



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 MANOR ROAD which is presently zoned RC2
 Deed References: 31850/279 (PAGE 2) 10 Digit Tax Account # 1023000988
 Property Owner(s) Printed Name(s) JOSEPH G. DAVIES & SANDRA B. M. DAVIES

(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 sheet

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

3. ☒ a **Variance** from Section(s) 400.3 BCZR

See attached sheet

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):

JOSEPH G. DAVIES / SANDRA B. M. DAVIES
 Name #1 - Type or Print Name #2 - Type or Print
☒ Joseph G. Davies ☒ Sandra B. M. Davies
 Signature #1 Signature #2
15157 MANOR ROAD MONKTON MD
 Mailing Address City State
21111 / 443-823-3557 /
 Zip Code Telephone # Email Address

JOSEPHG.DAVIES@ME.COM
 Representative to be contacted:

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

Bruce E. Doak
 Signature
3801 BAKER SCHOOLHOUSE ROAD FREDRICK MD
 Mailing Address City State
21053 / 410-419-4906 /
 Zip Code Telephone # Email Address

2020-0051-0242 2/18/20 BD@BCEDOAKCONSULTING.COM
 CASE NUMBER Filing Date Do Not Schedule Dates: Reviewer JD

Zoning Hearing Petitions Being Requested

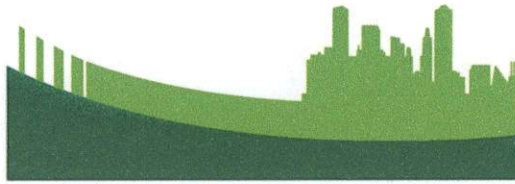
Special Hearing

Special Hearing to approve a accessory structure (agricultural building) on the subject property without a primary structure.

Special Hearing to approve an agricultural building for farm storage and an office.

Variances

Variance to allow an agricultural building with a height of 25 feet in lieu of the maximum height of 15 feet. *Per SECTION 400.3 BCZR*



Zoning Description

Davies Property- Manor Road
Tenth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the northeast side of Lower Manor Road, 440 feet, more or less, from the centerline of Jarrettsville Pike, thence running on the northeast side of Manor Road and running with and binding on the outlines of the subject property,

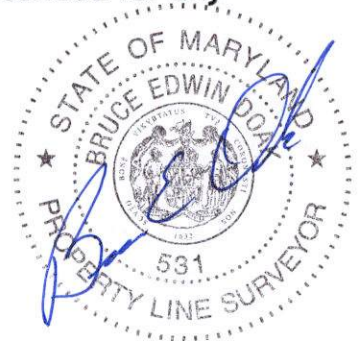
- 1) North 71/2 degrees West 18 perches (297.00')
- 2) North 5 degrees West 20 perches (330.00')
- 3) North 4 degrees East 13 perches (214.50')
- 4) North 38 degrees West 15 perches (247.90')
- 5) North 55 degrees West 29 perches (478.50')
- 6) North 71 1/4 degrees West 26.7 perches (440.55')
- 7) North 58 3/4 degrees West 14.6 perches (240.90'), thence leaving Manor Road and continuing to run and bind on the outlines of the subject property,
- 8) North 5 degrees East 15.1 perches (249.15')
- 9) North 18 degrees East 10.2 perches (168.30')
- 10) North 21 1/4 degrees East 5.63 perches (92.90')
- 11) North 42 1/2 East 29.1 perches (480.15')
- 12) North 79 degrees East 24 perches (396.00')
- 13) South 12 1/2 degrees East 11.94 perches (197.01')
- 14) South 86 1/4 degrees East 25.63 perches (422.90')
- 15) South 40 1/4 degrees East 6.60 perches (108.90')
- 16) North 51 1/2 degrees East 25.21 perches (415.97')
- 17) North 40 degrees West 30.9 perches (509.85')
- 18) North 50 1/2 degrees East 55.48 perches (915.42')
- 19) South 63 3/4 degrees East 29.53 parches (487.24')
- 20) South 5 3/4 degrees West 26 perches (429.00')
- 21) South 18 degrees East 83 perches (1369.50')
- 22) South 48 1/4 degrees West 135.5 perches (2235.75') to the point of beginning

Containing 109 acres & 62 square perches

Saving & excepting
0.049 acres conveyed to Baltimore County for a highway
widening and recorded in 6949/59.

