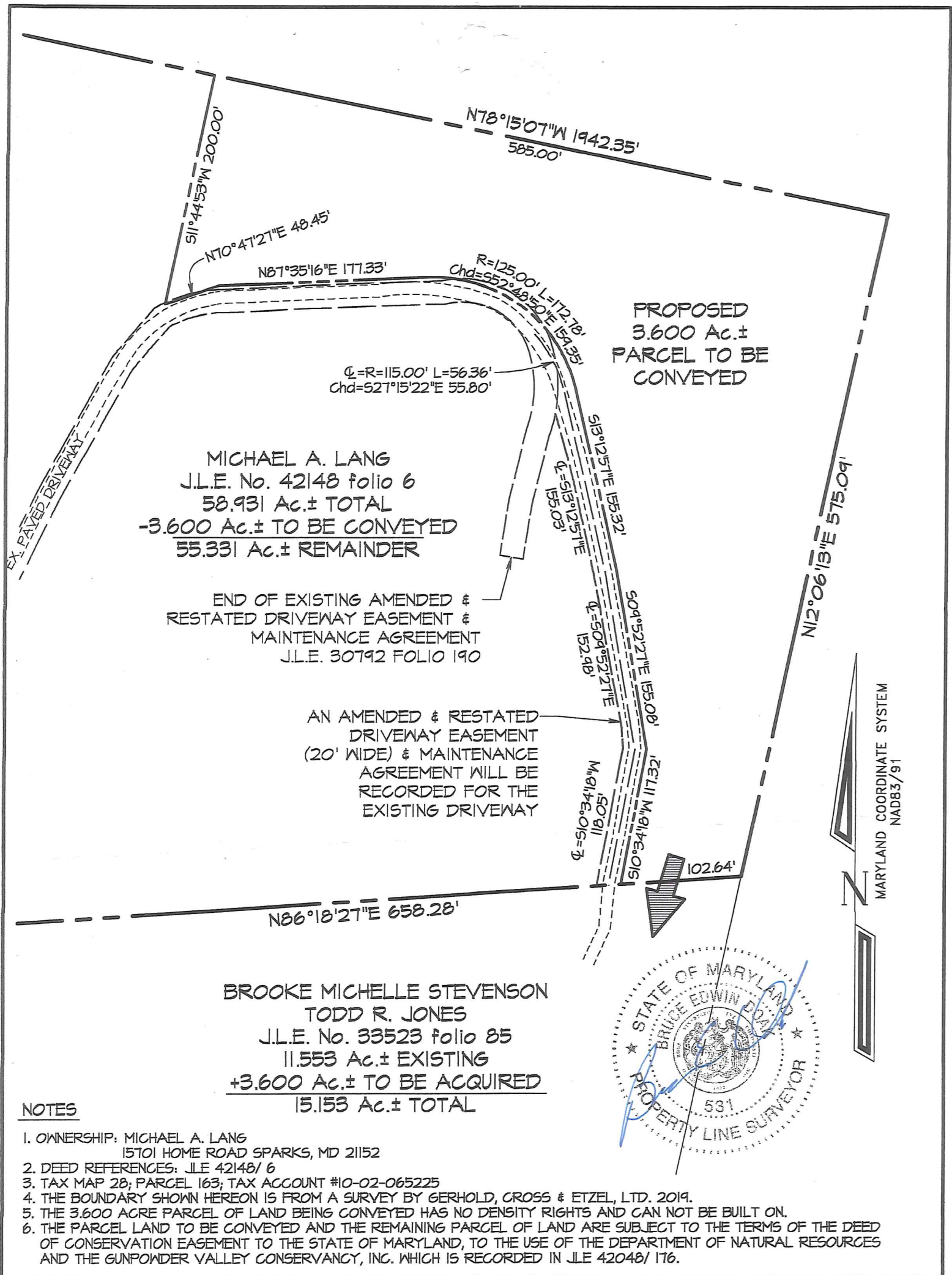
I HEREBY CERTIFY THAT I  
HAVE PROVIDED WITH THIS  
SUBDIVISION PLAN ALL REQUIRED  
COMMENTS AND HAVE THEREAFTER  
BEEN ONE DISBURSED WITH THE  
SUBDIVISION PLAN PURSUANT TO  
THESE AGENCY COMMENTS

PETITIONER'S

EXHIBIT NO.