This description is part of a zoning hearing 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





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 MANOR ROAD which is presently zoned RC2
Deed References: 31850/279 (PARC. 2) 10 Digit Tax Account # 1023000988
Property Owner(s) Printed Name(s) JOSEPH G. DAVIES & SANDRA B. M. DAVIES

(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 sheet

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

3. ☒ a Variance from Section(s) 400.0 BC2R

See attached sheet

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):

JOSEPH G. DAVIES / SANDRA B. M. DAVIES

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

JOSEPHG.DAVIES@ME.COM

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING, LLC

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER

2020-0051-0PHA

Filing Date

2/18/20

Do Not Schedule Dates:

Reviewer

JR

REV. 10/4/11

Zoning Hearing Petitions Being Requested

Special Hearing

Special Hearing to approve a accessory structure (agricultural building) on the subject property without a primary structure.

Special Hearing to approve an agricultural building for farm storage and an office.

Variances

Variance to allow an agricultural building with a height of 25 feet in lieu of the maximum height of 15 feet. *POL SECTION 400.3 BCZR*

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

No. **195444**

Date: **2/18/2020**

PAID RECEIPT

BUSINESS ACTUAL TIME
 2/20/2020 2/18/2020 11:04:01

WALKIN, LJR

>>RECEIPT# 056583 2/18/2020 CFLN

528 ZONING VERIFICATION

Fund	Dept	Unit	Sub Unit	Obj	Sub-Obj	Dept-Obj	BS-Acct	Amount
001	806	000	3	615				150.00

Total: **150.00**

Rec From **DRUCE DAVIS**

For **Manor Rd**
CD # 2020-0051-SPH A

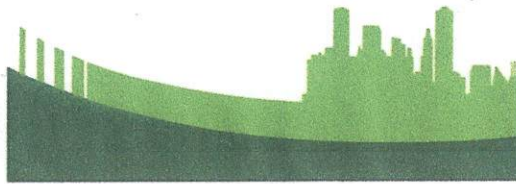
C Tot \$ 150.00
 150.00 CK 00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

PLEASE PRESS HARD!!!!



Zoning Description

Davies Property- Manor Road
Tenth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the northeast side of Lower Manor Road, 440 feet, more or less, from the centerline of Jarrettsville Pike, thence running on the northeast side of Manor Road and running with and binding on the outlines of the subject property,

- 1) North 71/2 degrees West 18 perches (297.00')
- 2) North 5 degrees West 20 perches (330.00')
- 3) North 4 degrees East 13 perches (214.50')
- 4) North 38 degrees West 15 perches (247.90')
- 5) North 55 degrees West 29 perches (478.50')
- 6) North 71 1/4 degrees West 26.7 perches (440.55')
- 7) North 58 3/4 degrees West 14.6 perches (240.90'), thence leaving Manor Road and continuing to run and bind on the outlines of the subject property,
- 8) North 5 degrees East 15.1 perches (249.15')
- 9) North 18 degrees East 10.2 perches (168.30')
- 10) North 21 1/4 degrees East 5.63 perches (92.90')
- 11) North 42 1/2 East 29.1 perches (480.15')
- 12) North 79 degrees East 24 perches (396.00')
- 13) South 12 1/2 degrees East 11.94 perches (197.01')
- 14) South 86 1/4 degrees East 25.63 perches (422.90')
- 15) South 40 1/4 degrees East 6.60 perches (108.90')
- 16) North 51 1/2 degrees East 25.21 perches (415.97')
- 17) North 40 degrees West 30.9 perches (509.85')
- 18) North 50 1/2 degrees East 55.48 perches (915.42')
- 19) South 63 3/4 degrees East 29.53 perches (487.24')
- 20) South 5 3/4 degrees West 26 perches (429.00')
- 21) South 18 degrees East 83 perches (1369.50')
- 22) South 48 1/4 degrees West 135.5 perches (2235.75') to the point of beginning

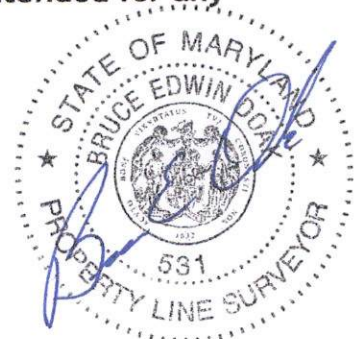
Containing 109 acres & 62 square perches

Saving & excepting

0.049 acres conveyed to Baltimore County for a highway
widening and recorded in 6949/59.

This description is part of a zoning hearing 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



March 12, 2020

Michael Mallinoff, Director
Office of Zoning
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case #2020-0051-SPHA

Dear Mr. Mallinoff,

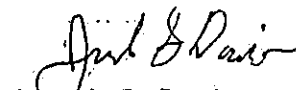
I wish to withdraw my petition for a special hearing and variance for an accessory structure on my farm.

Last night the Baltimore County Agricultural Advisory Board in their monthly meeting deemed that my proposed building was agricultural based on my proposed use of it and therefore, is not an accessory building which must meet the requirements of Section 400 of the Baltimore County Zoning Manual.

Permits will be acquired for the plumbing and electrical work done on the building.