3





|                                                                                                                                                                                                                                                                                                     |           |                                                                                                                                                                                                                                                                                                                                            |                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| <p><b>Bruce E. Doak Consulting, LLC</b><br/><b>Land Use Expert and Surveyor</b><br/>3801 Baker Schoolhouse Road<br/>Freeland, MD 21053<br/>o 443-900-5535 m 410-419-4906<br/>bdoak@bruceedoakconsulting.com</p>  |           | <p><b>PLAN TO ACCOMPANY<br/>A ZONING PETITION<br/>SHEET 2 of 2</b></p> <p>FOR THE PROPERTIES OF<br/>MICHAEL A. LANG<br/>J.L.E. No. 42148 folio 6<br/>15701 HOME ROAD<br/>§<br/>BROOKE MICHELLE STEVENSON<br/>TODD R. JONES<br/>J.L.E. No. 33523 folio 85<br/>15697 HOME ROAD<br/>10th ELECTION DISTRICT<br/>BALTIMORE COUNTY, MARYLAND</p> |                  |
| FIELD WORK: DR/RO                                                                                                                                                                                                                                                                                   | DRAWN: SL | DATE: 02/03/20                                                                                                                                                                                                                                                                                                                             | SCALE: 1" = 100' |



GENERAL SITE INFORMATION

1. OVERSEER, MARYLAND, A.L.M.
2. ADDRESS: 3700 HOME ROAD, GLENCOE, MD 21035 410-591-8483
3. PROJECT AREA: 3.600 AC. 4.876 AC.
4. ELECTION DISTRICT: 10th ELECTION DISTRICT 3. 410-591-8483
5. PROJECT AREA: 3.600 AC. 4.876 AC.
6. PROJECT AREA: 3.600 AC. 4.876 AC.
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100. PROJECT AREA: 3.600 AC. 4.876 AC.