If you have any questions or need anything in addition to this letter, please contact me.

With thanks,



Joseph G. Davies
15157 Manor Road
Monkton, MD 21111
443-823-3557
josephgdavies@me.com



JOHN A. OLSZEWSKI, JR.
County Executive

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

March 4, 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: 2020-0051-SPHA

Manor Road

N/east side of lower Manor Road at a distance of 440 ft. n /from centerline of Jarrettsville Pike
10th Election District – 3rd Councilmanic District

Legal Owners: Joseph & Sandra Davies

Special Hearing to approve an accessory structure (agricultural building) on the subject property without a primary structure; to approve an agricultural building for farm storage and an office.
Variance to allow an agricultural building with a height of 25 ft. in lieu of the maximum height of 15 ft.

Hearing: Thursday, April 9, 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: Mr. & Mrs. Davies, 15157 Manor Road, Monkton 21111
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 20, 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
Friday, March 20, 2020 – Issue

Please forward billing to:
Joseph Davies
15157 Manor Road
Monkton, MD 21111

443-823-3557

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: 2020-0051-SPHA

Manor Road

N/east side of lower Manor Road at a distance of 440 ft. n /from centerline of Jarrettsville Pike
10th Election District – 3rd Councilmanic District

Legal Owners: Joseph & Sandra Davies

Special Hearing to approve an accessory structure (agricultural building) on the subject property without a primary structure; to approve an agricultural building for farm storage and an office. Variance to allow an agricultural building with a height of 25 ft. in lieu of the maximum height of 15 ft.

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.

4-9

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

FEB 28 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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 28, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0051-SPHA
Address Manor Road
(Davies & Davis Property)

Zoning Advisory Committee Meeting of **March 2, 2020**.

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

1. Ground Water Management will need to review permits related to any future septic system and/or well needs associated with this agricultural building, since it was noted that there will be an office in it (so probably also a bathroom inside).

Reviewer: Dan Esser

BALTIMORE COUNTY, MARYLAND

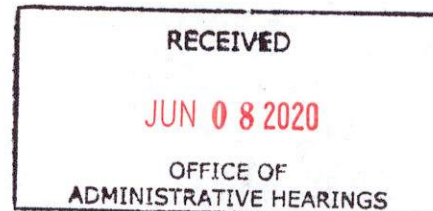
INTER-OFFICE MEMORAND

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

DATE: 6/5/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-051



INFORMATION:

Property Address: Manor Road
Petitioner: Joseph G. Davies, Sandra B. M. Davies
Zoning: RC 2
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for the following:

1. A special hearing under Section 500.7 of the Baltimore County Zoning Regulations (BCZR) to determine whether or not the zoning commissioner should approve an accessory structure (agricultural building) on the subject property without a primary structure;
2. A special hearing under Section 500.7 of the BCZR to determine whether or not the zoning commissioner should approve an agricultural building for farm storage and an office; and,
3. A variance to allow an agricultural building with a height of 25 feet in lieu of the maximum height of 15 feet, per Section 400.2 of the BCZR.

A site visit was conducted on March 11, 2020. The subject property is rural and surrounded by other agricultural uses. Manor Road is a Baltimore County Scenic Route.

The Department of Planning has no objection to requested relief. For informational purposes, the property is subject to a Maryland Agricultural Land Preservation foundation (MALPF) conservation easement (MALPF #03-96-15E) which limits residential structures on this parcel. Only structures related to agriculture are permitted on this parcel under the terms of the easement.

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

Prepared by:

A handwritten signature in black ink, appearing to read "Krystle Patchak".

Krystle Patchak

Division Chief:

A handwritten signature in black ink, appearing to read "Jenifer G. Nugent".

Jenifer G. Nugent

CPG/JGN/kma/

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

ADMINISTRATIVE - FINANCIAL
OFFICE OF

RECEIVED

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
Manor Road; NE/S of lower Manor Road, * OF ADMINISTRATIVE
440' N from c/line of Jarrettsville Pike *
10th Election & 3rd Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Joseph & Sandra Davies *
Petitioner(s) * BALTIMORE COUNTY
* 2020-051-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 27 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 27th 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

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: 2/26/20

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. 2020-0051-SPHA

*Special Hearing, Variance
Joseph G. Davies & Sandra B. M. Davis
Manor 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

**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: 2020-0051-SPHA

Property Address: MANOR ROAD

Property Description: _____

Legal Owners (Petitioners): JOSEPH G. DAVIES ; SANDRA B.M. DAVIES

Contract Purchaser/Lessee: _____

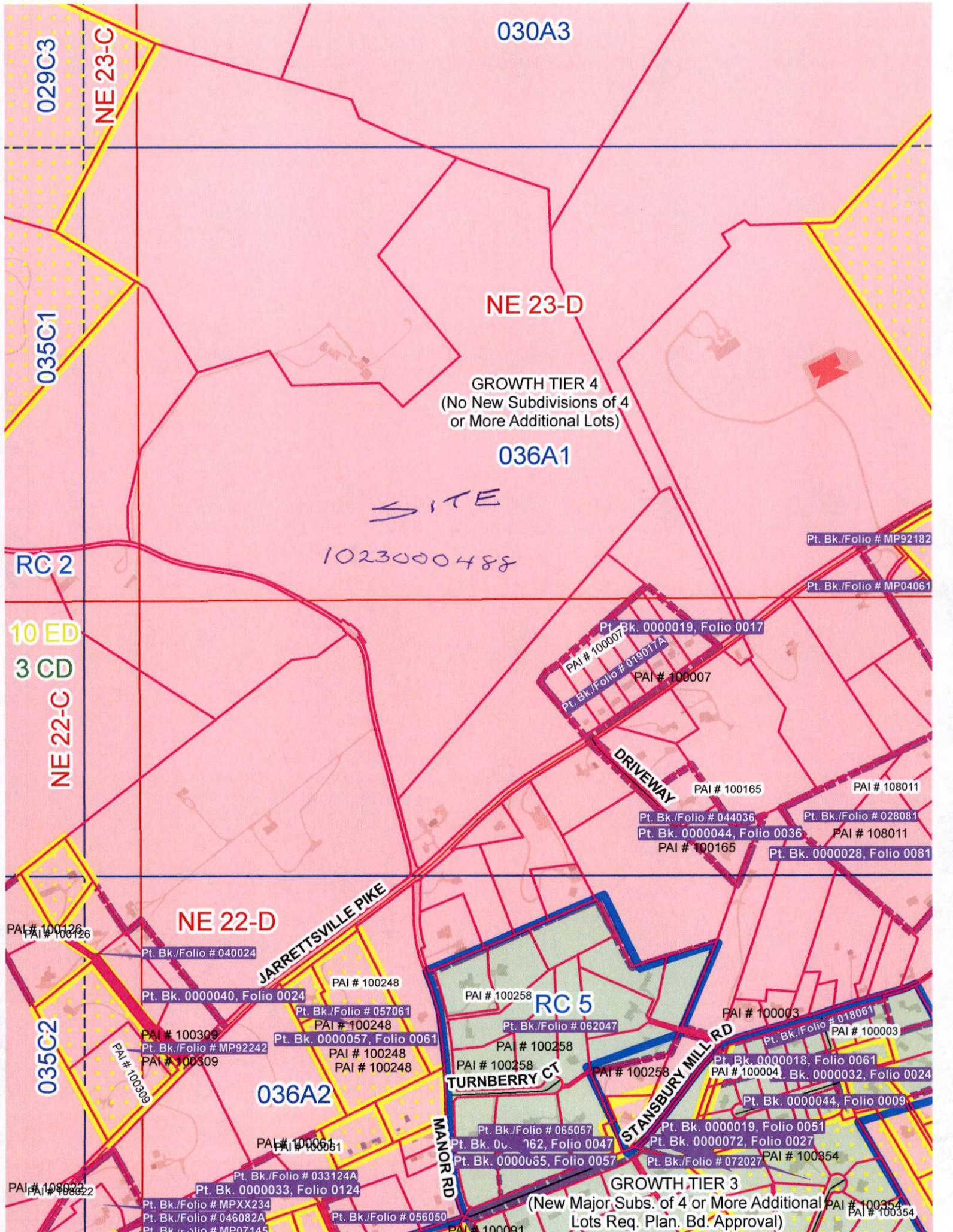
PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPH G. DAVIES