**2020-0038-SPH**

**SPECIAL HEARING REQUEST:**

TO COUNTY, A 3.600 AC. REMAINDER

TO AN ADJUTANT GENERAL

AND FAMILY MEMBER

**BRUCE E. DODD CONSULTING, LLC**

Land Use Expert and Surveyor

3801 Beaver Shoals Road

Frederick, MD 21033

Phone: 410-415-4005

bruce@doddconsulting.com

**PLAN TO ACCOMPANY**

**A ZONING PETITION**

**SHEET 1 of 2**

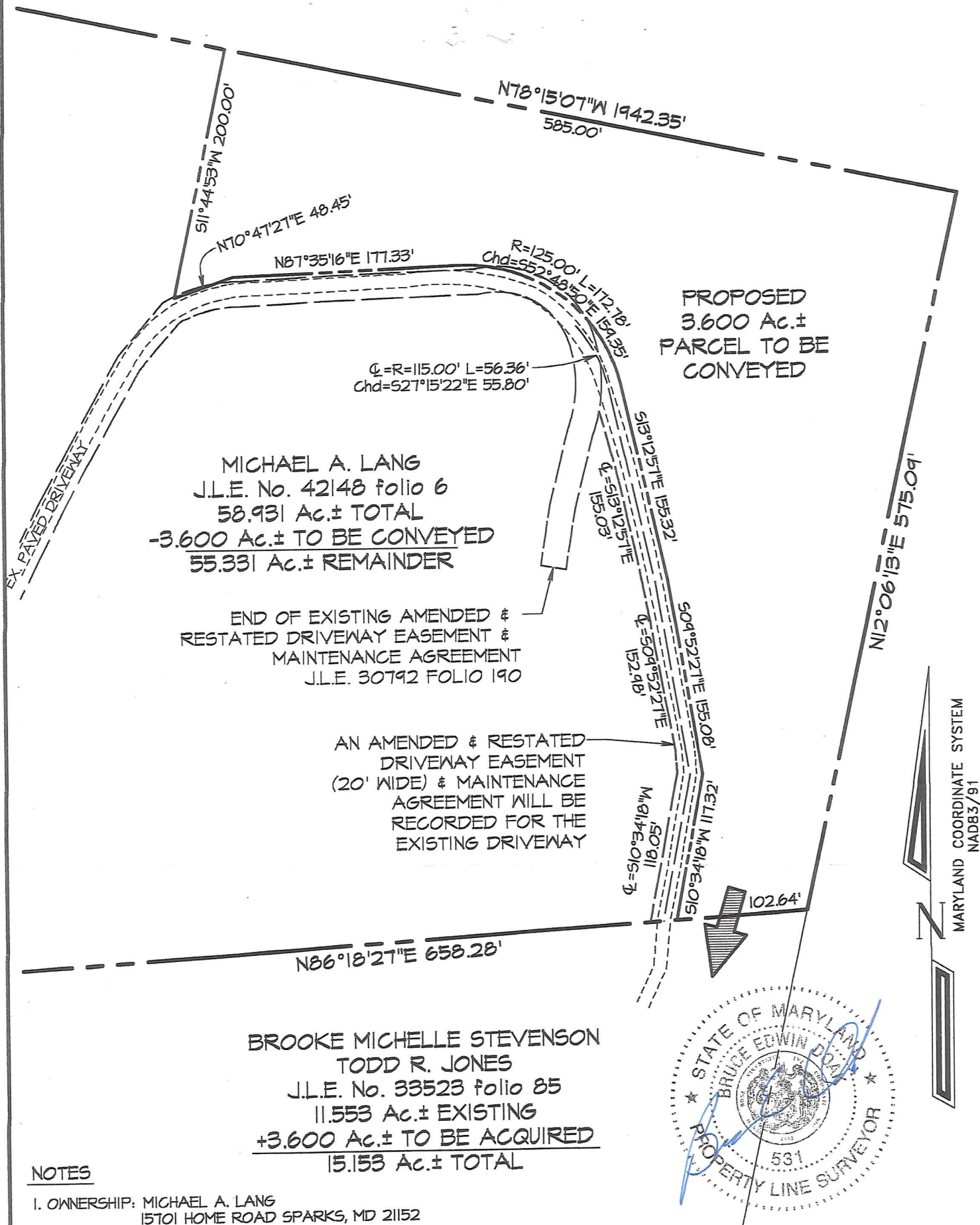
**BALTIMORE COUNTY, MARYLAND**

**10th ELECTION DISTRICT, 5th CONGRESSIONAL DISTRICT**

**DATE: FEBRUARY 3, 2020**

**Scale: 1" = 100'**





NOTES

- 1. OWNERSHIP: MICHAEL A. LANG  
15701 HOME ROAD SPARKS, MD 21152
- 2. DEED REFERENCES: JLE 42148/ 6
- 3. TAX MAP 28; PARCEL 163; TAX ACCOUNT #10-02-065225
- 4. THE BOUNDARY SHOWN HEREON IS FROM A SURVEY BY GERHOLD, CROSS & ETZEL, LTD. 2019.
- 5. THE 3.600 ACRE PARCEL OF LAND BEING CONVEYED HAS NO DENSITY RIGHTS AND CAN NOT BE BUILT ON.
- 6. THE PARCEL LAND TO BE CONVEYED AND THE REMAINING PARCEL OF LAND ARE SUBJECT TO THE TERMS OF THE DEED OF CONSERVATION EASEMENT TO THE STATE OF MARYLAND, TO THE USE OF THE DEPARTMENT OF NATURAL RESOURCES AND THE GUNPOWDER VALLEY CONSERVANCY, INC. WHICH IS RECORDED IN JLE 42048/ 176.

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

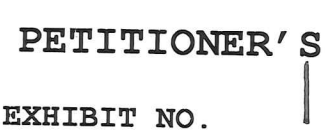
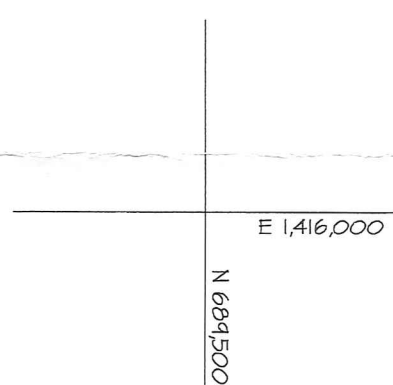
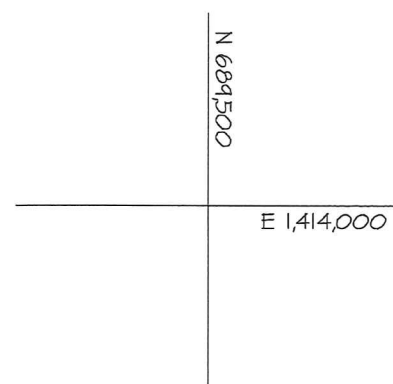
2020-0038-SPH

PLAN TO ACCOMPANY  
A ZONING PETITION  
SHEET 2 of 2

FOR THE PROPERTIES OF  
MICHAEL A. LANG  
J.L.E. No. 42148 Folio 6  
15701 HOME ROAD

&  
BROOKE MICHELLE STEVENSON  
TODD R. JONES  
J.L.E. No. 33523 Folio 85  
15697 HOME ROAD  
10th ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND



[illegible]

PARCEL TO AN ADJOINING OWNER  
AND FAMILY MEMBER

SHEET 1 of 2

**bdook@brucedookconsulting.com**

**bdook@brucedookconsulting.com**