Company/Firm (if applicable): _____

Address: 15157 MANOR ROAD
MONKTON MO 21111

Telephone Number: 443-823-3557



030A3

NE 23-D

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

036A1

SITE

1023000488

RC 2

10 ED

3 CD

NE 22-C

Pt. Bk./Folio # MP92182

Pt. Bk./Folio # MP04061

Pt. Bk. 0000019, Folio 0017

PAI # 100007
Pt. Bk./Folio # 013017A

PAI # 100007

DRIVEWAY

PAI # 100165

PAI # 108011

Pt. Bk./Folio # 044036

Pt. Bk./Folio # 028081

Pt. Bk. 0000044, Folio 0036

PAI # 108011

PAI # 100165

Pt. Bk. 0000028, Folio 0081

NE 22-D

JARRETTVILLE PIKE

PAI # 100126

Pt. Bk./Folio # 040024

PAI # 100248

Pt. Bk. 0000040, Folio 0024

Pt. Bk./Folio # 057061

PAI # 100248

PAI # 100309

Pt. Bk./Folio # MP92242

PAI # 100309

Pt. Bk. 0000057, Folio 0061

PAI # 100248

PAI # 100248

036A2

PAI # 100258

RC 5

Pt. Bk./Folio # 062047

PAI # 100258

PAI # 100258

TURNBERRY CT

Pt. Bk./Folio # 065057

Pt. Bk. 0000062, Folio 0047

Pt. Bk. 0000065, Folio 0057

MANOR RD

STANBURY MILL RD

Pt. Bk. 0000019, Folio 0051

Pt. Bk. 0000072, Folio 0027

Pt. Bk./Folio # 072027

GROWTH TIER 3

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

PAI # 100003

Pt. Bk./Folio # 018061

PAI # 100003

Pt. Bk. 0000018, Folio 0061

PAI # 100004, Bk. 0000032, Folio 0024

Pt. Bk. 0000044, Folio 0009

PAI # 100061

Pt. Bk./Folio # 033124A

Pt. Bk. 0000033, Folio 0124

Pt. Bk./Folio # MPXX234

Pt. Bk./Folio # 046082A

Pt. Bk./Folio # MP07145

Pt. Bk./Folio # 056050

PAI # 100091

PAI # 100354

PAI # 100354

GENERAL SITE INFORMATION

1. Ownership: Joseph G. Davies & Sandra B. M. Davies
15157 Manor Road Monkton, MD 21111
2. Address: Manor Road Monkton, MD 21111
3. Deed references: 31850/ 279 (Parcel No. 2)
4. Area: 108 acres
5. Tax Map / Parcel / Tax account #: 36 / 114 / 10-23-000488
6. Election District: 10 Councilmanic District: 3
ADC Map: 4348C4 GIS tile: 036A1 Position sheet: 89NE14
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tiles 036A1 and the information provided by Baltimore County on the Internet.
8. Improvements: Vacant / Pasture

OFFICE OF ZONING

Zoning: R.C. 2 There are no previous zoning cases on the subject parcels.

ENVIRONMENTAL IMPACT

Watershed: Little Gunpowder Falls URDL land type: 1

1. The proposed building will be served by a private well and septic system.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

OFFICE OF PLANNING

Regional Planning District: Jacksonville District Code: 305

1. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

To construct an agricultural storage and office building on the subject property

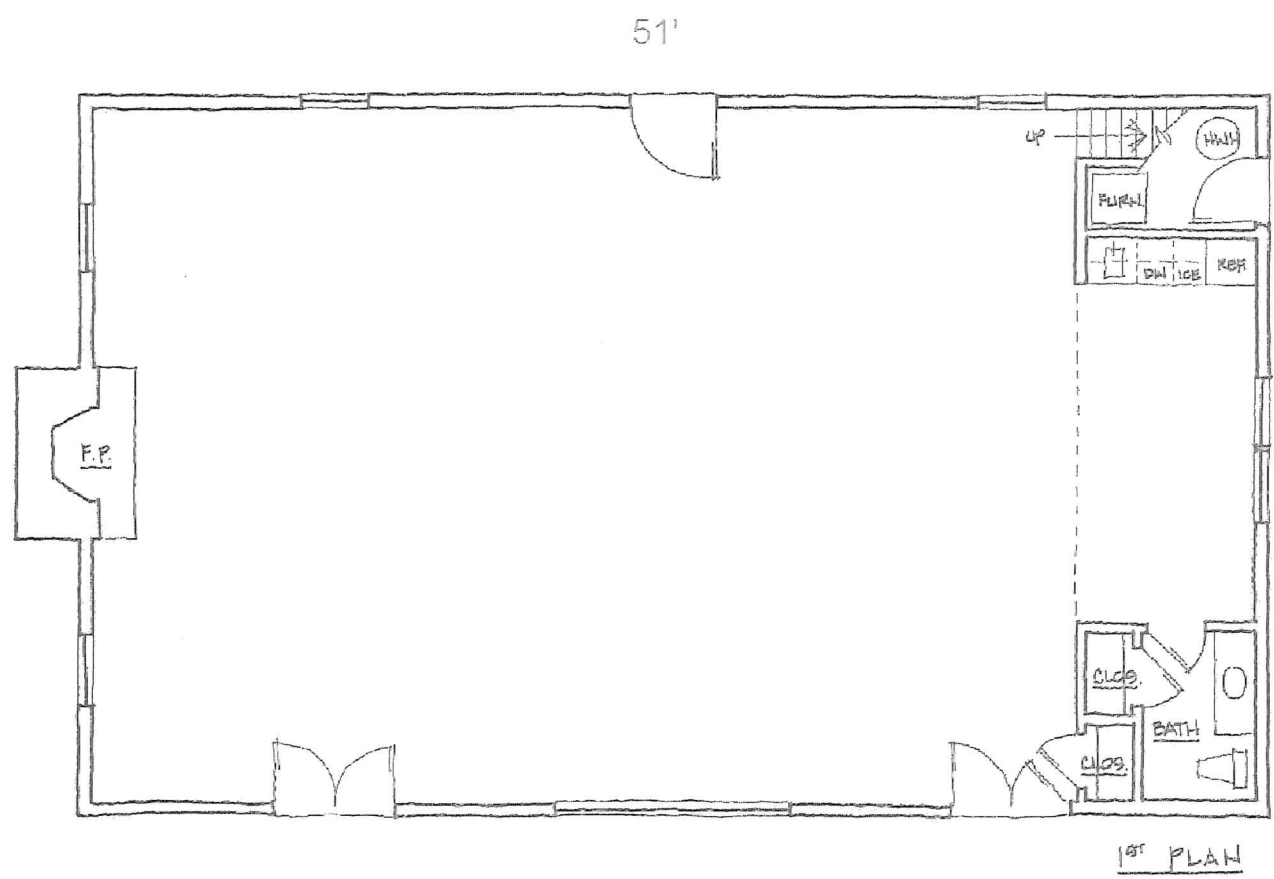
PROPERTY COURSES

Subject Property - Courses & Distances
31850/ 279 Parcel No. 2

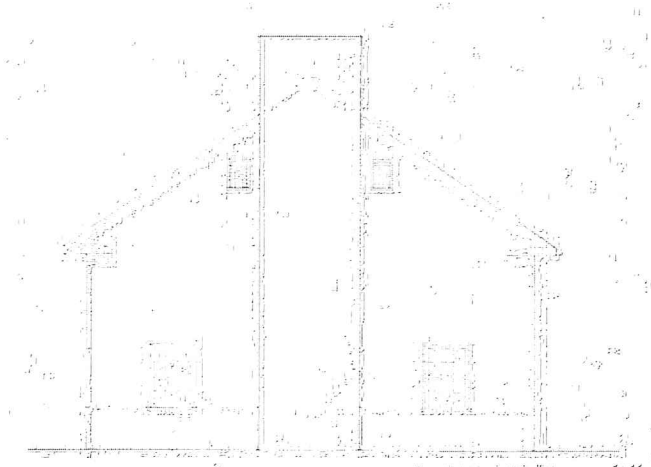
- 1) North 71/2 degrees West 18 perches (297.00')
- 2) North 5 degrees West 20 perches (330.00')
- 3) North 4 degrees East 13 perches (214.50')
- 4) North 38 degrees West 15 perches (247.90')
- 5) North 55 degrees West 29 perches (478.50')
- 6) North 71 1/4 degrees West 26.7 perches (440.55')
- 7) North 58 3/4 degrees West 14.6 perches (240.90')
- 8) North 5 degrees East 15.1 perches (249.15')
- 9) North 18 degrees East 10.2 perches (168.30')
- 10) North 21 1/4 degrees East 5.63 perches (92.90')
- 11) North 42 1/2 East 29.1 perches (480.15')
- 12) North 78 degrees East 24 perches (386.00')
- 13) South 12 1/2 degrees East 11.94 perches (197.01')
- 14) South 86 1/4 degrees East 25.63 perches (422.90')
- 15) South 40 1/4 degrees East 6.60 perches (108.90')
- 16) North 51 1/2 degrees East 25.21 perches (415.97')
- 17) North 40 degrees West 30.9 perches (509.85')
- 18) North 50 1/2 degrees East 55.48 perches (915.42')
- 19) South 63 3/4 degrees East 29.53 perches (487.24')
- 20) South 5 3/4 degrees West 26 perches (429.00')
- 21) South 18 degrees East 63 perches (1369.50')
- 22) South 46 1/4 degrees West 135.5 perches (2235.75')

109 acres & 62 square perches

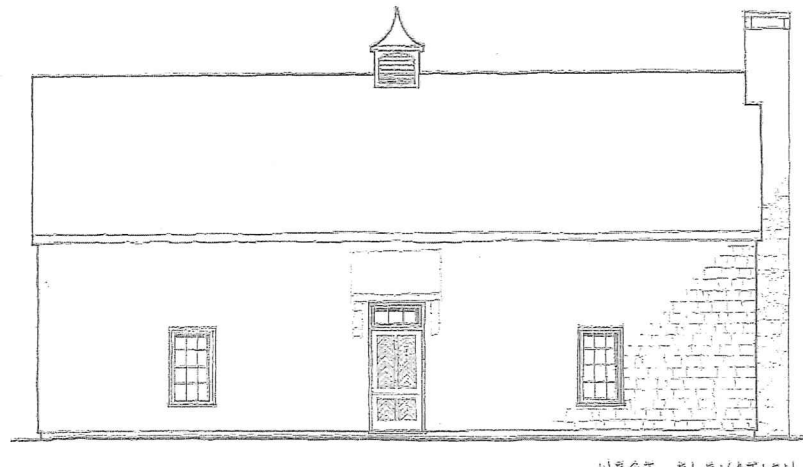
Saving & excepting
0.049 acres conveyed to Baltimore County for a highway
widening and recorded in 8949/59.



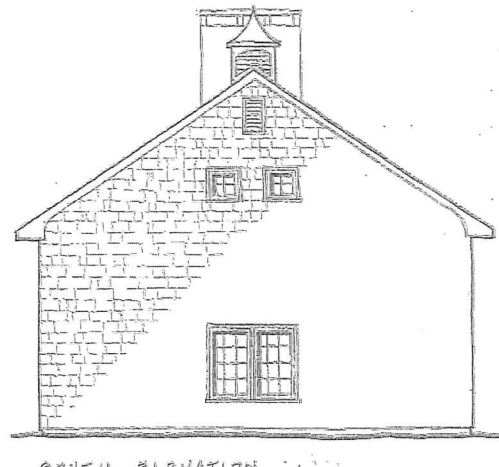
FIRST FLOOR
SECOND FLOOR - STORAGE



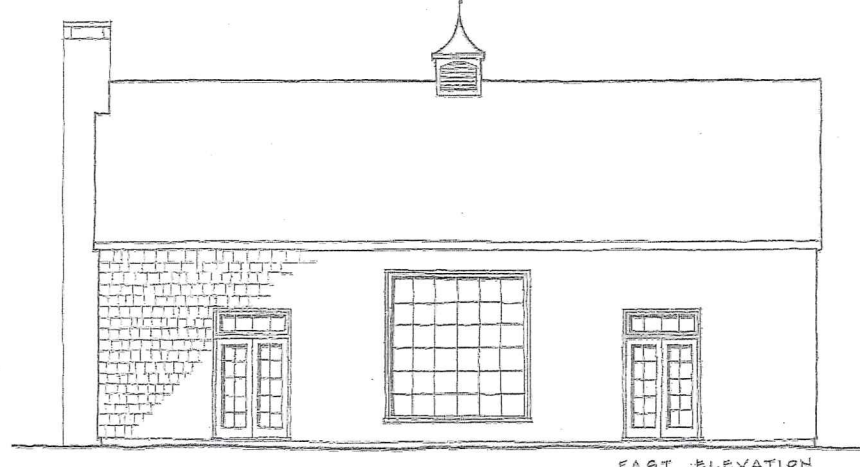
EAST ELEVATION



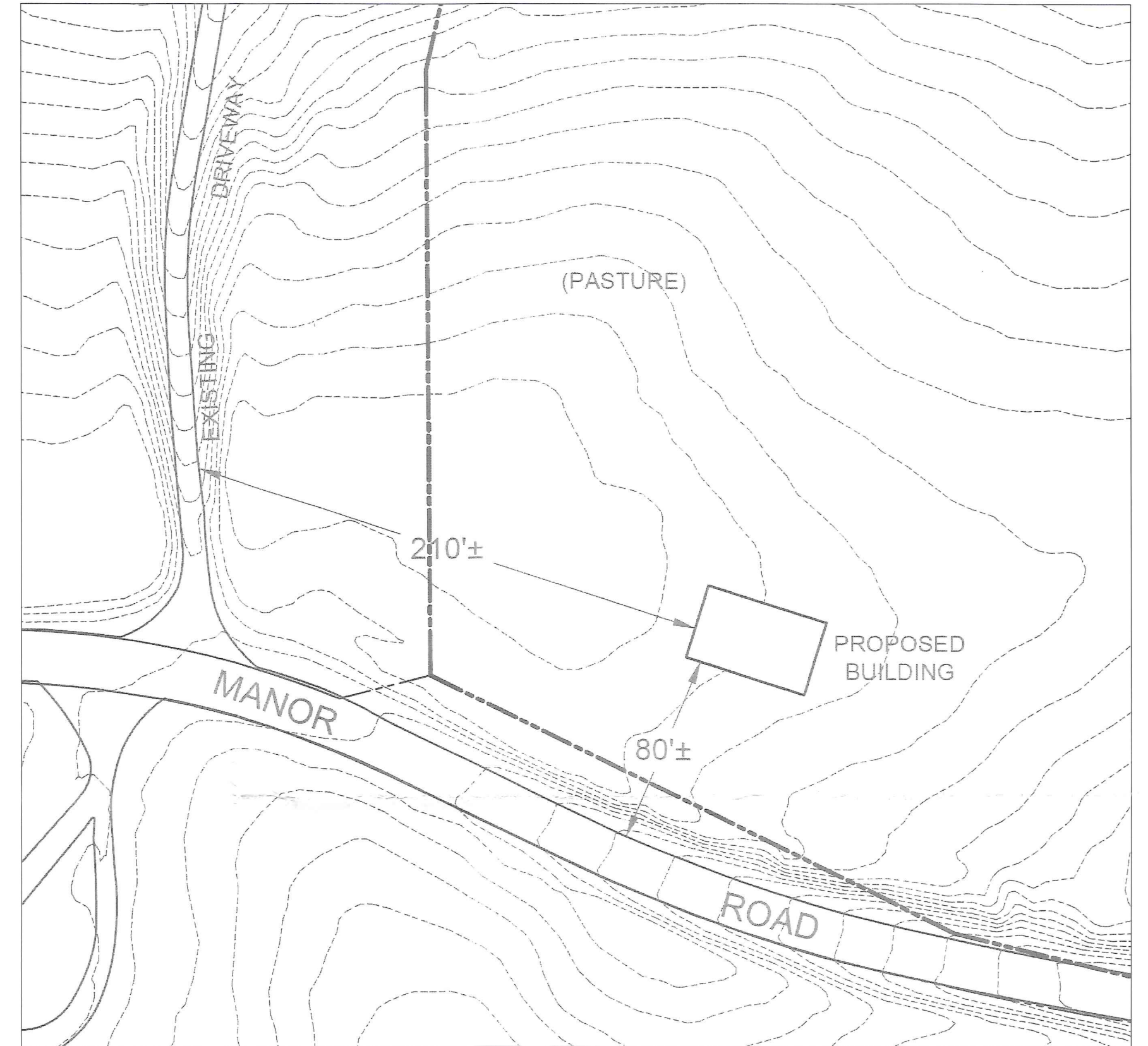
NORTH ELEVATION



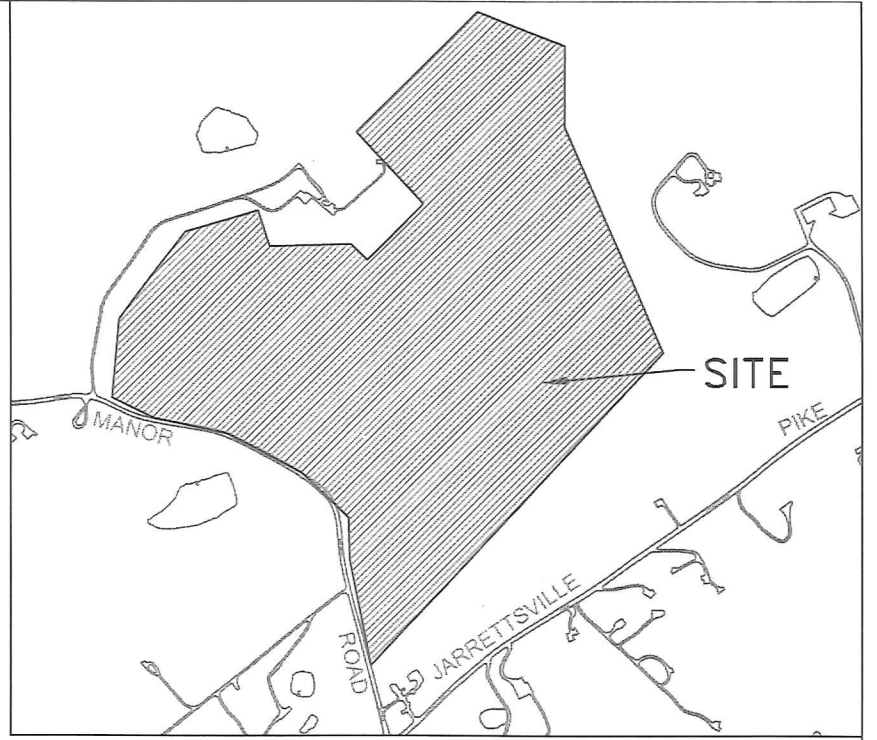
WEST ELEVATION



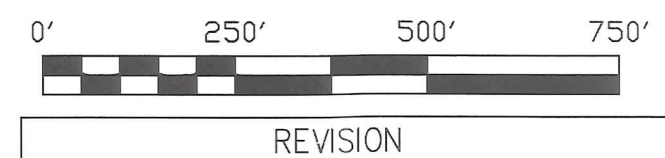
SOUTH ELEVATION



DETAIL - N.T.S.



Vicinity Map - Scale: 1' = 1000'



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21063
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com



PLAN TO ACCOMPANY
A ZONING PETITION
FOR THE
DAVIES PROPERTY
MANOR ROAD

BALTIMORE COUNTY, MARYLAND
10th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT



Date: 2/3/20

Scale: 1"=250'